

Housing completions summary 2023/24

Between 1 April 2023 and 31 March 2024, 775 dwellings were completed in North Somerset. After taking account of the 22 residential units that were lost through conversions, change of use or demolition, the net gain in residential stock was 753 units. A full schedule of all completions is available within the data tables that accompany this report.

	Gross completions	Net completions
Large sites (10+ units)	604	604
Small sites (1-9 units)	171	149
Total	775	753

When added to the 14,266 net completions previously recorded during the plan period (between April 2006 and March 2023), this brings the total plan period housing delivery to 15,019 dwellings to date.

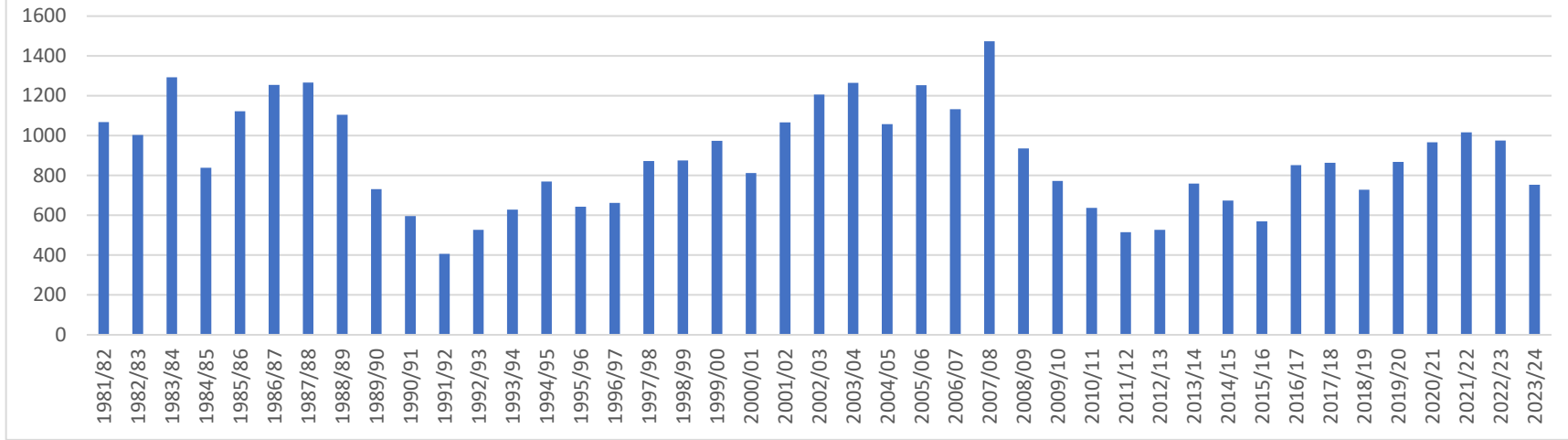
Historic completions

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 to date

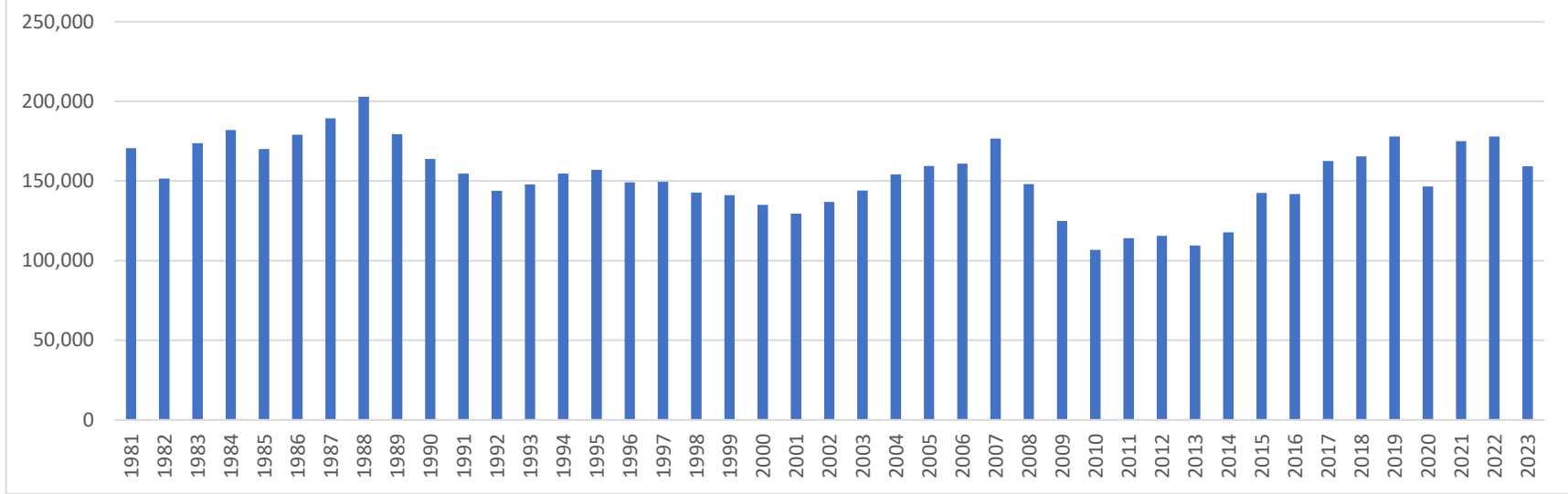
2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
1132	1474	935	772	637	515	527	760	674	569	852	863	729	868	966	1,017	976	753

FIGURE 1: Housing completions over time - North Somerset



Over the 43-year period we now have net completion records for, the annual average completion rate was 891 dwellings per annum. The peak was 1,474 net completions in 2007/08 and the lowest figure recorded was 406 dwellings in 1991/92. The peaks and troughs shown reflect periods of national recession and growth. In fact, the cycles shown in North Somerset mirror the national pattern, as shown in figure 2.

