

Swindon Borough Council

Strategic Housing Land Availability Assessment

December 2008

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Executive Summary

Planning Policy Statement 3: Housing (PPS3) requires that local planning authorities prepare a Strategic Housing Land Availability Assessment (SHLAA) as part of a more responsive move towards identifying potential housing land supply at local level. Local planning authorities are required to identify deliverable sites for the first five years of a plan, developable sites for years 6-10, and also ideally years 11-15 to enable the five-year supply to be topped up.

The SHLAA is a key component of the evidence base within the Local Development Framework (LDF) to support the delivery of sufficient land for housing. Whilst the SHLAA identifies potential housing sites, the decision regarding which ones will actually be selected are made in development plan documents within the LDF (Core Strategy and Site Allocations DPD) which will undergo full consultation before any decision is made.

Within the SHLAA, the suitability, availability and achievability of potential housing sites is assessed in order to inform whether a site is deliverable, developable or not currently developable. It is also required to identify constraints on sites and how these constraints can be overcome. The table below shows the analysis of SHLAA Housing Supply as informed by the SHLAA Site Assessments and in relation to the requirements of the Draft Regional Spatial Strategy for the South West, 2006 - 2026 (draft RSS).

The draft RSS identifies Swindon as a key regional growth area. The proposed changes to the RSS proposes in total 37,200 new dwellings at Swindon between 2006 and 2026, as set out below:

Urban Area	19,000
Eastern Development Area (EDA)	12,000
Small Scale Urban Extension(s) to Swindon (Swindon Borough)	2,000
Rural Area	1,200
Urban Extension(s) to Swindon (North Wiltshire District)	3,000

Of the 37,200 new dwellings at Swindon, the Urban Extensions to Swindon within North Wiltshire District of 3,000 leaves a requirement of 34,200 within Swindon Borough (2006-2026). The net completions rate within Swindon Borough for 06/07 and 07/08 was 4,203 net, thus the SHLAA Housing Supply figures should be seen in the context of the residual requirement of 29,997 new dwellings within Swindon Borough to 2026. Within 0-5 years and 6-10 years, SHLAA Housing Supply identifies sufficient capacity. The 11-15 years supply together with the additional supply at 0-5 and 6-10 years identifies sufficient housing land supply within this period as well.

The outcomes of the SHLAA Site Assessments must be seen in the context that the SHLAA is not the vehicle for determining residential land use, as this is done through other mechanisms, such as the Development Plan process. Thus the purpose of the study is to provide an assessment of housing land availability and the identification of sites should not be taken as representing either an intention to allocate these sites for housing, or as a material planning consideration in the determination of a planning application.

Table: SHLAA - Housing Supply

	0-5 Years	6-10 Years	11-15 Years	Post 15 Years	Not Currently Developable	Total
Urban Housing Supply	3 830	4 310	880	-	170	9 190
NDA & Wichelstowe Remainder	2 770	2 250	500			5 520
Rural Housing Supply	300	820	310	-	520	1 950
EDA	650	3 900	4 750	2 700	-	12 000
Small Scale Urban Extensions	750	900	350	-	-	2 000
Totals	8 300	12 180	6 790	2 700	690	30 660

(Numbers have been rounded to the nearest 10).

In addition there are 985 dwellings under-construction at April 2008, plus approximately 450 dwellings with planning permission on non-SHLAA sites or part implemented sites.

1. Background

- 1.1 Planning Policy Statement 3: Housing (PPS3) requires that local planning authorities prepare a Strategic Housing Land Availability Assessment (SHLAA) as part of a more responsive move towards identifying potential housing land supply at a local level. Local planning authorities are required to identify deliverable sites for the first five years of a plan, developable sites for years 6-10, and ideally years 11-15 to enable the five-year supply to be topped up. Where it is not possible to identify specific sites for year 11-15 of the plan, the SHLAA should indicate broad locations for future growth. An allowance for windfall in the first 10 years of the plan should only be included if local circumstances justify.
- 1.2 Attached as Appendix 1 is National, Regional and Local Policy Context requirements as background to the SHLAA, including housing requirements as set out in the draft Regional Spatial Strategy for the South West 2006 - 2026 (Draft RSS).
- 1.3 The Strategic Housing Land Availability Assessment Practice Guidance, published by the Department of Communities and Local Government in July 2007 (available on its [website](#)) requires local planning authorities to identify as many sites as possible with housing potential in and around settlements, which may contribute towards sustainable, mixed communities by considering suitability, availability and achievability of sites. A SHLAA should assess when sites are likely to be developed, thus informing the housing trajectory in line with the housing requirements.
- 1.4 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base within the Local Development Framework (LDF) to support the delivery of sufficient land for housing. The SHLAA does not set policy, but provides background evidence on the potential availability of land for housing and the choices available for delivering housing.
- 1.5 It is important to note that whilst the SHLAA identifies potential housing sites, the decision regarding which ones will actually be selected are made in Local Development Framework documents (Core Strategy and Site Allocations DPDs) which will undergo full consultation before any decision is made. Thus, potential sites for new housing which have been identified through the SHLAA will be further tested through the plan-making process for Development Plan

