

Residential Land Survey Headline Findings April 2022

Completions summary

Between 1 April 2021 and 31 March 2022, 1,037 dwellings were completed in North Somerset. After taking account of the 20 residential units that were lost through conversions, change of use or demolition, the net gain in residential stock was 1,017 units.

	Gross completions	Net completions
Large sites (10+ units)	827	827
Small sites (1-9 units)	210	190
Total	1,037	1,017

When added to the 12,273 net completions previously recorded during the plan period (between April 2006 and March 2021), this brings the total plan period housing delivery to 13,290 dwellings to date, covering the first sixteen years of the period.

This would leave a residual 7,695 dwellings to deliver over the remaining four years to fulfil the adopted housing requirement.

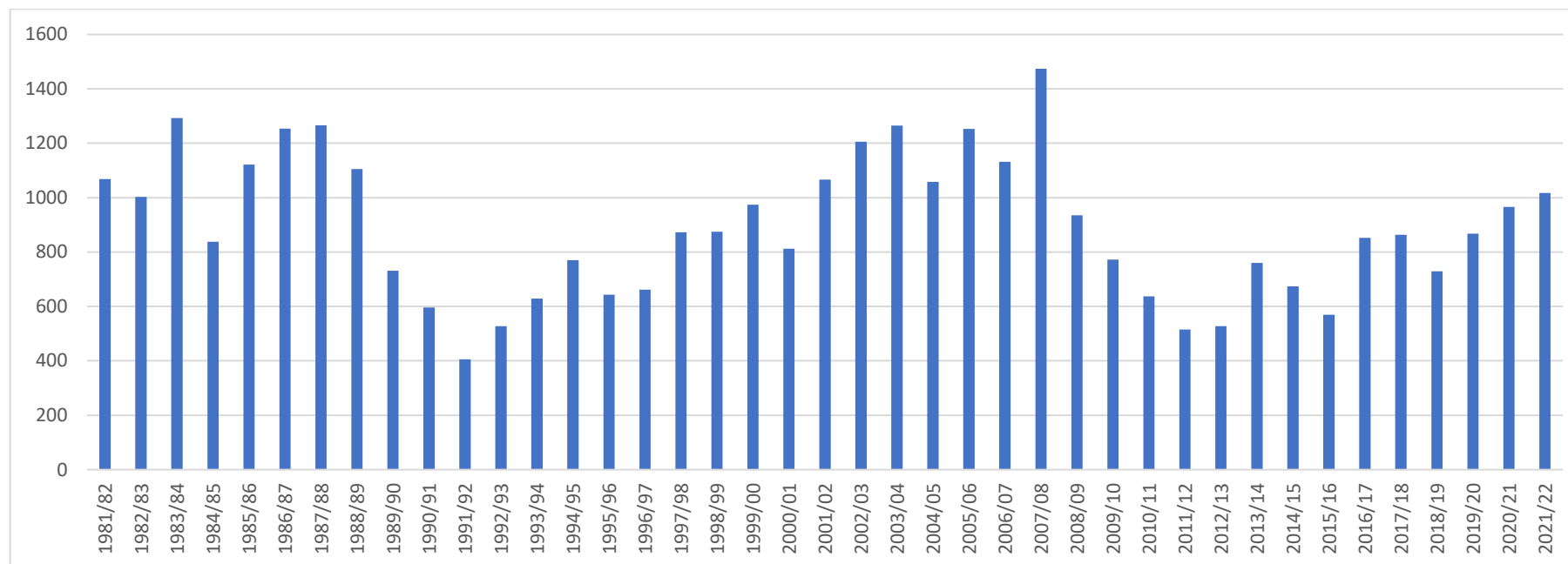
Previous completions

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	2021/22
1132	1474	935	772	637	515	527	760	674	569	852	863	729	868	966	1,017

Past completions



Over the 41 year period we now have net completion records for, the annual average completion rate was 892 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 16 years, 2006 – 2022) an average of 830 dwellings per annum have been delivered.

To achieve the Core Strategy housing requirement an average of 1,924 dwellings per annum would need to be delivered over the remaining 4 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
2021/22	13	2	94	9	72	190
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	294	152	1,050	205	1,132	2,833

The 2, 833 windfall completions on small sites between 2006 and 2022 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. 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 177 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 2,833 units divided by the 16 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 – 496 units, that we expect to be delivered over the next three years, an average of 165 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 2022

	Clevedon	Nailsea	Portishead	Weston-super-Mare	Weston Villages	Service Villages	Infill Villages, smaller settlements and countryside	North Somerset Total
Large sites under construction	73	54	119	146	199	138	99	828
Large sites with full planning not started	0	353	0	161	1,410	263	95	2,282
Large sites with outline planning	0	306	0	134	2,815	27	96	3,378
Large sites subject to S106 agreement	0	0	0	0	0	0	0	0
Large sites allocated	136	478	58	1,973	116	377	20	3,158
LARGE SITE TOTAL	209	1,191	177	2,414	4,540	805	310	9,646
Small sites under construction	14	13	15	50	0	20	51	163
Small sites with permission not started	21	46	21	120	0	48	77	333
SMALL SITE TOTAL	35	59	36	170	0	68	128	496
TOTAL CAPACITY	244	1,250	213	2,584	4,540	873	438	10,142

The total capacity of all identified sites at April 2022 is 10,142 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 165 dwellings in the last year of the plan period.

Therefore, total plan period supply is currently 10,307 dwellings. When added to the 13,290 dwellings completed during the first 16 years of the plan period, total supply plan period supply is 23,597 dwellings, which is 2,612 units in excess of the Core Strategy housing requirement of 20,985 dwellings.



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