FIGURE 2: Housing completions over time - England



Small site windfall completions

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, by area.

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/12	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Clevedon	20	52	-3	19	9	19	20	22	8	-1	33	25	26	25	7	13	12	6	312
Nailsea	11	9	9	6	2	4	16	5	9	20	15	4	22	7	11	2	17	14	183
Other	72	58	48	39	44	49	46	60	56	37	61	91	84	113	98	94	55	65	1,170
Portishead	28	10	23	8	3	4	8	16	8	7	10	8	22	21	20	9	9	15	229
Weston	118	163	126	96	54	46	25	34	72	33	52	60	84	57	40	72	37	49	1,218
Total	249	292	203	168	112	122	115	137	153	96	171	188	238	223	176	190	130	149	3,112

There have been 3,112 windfall completions on small sites over the plan period to date, between 2006 and 2024. This is an average of 172.8 per annum over the eighteen-year period. The recent short-term trend correlates with this, over the past five years the average equates to a very similar figure, of 173.6 per annum. This rate is expected to continue given the flexibility that exists within the development plan policy framework for small sites to come forward within and adjacent to settlement boundaries, and the provisions for subdivisions and conversions elsewhere.

To provide further reassurance that a trend-based estimate is robust, it broadly aligns with the current net capacity of small sites with consent – 492 units, that we expect to be delivered over the next three years. Of these, 238 units are already under construction. Full details of all small site completions during 2023/24 and the current capacity of small sites at 1 April 2024 are contained within the data tables that accompany this report.

Despite large windfall sites coming forward, the Council take a cautious approach and do not rely upon a large site windfall allowance. This ensures that 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.

Housing Land Supply position at April 2024 – covering the period 1 April 2024 – 31 March 2029

Requirement

Paragraph 77 of the National Planning Policy Framework (NPPF) states that:

‘...local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply.’

Paragraph 226 of the NPPF is part of the transitional arrangements set out when national policy was last updated in December 2023. This policy applies in circumstances where an emerging local plan has reached Regulation 19 stage. This is the case in North Somerset. Therefore, we are currently required to demonstrate a minimum of four years’ worth of deliverable housing sites.

Paragraph 77 of the NPPF continues:

‘...The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.’

The current adopted housing requirement is 20,985 dwellings for the plan period 2006-2026 as set out in Policy CS13 of the Core Strategy. This housing requirement was adopted in September 2015, which is more than five years ago. Therefore, the housing land supply position should be assessed against the local housing need figure, which is calculated using the standard methodology set out in national planning guidance.

The standard method has four steps. First, a baseline is set using projected growth in the number of households over the next ten years, taken from the national 2014-based household projections. This dataset forecasts an average growth of 962 households per year in North Somerset between 2024 and 2034.

Secondly, an adjustment is made to take account of affordability, using the most recently published median workplace-based affordability ratios, published by the Office for National Statistics. This dataset looks at median house prices compared to median incomes. For North Somerset the 2023 ratio was 10.01, meaning average house prices (£320,000) are 10.01 times higher than average annual incomes (£31,963). This ratio figure is then subject to a formula set out in national planning practice guidance: the adjustment factor = $\left(\frac{\text{Local ratio}-4}{4}\right) \times 0.25 + 1$. The output of this part of the calculation is 1.3757.

The third step involves capping the increase over previous targets if applicable. For North Somerset, as the figure arrived at using the standard method does not exceed the limit of 40% greater than the previously adopted target, this does not apply.

The fourth step is to apply a further 35% uplift for those urban local authorities in the top 20 cities and urban centres list. This does not apply in North Somerset.

Following these steps, for North Somerset the standard method output is currently 1,324 dwellings per annum.

Finally, paragraph 77 goes on to state:

‘...Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).’

Under delivery of housing is measured using the Housing Delivery Test results. This is a government measure, published annually, which looks at the net amount of homes delivered in each local authority area against the number of homes required, using national statistics and local authority data.

For North Somerset the most recent results, dated 2022 and published in December 2023 are 90%, and therefore no buffer is required to be applied in the land supply calculations.

Supply

As referred to above, paragraph 77 of the NPPF that sets the requirement to demonstrate sufficient housing land supply says that identified sites must be ‘deliverable’. National policy defines ‘deliverable’ in this context as:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Following detailed consideration of all sites with planning consent, a resolution to grant permission and those sites that are allocated in a development plan document, a trajectory listing each of the sites included within the supply and their anticipated rate of delivery is included within the data tables that accompany this report. A brief justification for the inclusion of each site is also included within the data tables document.

The summary table below sets out the amount of supply considered to be deliverable by category.

Category	Amount of deliverable supply at April 2024
Large sites with consent	1,788
Strategic sites with consent	2,191
Sites with a resolution to grant consent	68
Extant allocations	228
Small sites	865
Total deliverable supply	5,140

Land supply position

The Council can currently demonstrate a deliverable supply of 5,140 units for the period April 2024 – March 2029, which equates to 3.88 years supply against the current requirement of 1,324 dwellings per annum.



Published by
Planning Policy
North Somerset Council
Town Hall
Walliscote Grove Road
Weston-super-Mare
BS23 1UJ

For further information:

Telephone 01934 426 665
Email planning.policy@n-somerset.gov.uk

www.n-somerset.gov.uk/planningpolicy