Documents, including Sustainability Appraisal/Strategic Environmental Assessment, appropriate assessment, stages of public participation and independent examination.

- 1.6 The SHLAA will also have a wider value in identifying areas where infrastructure will be required to support communities and further inform the Submission Draft of the Core Strategy. Potential housing sites identified within the SHLAA will provide an evidence base for the development of the Site Allocation Development Plan Document (DPD).
- 1.7 Swindon Borough Council adopted the Swindon Borough Local Plan 2011 in July 2006. Housing policy decisions in this Local Plan were informed by urban capacity studies. In the past, Local Authorities produced Urban Capacity Studies to identify land suitable for housing. These studies did not place an emphasis on the deliverability and developability of sites. However with the move from urban capacity studies to strategic housing land availability assessments, there is now a focus on suitability, availability and achievability in identifying deliverable and developable housing sites, and identifying constraints on sites and how these can be overcome.
- 1.8 The Strategic Housing Land Availability Assessment is not the vehicle for determining residential land use, as this is done through other mechanisms, such as the Development Plan process. The purpose of the study is to provide an assessment of housing land availability and the identification of sites should not be taken as representing either an intention to allocate these sites for housing, or as a material planning consideration in the determination of a planning application.**

2. Methodology

- 2.1 Draft SHLAA methodology in line with SHLAA Practice Guidance was published for consultation from 11 April 2008 to 23 May 2008 (6 weeks) together with a call to developers and the wider public for potential housing sites (0.15 ha or larger). This consultation took place as set out in the Statement of Community Involvement (SCI). Further, an upfront stakeholders meeting in the form of a Special Local Policy Forum was held on 1 May 2008 in order to discuss the draft SHLAA methodology. Comments and representations in respect of the SHLAA were collated and responded to and final amendments made to the SHLAA methodology which was published, with comments and responses

thereto, on the Swindon Borough Council website in July 2008.

(www.swindon.gov.uk/shlaa).

- 2.2 The primary role of the Strategic Housing Land Availability Assessment (SHLAA), as set out in the Practice Guidance, is to:
- Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when they are likely to be developed.
- 2.3 Local planning authorities should identify sufficient specific sites to deliver housing for at least five years. To be considered deliverable, sites should:
- Be Available - the site is available now;
 - Be Suitable - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities; and
 - Be Achievable - there is a reasonable prospect that housing will be delivered on the site within five years.
- 2.4 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.
- 2.5 The SHLAA methodology also requires that constraints that might make a particular site unavailable and/or unviable for developments are identified and what action could be taken to overcome constraints on particular sites.
- 2.6 Within SHLAA Practice Guidance, the methodology suggested that, where possible, to carry out the assessment with the other local planning authorities in the housing market area. Within the Swindon Housing Market Area (HMA), North Wiltshire, Kennet and West Wiltshire District Councils together with Wiltshire County Council appointed Roger Tym and Partners to undertake a joint Housing Land Availability Assessment. The final report was published in May 2008. At the time that Roger Tym and Partners were commissioned, Swindon Borough had just completed a Housing Land Availability Assessment and final Practice Guidance was not yet published, so it was decided to wait until Practice Guidance was available.
- 2.7 Because of the importance of the SHLAA and its value in wider plan making, the Housing Land Availability Assessment (February 2007) and in-house knowledge, it was felt preferable that the proposed Strategic Housing Land Availability Assessment - 2008 was undertaken in-house. To ensure the credibility and robustness of SHLAA methodology within the HMA, Swindon

Borough Council in line with the Statement of Community Involvement (SCI) consulted with surrounding local authorities and considered the methodology used within the joint Housing Land Availability Assessment undertaken by Roger Tym and Partners.

