

Residential Land Survey Headline Findings April 2021

Completions summary

Between 1 April 2020 and 31 March 2021, 977 dwellings were completed in North Somerset. After taking account of the 11 residential units that were lost through conversions, change of use or demolition, the net gain in residential stock was 966 units.

	Gross completions	Net completions
Large sites (10+ units)	790	790
Small sites (1-9 units)	187	176
Total	977	966

When added to the 11,307 net completions previously recorded during the plan period (between April 2006 and March 2020), this brings the total plan period housing delivery to 12,273 dwellings to date, covering the first fifteen years of the period.

This leaves a residual 8,712 dwellings to deliver over the remaining five years to fulfil the adopted housing requirement.

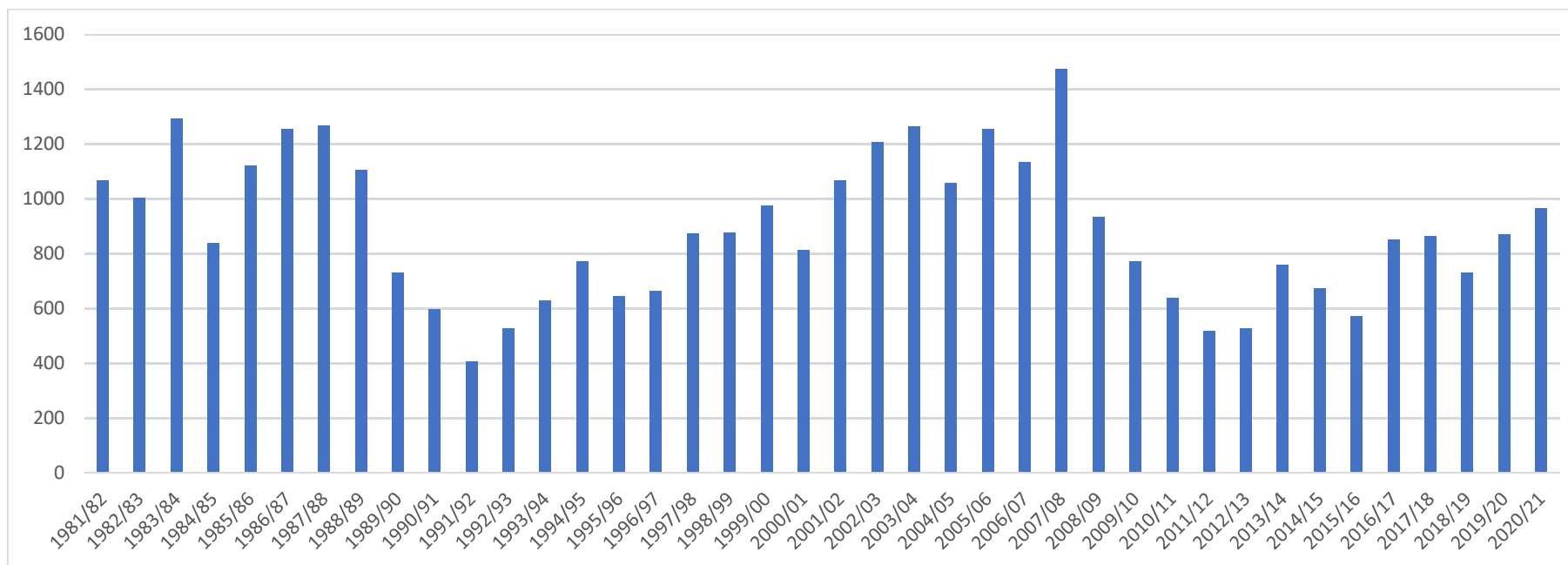
Previous completions

1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06
1068	1003	1293	838	1122	1254	1266	1105	731	596	406	527	629	770	643	662	873	875	974	812	1066	1206	1265	1058	1253

Plan period completions

2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
1132	1474	935	772	637	515	527	760	674	569	852	863	729	868	966

Past completions



Over the 40 year period we now have net completion records for, the annual average completion rate was 890 dwellings per annum. The peak was 1,474 completions in 2007/08 and the lowest figure recorded was 406 dwellings in 1991/92.

During the previous Joint Replacement Structure Plan period 1996-2011 an average of 1,000 dwellings were completed in each of the 15 years.

