

Southampton City Local Development Framework

Strategic Housing Land Availability Assessment: Executive summary

Purpose of SHLAA

- 1.1 The purpose of this document is to demonstrate that the housing requirement for the city is likely to be deliverable. The assessment also considers the potential 5 year and 10 year supply in accordance with the National Planning Policy Framework.
- 1.2 Sites with the potential for large residential development (a net increase of 10 or more dwellings) are identified; both sites in the planning process and other sites suitable for residential development. In order to demonstrate how the requirement will be met, this assessment also includes the dwellings built since 2006, the small sites with planning permission and an allowance for small windfall sites.

Housing targets for Southampton

- 1.3 The housing requirement for Southampton is set out in the adopted Core Strategy. It is 16,300 dwellings in the period 2006 – 2026. A total of 5,179 dwellings were constructed up to March/April 2012. The outstanding number of dwellings required 2012 - 2026 is therefore 11,121 dwellings, an average of 795 dwellings per year.

Sites

- 1.4 This assessment used the sites identified in the previous Strategic Housing Land Availability Assessment (SHLAA) full report and update as its starting point. With the exception of sites completed before April 2012, all the sites were resurveyed to check the progress of construction and whether they remained suitable housing sites and their potential yield.
- 1.5 The following types of sites were assessed:
 - a. Sites in the planning process – planning permissions not implemented in full; applications pending decisions; pre-applications; recent refusals; sites identified in Employment Land Review with potential for alternative uses; Estate Regeneration sites; and those discounted in the previous SHLAA and its update
 - b. Additional sites – surplus public sector land/buildings; sites submitted in the ‘call for sites’; sites not previously identified in non-residential use and opportunities in residential areas
- 1.6 Sites were generally assessed by two officers completing a standard site survey sheet and taking photographs where possible. Further desk based study was undertaken to identify potential constraints and check planning history. The initial conclusions about the suitability of the site and its housing potential were discussed with other council officers. Where possible, owners/developers/agents were also contacted to check information.

Results

- 1.7 In accordance with the National Planning Policy Framework, the assessment splits potential housing supply into the time periods when they are likely to be developed. Table 1 summarises the results of the assessment for the plan period as a whole and for a 5 and 10 year supply period.

Table 1: Summary of housing supply

	No. of dwellings completed/projected*
Core Strategy Requirement (2006-2026)	16,300
Supply:	
• Completions 2006-2012	5,179 (completed)
• Sites identified in SHLAA	9,353 (projected)
• Small site commitments (with planning permission)	561 (actual)
• Small windfall sites (2015-2026)	2,035 (projected)
Total supply	17,128
Difference	+828 above target
5 year supply target (2012-2017)	3,975 (4,174 including a 5% buffer)
Supply:	
• Sites identified in SHLAA	3,691 (projected)
• Small site commitments (with planning permission)	561 (actual)
• Small windfall sites (2015-2017)	370 (projected)
Total supply	4,622
Difference	+647 above target
10 year supply target (2012-2022)	7,950
Supply:	
• Sites identified in SHLAA	6,650 (projected)
• Small site commitments (with planning permission)	561 (actual)
• Small windfall sites (2015-2022)	1,295 (projected)
Total supply	8,506
Difference	+556 above target

***Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)**

- 1.8 For each of the time periods above, it is predicted that identified sites will not deliver enough dwellings to meet the targets. However, Southampton has a history of delivering the majority of housing units on windfall sites. An allowance has therefore been included for small windfall sites from 2015 onwards. This is based on the delivery on small windfall sites in the last 5 years with yields revised to reflect the changing national policy to garden land and local policy on the provision of family housing.
- 1.9 The housing supply also includes completions since 2006. In the first three years of the plan period, housing completions greatly exceeded Southampton's annual target of 815 dwellings. Despite lower completions since 2009, cumulative completions remain above the cumulative target.
- 1.10 The assessment considered the deliverability of sites. This was based on whether sites were in the planning process or had been subject to discussions on their use and also looked at constraints and existing uses on sites. Whilst not site specific, work for the Community Infrastructure Levy has shown that development is generally viable in the city with the levy proposed. Many of the larger sites in the city centre have also been subject to discussions to inform allocations in the emerging City Centre Action Plan.