3. Consultation

- 3.1 Throughout the SHLAA process, officers from Forward Planning have met as a SHLAA working group to ensure a robust and consistent approach to the development of the SHLAA. Further input from the Development Management Team, internal Swindon Borough stakeholders such as Property and Housing and external stakeholders has been used throughout. Council members have also been kept up to date through the Member's Bulletin and the Local Development Plan Working Party, which has cross party representation.
- 3.2 In line with the requirements of the Statement of Community Involvement (SCI), draft SHLAA methodology was consulted on and comments/representations in respect of the draft SHLAA methodology were used to inform the final SHLAA methodology. The draft SHLAA methodology was also forwarded to the Home Builders Federation.
- 3.3 A range of stakeholders were also consulted on the draft SHLAA methodology through a Community Planning Forum, Special Local Policy Forum which included developers, registered social landlords and local community goods and a Developers Forum.
- 3.4 Consultants Alder King were appointed to undertake Stage 7c Assessing Achievability for Housing in the Strategic Housing Land Availability Assessment (Element 3) as part of a wider brief which included Land Value Uplift and Viability Sensitivity Analysis (Element 1 and 2). Element 1 and 2 were presented to a Developers Forum together with the approach to Element 3. Officers worked closely with Alder King to ensure a robust approach to assessing achievability.
- 3.5 Conclusions and findings of the SHLAA were presented at a further stakeholder meeting which include the Local Policy Forum, Developers Forum and to the Local Development Plan Working Party.
- 3.6 In line with the requirements of the Statement for Community Consultation, this final SHLAA report will be published for consultation. Representations in

respect of the SHLAA will be considered as part of the Site Allocations Development Plan Document (DPD).

4. Study Parameters, Data Sources and Survey

Study Parameters

- 4.1 As per the Swindon Borough Council Strategic Housing Land Availability Assessment Methodology - July 2008 (SHLAA Methodology), potential housing sites within and adjacent to the Swindon Urban Area boundary, as lies within Swindon Borough administrative boundary, and as defined on the Local Plan Proposals Map are included within this Assessment (see Appendix 1), with exceptions as set out under 4.6 and Table 1. The area adjacent to the Swindon Urban Area boundary was subject to review within the Swindon Small Scale Urban Extensions Study - January 2008 and as such the SHLAA does not consider any sites adjacent to the Swindon Urban Area further as urban extensions, however smaller sites (up to 2.5 ha) have been considered should they contribute to sustainable, mixed communities.
- 4.2 In July 2001, the Council approved the Swindon Central Area Strategy as the basis for achieving the redevelopment and regeneration of parts of the central area. Under this strategy, The New Swindon Company was established in 2002 as starting point for the process of developing a 'strategic' planning framework (regeneration framework) for this central area. Both the regeneration framework and more detailed framework plans/development briefs provide the basis for guiding new development proposals in the central area. For the purposes of the SHLAA, those parts of Swindon's central area that fall within this regeneration framework, are considered in light of the regeneration framework for this area and the Swindon Central Area Action Plan which has undergone an Examination in Public and been found sound by a Government Planning Inspector. Housing projections for the central area have been set out in the Swindon Central Area Action Plan Submission Paper - Part 111: The Implementation Plan and will be taken up in the SHLAA as such.
- 4.3 Potential housing sites within and adjacent to the Primary Rural Settlements of Highworth and Wroughton as defined by the primary rural settlement boundaries on the Local Plan Proposals Maps (see Appendix 3) are also considered within the SHLAA (with exceptions as set out under 4.5 and Table 1).

- 4.4 Potential housing sites within and adjacent to the Secondary Rural Settlements of Badbury, Bishopstone, Broad Blunsdon, Castle Eaton, Chiseldon, Hannington, Hinton Parva, Liddington, Lower Blunsdon, South Marston, Stanton Fitzwarren and Wanborough as outlined by secondary rural settlement boundaries on the Proposal Map of the Local Plan (see Appendix 4), are also considered within the SHLAA (with exceptions as set out under 4.5 and Table 1).
- 4.5 Although SHLAA methodology requires that local planning authorities identify as many sites as possible with housing potential in and around settlements, potential housing sites at Primary and Secondary Rural Settlements must be seen in the context of the draft Regional Spatial Strategy for the South West requirement of 1,200 dwelling units within the rural areas over the next twenty years.
- 4.6 The SHLAA Practice Guidance identifies that the scope of the Assessment should not be narrowed down by existing policies designed to constrain development. However, particular types of land or areas may be excluded. In applying the SHLAA Practice Guidance to Swindon Borough, the following areas in Table 1 are excluded from the SHLAA.