During the Core Strategy plan period to date (first 15 years, 2006 – 2021) an average of 818 dwellings per annum have been delivered.

To achieve the Core Strategy housing requirement an average of 1,742 dwellings per annum would need to be delivered over the remaining 5 years of the plan period.

Windfall

The NPPF allows local planning authorities to include an allowance for windfall sites in their five year supply if there is compelling evidence that such sites consistently become available in the local area and are expected to continue to form a reliable source of supply. Windfall developments across the district have made a significant contribution to housing delivery in previous years and this is expected to continue. The table below sets out the windfall completion figures on small sites (those with a net capacity of up to 9 dwellings) over the plan period so far within North Somerset.

	Clevedon	Nailsea	Other	Portishead	Weston	TOTAL
2020/21	7	11	98	20	40	176
2019/20	25	7	113	21	57	223
2018/19	26	22	84	22	84	238
2017/18	25	4	91	8	60	188
2016/17	33	15	61	10	52	171
2015/16	-1	20	37	7	33	96
2014/15	8	9	56	8	72	153
2013/14	22	5	60	16	34	137
2012/13	20	16	46	8	25	115
2011/12	19	4	49	4	46	122
2010/11	9	2	44	3	54	112
2009/10	19	6	39	8	96	168
2008/09	-3	9	48	23	126	203
2007/08	52	9	58	10	163	292
2006/07	20	11	72	28	118	249
TOTAL	281	150	956	196	1,060	2,643

The 2,643 windfall completions on small sites between 2006 and 2021 have been delivered despite challenging economic circumstances and a relatively restrictive policy approach to rural development (North Somerset Replacement Local Plan Policy H/7). The Core Strategy approach is not significantly different to the Replacement Local Plan, whilst the Core Strategy removed the boundaries from some villages in the countryside, more flexibility exists in respect of the service and infill villages with defined boundaries, both within and adjacent to the settlements. Also, Neighbourhood Development Plans may identify additional locally supported housing opportunities. Overall it is the council's assessment that small site windfalls will continue to come forward at least at a similar rate to that of previous years. A small site windfall allowance of 176 dwellings per annum is therefore expected for the remainder of the plan period. This figure has been calculated by taking the plan period total of 2,643 units divided by the 15 years of the plan period that have elapsed so far. To provide further reassurance that this trend based estimate is robust, it broadly aligns with the current capacity of small sites with consent – 541 units, that we expect to be delivered over the next three years, an average of 180 per annum. No large site windfall allowance is included to ensure there is no risk of double counting given the current plan-making stage and the fact that the council is working to identify further allocations.

Plan period capacity of all identified sites as at April 2021

	Clevedon	Nailsea	Portishead	Weston-super-Mare	Weston Villages	Service Villages	Infill Villages, smaller settlements and countryside	North Somerset Total
Large sites under construction	73	0	93	158	677	175	31	1,207
Large sites with full planning not started	0	339	59	353	472	372	216	1,811
Large sites with outline planning	0	312	0	135	3,669	172	58	4,346
Large sites subject to S106 agreement	0	0	0	63	0	0	0	63
Large sites allocated	136	530	23	1,955	64	322	20	3,050
LARGE SITE TOTAL	209	1,181	175	2,664	4,882	1,041	325	10,477
Small sites under construction	7	12	14	72	0	24	82	211
Small sites with permission not started	34	47	16	91	0	40	102	330
SMALL SITE TOTAL	41	59	30	163	0	64	184	541
TOTAL CAPACITY	250	1,240	205	2,827	4,882	1,105	509	11,018

The total capacity of all identified sites at April 2021 is 11,018 dwellings.

In addition we expect small site windfall to continue at least at the rate seen during the plan period so far. Assuming that the current stock of small site planning consents are built out within three years, it is expected that windfall sites would contribute a further 352 dwellings to the plan period supply (176 per annum as calculated above, over the last two years of the plan period).

Therefore, total plan period supply is currently 11,370 dwellings. When added to the 12,273 dwellings completed during the first 15 years of the plan period, total supply available and capable of delivery is 23,643 dwellings, which is 2,658 units in excess of the Core Strategy housing requirement of 20,985 dwellings, providing reassurance that the requirement can be comfortably met.



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