Table 1: Sites excluded from the SHLAA

Sites Excluded from the SHLAA	Justification
Sites not within/adjacent to settlement boundaries.	Development in locations unrelated to settlements defined through existing/emerging development plan policies may not contribute toward the creation of sustainable, mixed communities.
Sites within the AONB adjacent to settlement boundaries, SSSI and Scheduled Ancient Monuments	National Policy advises against development that would adversely impact on national and internationally important nature conservation interests, landscapes and archaeology.

Flood Risk Zone 3	National Policy advises that only water compatible uses and essential infrastructure that has to be there should be permitted in Flood Zone 3b. Although an element of residential development is permitted within Flood Risk Zone 3a, such land would be subject to an exception test and only be considered through sequential testing. It is not within the scope of the SHLAA methodology to undertake exception tests as relates to properties and as such, sites within both Flood Risk Zone 3a and 3b will be excluded from the SHLAA.
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Site size threshold

- 4.7 With the resource intensive process of site survey, data collection and analysis work required by the SHLAA, a minimum site size threshold for the Assessment has been set at 0.15 ha or larger. The joint Housing Land Availability Assessment undertaken by Roger Tym and Partners on behalf of North Wiltshire, Kennet and West Wiltshire District Councils together with Wiltshire County Council also uses this threshold. Further, for a workshop held in February 2007, DTZ undertook a piece of work on behalf of The South West Regional Assembly 'Housing Land Availability Studies - Toward a Joint Protocol for the South West' and within these papers a threshold of 0.15 ha or larger is recommended.

Data Sources

- 4.8 As per the SHLAA Methodology, both sites in the planning process and not within the planning process are considered within the SHLAA.
- 4.9 Sources of sites with potential for housing include:
- Sites with planning permission for housing
 - Sites which are under construction for housing which include permissions for housing that has not been started
 - Sites with approved site development briefs which include housing
 - Existing housing allocations
 - Planning applications under consideration at the time of the Assessment

- Planning application refusals
- Small scale urban extensions as identified within the Swindon Small Scale Urban Extensions Study - January 2008
- Strategic urban extension to the east of the A419, the Eastern Development Area (EDA) as identified in The Swindon Joint Study - May 2005
- Site areas and housing projections put forward in the Swindon Central Area Action Plan Submission Paper - Part 111: The Implementation Plan
- Sites put forward in the Swindon Borough Council Core Strategy (Preferred Options) Development Plan Document process that meet SHLAA requirements
- Potential housing sites identified within previous Urban Capacity Studies (UCS, UCS-R, UCS-2 and the Housing Land Availability Assessment February 2007)
- Sites that have been put forward to the local authority by landowners, agents and developers through the 'call for sites'
- Sites from other sources including the Swindon Employment Land Review, June 2007, Swindon Borough Open Space Audit and Assessment Review, September 2007 and sites within the Swindon Borough Council Asset Register.

Survey

- 4.10 Potential of sites with extent planning permission for housing (including sites which are under construction) and sites subject to approved development briefs which include housing have been assessed for their contribution to the overall supply but have not undergone specific site visits and survey as part of the SHLAA.
- 4.11 Similarly, small scale urban extensions as identified within the Swindon Small Scale Urban Extensions Study - January 2008 and the strategic urban extension east of the A419 (the Eastern Development Area), as identified within The Swindon Joint Study, May 2005 contribute to the overall strategic housing land availability but have not been assessed in detail in the SHLAA as consideration of these sites is appraised in far greater detail in the aforementioned documents.
- 4.12 Also housing projections put forward in the Swindon Central Area Action Plan Submission Paper - Part III: The Implementation Plan, are included within this SHLAA, however did not undergo specific site visits and survey as housing capacity to inform the SHLAA was taken directly from the aforementioned document.

- 4.13 All other sites identified within the SHLAA underwent specific survey with officers from Forward Planning visiting the sites to carry out site surveys.
- 4.14 This included existing housing allocations although some allocations which had emerged for other land use purposes were excluded.
- 4.15 Officers carrying out surveys used a standard pro forma site survey form (Appendix 5) together with a plan of the site and surrounding area. Officers were briefed to ensure consistent practice was followed in surveying sites and recording information. Photographs of sites were taken to further inform the survey process. Officers were also briefed to deal with enquiries from members of the public and property owners to minimise misinformed speculation.

5. Housing Capacity

Density Standards

- 5.1 Within the emerging Core Strategy, a density of 40-50 dwellings per hectare is proposed. The Draft RSS for the South West sets a target of development of housing at the Strategically Significant Towns and Cities (SSTCs) of at least 50 dwellings per hectare and considerably higher in well planned mixed use developments within the existing urban area. The EiP Panel recommends that this figure be changed to fall within a range of 40-50 dwellings per hectare. However whilst dwelling size is a significant factor in determining the density of development, good design can increase densities whilst at the same time providing for a range of house types and sizes.
- 5.2 The March 2007 version of the DTZ draft protocol for HLAAAs (Housing Land Availability Assessment: Towards a Common Protocol for the South West) suggests the following density banding (dwellings per ha):
- Metropolitan/city centre: 101 or over
 - Town centre: 51 to 100
 - Suburban: 30 to 50
 - Rural/semi-rural: under 30
- 5.3 Potential housing sites that were surveyed within the SHLAA, used proposed housing capacity in line with emerging policy, common standards and through assessment of surrounding housing densities.
- 5.4 However, existing housing allocations were assessed using the density standards as applied within the Local Plan 2011. As the SHLAA is an evidence based document, through assessing deliverability and developability of existing

housing allocations in light of density standards used within the Local Plan, such sites will be assessed against the requirements as set out in the SHLAA Practice Guidance as published by the Department of Communities and Local Government in July 2007. The SHLAA will provide information on potential housing sites in light of the requirements of PPS 3: Housing as published in November 2006.

- 5.5 Housing potential is a significant factor that affects economic viability. Stages 6 and 7 were carried out in parallel, to ensure that the housing potential for each site is guided both by the plan and by economic viability.

Gross to Net Developable Area

- 5.6 Housing potential estimates as per 5.3 were based on the net developable area of identified sites. Smaller sites typically make use of existing infrastructure, thus potentially enabling up to 100% of the site area to be developed for housing. However, on larger sites the area for housing development may be reduced through the provision of internal access roads and other infrastructure such as open space and landscaping. The following gross to net ratios in calculating the net developable area for sites identified within the SHLAA were applied:

<u>Site size</u>	<u>Gross to net ratio standards</u>
Up to 0.4 hectare	100%
0.4 to 2 hectares	80%
2 hectares and above	60%

6. Assessing Deliverability and Developability

- 6.1 Within the SHLAA, the suitability, availability and achievability of potential housing sites is assessed in order to inform whether a site is deliverable, developable or not currently developable. To be considered:
- Deliverable - a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan; and
 - Developable - a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time i.e. it is achievable.

- 6.2 Where it is unknown when a site could be developed, then it should be regarded as not currently developable. In practice the considerations to be taken into account when deciding whether a site is deliverable, developable or not currently developable, will be the same. It will be the degree of availability and achievability, and, in particular, when any known constraints can realistically be overcome.
- 6.3 Housing potential of sites with planning permission for housing as per 4.10 did not undergo specific site visits and survey as information to inform the SHLAA was taken directly from planning documentation.
- 6.4 Sites which were however surveyed, have undergone specific analysis within the SHLAA as to suitability, availability, achievability, site constraints and overcoming such constraints. SHLAA Site Assessments are attached as Appendix 6 together with a list of use classes attached as Appendix 7. Given the scope of the project, whilst every effort has been made to ensure the accuracy of the site assessments, neither the Borough Council nor its officers can be held responsible for any errors contained in this report. Any comments concerning errors or omissions will be welcome.

Stage 7a: Assessing suitability for housing

- 6.5 According to SHLAA Practice Guidance, a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- 6.6 Site information from the site survey proforma and maps/photographs together with any additional information supplied with any site submissions was used to inform a site suitability appraisal to assess the suitability of each site for housing. A site suitability matrix is attached as Appendix 8. The site suitability appraisal took into consideration policy restrictions, physical problems or limitations, potential impacts, and the environmental conditions on the site.
- 6.7 Site suitability appraisal within the SHLAA does not propose to rank sites but rather to give an assessment of site suitability for housing, highlighting constraints. SHLAA Site Assessments will be used to inform Development Plan Documents (DPDs) and other documents within the Local Development Framework (LDF), which would take into consideration suitability constraints.
- 6.8 The site suitability appraisal has two stages, A and B.
Stage A appraises the suitability of sites in terms of:

- Settlement Boundaries
- Protected Areas and Heritage
- Flood Risk Areas

Sites which were assessed within Stage A and were subject to these restrictions were excluded from further assessment within the SHLAA (as set out under Table 1). Where a site was assessed and failed to satisfy the suitability criteria in Stage A it was deemed to be unsuitable for development for housing and was not tested through Stage B. Sites discounted at Stage A were assigned a nil housing potential for the purpose of the SHLAA report. With regards to flood risk areas, if part of a site fell within Zone 3, such area was excluded whilst the remaining portion of the site was assessed.

Stage B appraised the suitability of sites in terms of:

- Policy restrictions
- Potential for impact on the historic, cultural and built environment, fauna and flora, landscape character, mineral resources, air quality, water source protection zones, open space and recreation facilities
- Access to public transport, services and facilities
- Land status
- Development constraints
- Compatibility with existing and/or proposed adjoining uses

Stage 7b: Assessing availability for housing

6.10 According to SHLAA Practice Guidance, a site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an intention to sell.

6.11 Sites were assessed as to their 'availability' for housing based on the following issues:

- Current planning status - e.g. under construction, planning permission granted, application pending consideration, allocated in a development plan;
- Ownership intentions/ known interest;
- Number of ownerships;

- Legal issues such as ransom strips, tenancies or operational requirements; and
 - Whether any identified 'availability' constraints can be overcome.
- 6.12 Attached as Appendix 9 is an Availability Matrix which assisted officers in assessing availability for housing.

Stage 7c: Assessing achievability for housing

- 6.13 A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:
- Market factors - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
 - Cost factors - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards, or obligations, prospect of funding or investment to address identified constraints or assist development; and
 - Delivery factors - including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.
- 6.14 Swindon Borough Council appointed Alder King to undertake Stage 7c of the SHLAA. The methodology used and results from this Stage 7c assessment are set out in Element 3 Report to Swindon Borough Council - Assessing Achievability for Housing in the Swindon Strategic Housing Land Availability Assessment (SHLAA 2008), 29 October 2008.
- 6.15 The Element 3 Report is available on our website at www.swindon.gov.uk/shlaa. The viability assessments and housing numbers from this report are the result of the assessment as part of the SHLAA 2008 process and as such they should not be used in any other context. Furthermore, the achievability assessments are a snapshot in time and part of a

larger assessment within the SHLAA. Viability is not the only determinant of delivery - although certainly imperative in this economic climate.

Stage 7d: Overcoming constraints

- 6.16 Constraints to suitability, availability and achievability have been identified within the SHLAA and highlighted within SHLAA Site Assessments. The SHLAA is a dynamic document, which through monitoring will be updated as additional information becomes available. Through highlighting suitability constraints as relates to policy restrictions, environmental issues, resources and sustainability, on consideration of the SHLAA within the Local Development Framework (LDF), identified issues can be considered. Through consultation on the SHLAA and monitoring, availability information can be updated and through regular monitoring, achievability constraints can be reassessed as the economic climate changes.

7. Results of the Study

- 7.1 Table 2 shows the analysis of SHLAA Housing Supply as informed by the SHLAA Site Assessments.

Table 2: SHLAA - Housing Supply

	0-5 Years	6-10 Years	11-15 Years	Post 15 Years	Not Currently Developable	Total
Urban Housing Supply	3 830	4 310	880	-	170	9 190
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(Numbers have been rounded to the nearest 10).

In addition there are 985 dwellings under-construction at April 2008, plus approximately 450 dwellings with planning permission on non-SHLAA sites or part implemented sites.

Stage 8: Review of Assessment

- 7.2 The draft Regional Spatial Strategy for the South West 2006 - 2026 (draft RSS) identifies Swindon as a key regional growth area. The proposed changes to the RSS proposes in total 37,200 new dwellings at Swindon between 2006 and 2026, as set out below:

Urban Area	19,000
Eastern Development Area (EDA)	12,000
Small Scale Urban Extension(s) to Swindon (Swindon Borough)	2,000
Rural Area	1,200
Urban Extension(s) to Swindon (North Wiltshire District)	3,000

- 7.3 Of the 37,200 new dwellings at Swindon, the Urban Extension to Swindon within North Wiltshire District of 3,000 leaves a requirement of 34,200 within Swindon Borough (2006-2026). The net completions rate within Swindon Borough for 06/07 and 07/08 was 4,203 net, thus the SHLAA Housing Supply figures should be seen in the context of the residual requirement of 29,997 new dwellings within Swindon Borough to 2026.
- 7.4 Taking the requirement of 29,997 new dwellings to 2026 and dividing by the 18-year period remaining in terms of the RSS requirement, 1,666.5 new dwellings per year are required, with 8,333 (8,332.5 rounded) required over a five-year period. Taking dwellings under construction and part-implemented sites into consideration, the SHLAA Housing Supply identifies sufficient capacity within 0-5 years and 6-10 years. The 11-15 year supply together with the additional supply at 0-5 and 6-10 years identifies sufficient housing land supply within this period as well.
- 7.5 As SHLAA Housing Supply identifies sufficient housing potential supply for 0-5 years, 6-10 years and 11-15 years, Stage 9: Assessing the Housing Potential of Broad Locations is not required within this SHLAA.
- 7.6 Furthermore, as sufficient housing potential supply has been identified for the required periods, it is not necessary to identify the housing potential of windfall within this SHLAA.

8. Monitoring

- 8.1 Overall monitoring of housing delivery is undertaken every year through the Annual Monitoring Report, which is a statutory part of the Local Development Framework. This annual monitoring will include a review of the deliverability and developability of sites in the SHLAA using updated information.
- 8.2 It is proposed on an annual basis to update sites on the SHLAA database for which planning permission has been granted and on a three-yearly basis to review the SHLAA by including new sites as may have come forward and assessing all sites for suitability, availability, achievability, constraints and how constraints can be overcome.

References

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Glossary

AMR	Annual Monitoring Report - This document assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved. This report is prepared annually and forms part of the Local Development Framework.
CAAP	Central Area Action Plan provides a planning framework that will guide the future development of Central Swindon.
Capacity	An estimation of the potential number of dwellings that could be achieved on the site. Capacities should not be assumed as acceptable for the purpose of development control decisions and should not prejudice any decision that may be made on the site at a later date.
Core Strategy	The Core Strategy will, when it is adopted, provide a planning framework that will guide development in the Borough over the period to 2026.
Deliverable	A site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
Developable	A site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
DPDs	Development Plan Documents - as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework.
LDD	Local Development Document - the collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
LDF	Local Development Framework - A term used to describe the portfolio of local development documents. It consists of development plan documents, supplementary planning documents, a statement of community involvement, the local development scheme and annual monitoring report.

LDS	Local Development Scheme - a project plan for the preparation of local development documents.
Local Plan	Swindon Borough Local Plan 2011 sets out the policies and proposals for future development and land use in Swindon to 2011.
PPS	Planning Policy Statement - A document that sets out the Government's planning policy on a particular issue.
Practice Guidance	Strategic Housing Land Availability Assessments: Practice Guidance (July 2007). Department for Communities and Local Government.
Representation	A comment or set of comments made in response to a planning consultation or application.
RSS	Regional Spatial Strategy - a document covering a region (such as the South West) that sets out a spatial planning policy framework.
SHLAA	Strategic Housing Land Availability Assessment - A study of the opportunities that exist to meet housing need.
Site Allocations DPD	A Development Plan Document that allocates land specific uses. Policies will identify any specific requirements for individual proposals. As relates to Swindon.
SPD	Supplementary Planning Document - provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of Development Plan Documents and are not subject to independent examination.
SSSIs	Site of Special Scientific Interest - areas identified by Natural England as being of special interest for their ecological or geological features.
Strategic Sites	A list of broad locations considered as having potential for significant development.
Suitable	The site offers a suitable location for development (usually housing) during the Plan period that has not already been identified as a potential development site.
Windfall	A site that becomes available for development (usually housing) during the Plan period that has not already been identified as a potential development site.