

Housing Land Audit & Delivery Methodology

Edinburgh Association of Community Councils
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Content

- Need for new approach
- Housing Land Audit & Delivery Programme 2017
- Factors influencing delivery rates
- Relationship to Action Programme
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Scottish Planning Policy

125. Where a shortfall in the 5-year effective housing land supply emerges, development plan policies for the supply of housing land will not be considered up-to-date, and paragraphs 32-35 will be relevant.

33. Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration.

Review of Planning System

13. There is an urgent need to establish a clearer definition of effective housing land so that local development plans can move on from this to take a positive and flexible approach to addressing the housing land requirement for their area.

Much of the problem with defining whether or not land is suitable for housing development arises from ongoing confusion about what is needed to unlock development and specifically the definition of 'effectiveness'. Understanding development viability is essential to allocating effective land, requiring an open book approach by developers properly scrutinised. This will require planning authorities to have fuller access to expertise in development viability. Independent adjudication on effective housing land, much earlier in the plan preparation process, could significantly reduce conflict.

Proposal 10

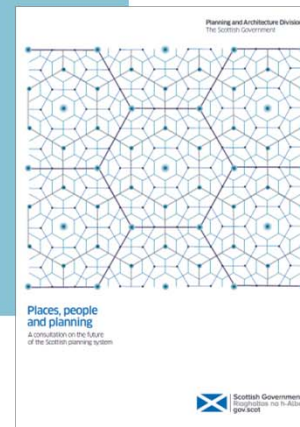
Being clear about how much housing land is required

Proposal 11

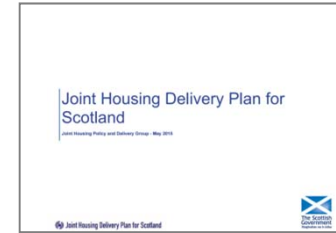
Closing the gap between planning consent and delivery of homes

Proposal 12

Releasing more 'development ready' land for housing



Housing Land Audit & Delivery Programme

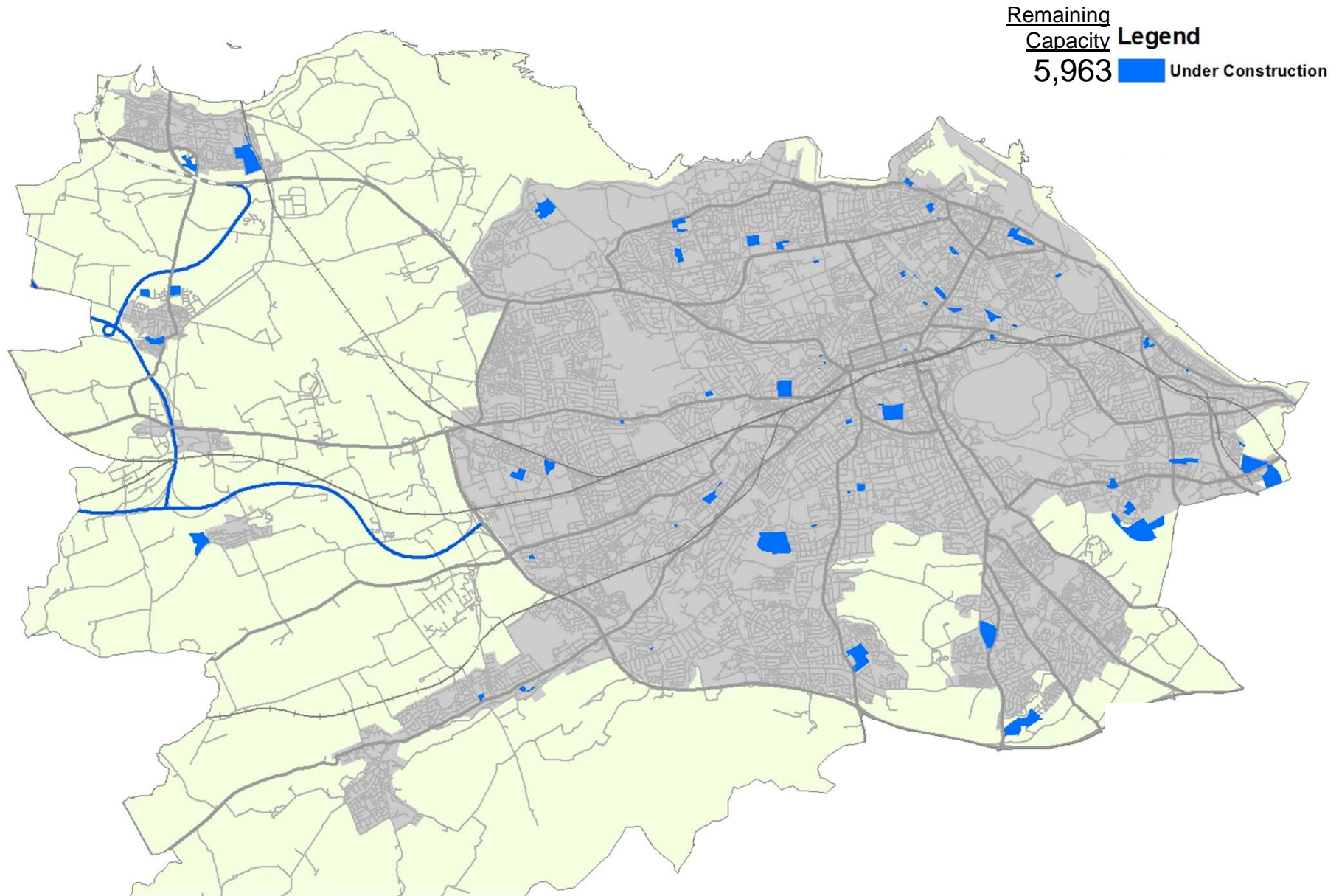


- Need clearer definition of effective land (Review of Planning System, Joint Housing Delivery Plan (2015))
- Previous approach equated:
 - Output (construction) with
 - Input (effective land)
- CEC 2015 Housing Land Audit highlighted issues, but did not set out new approach to measuring
- CEC 2016 HLADP took new approach

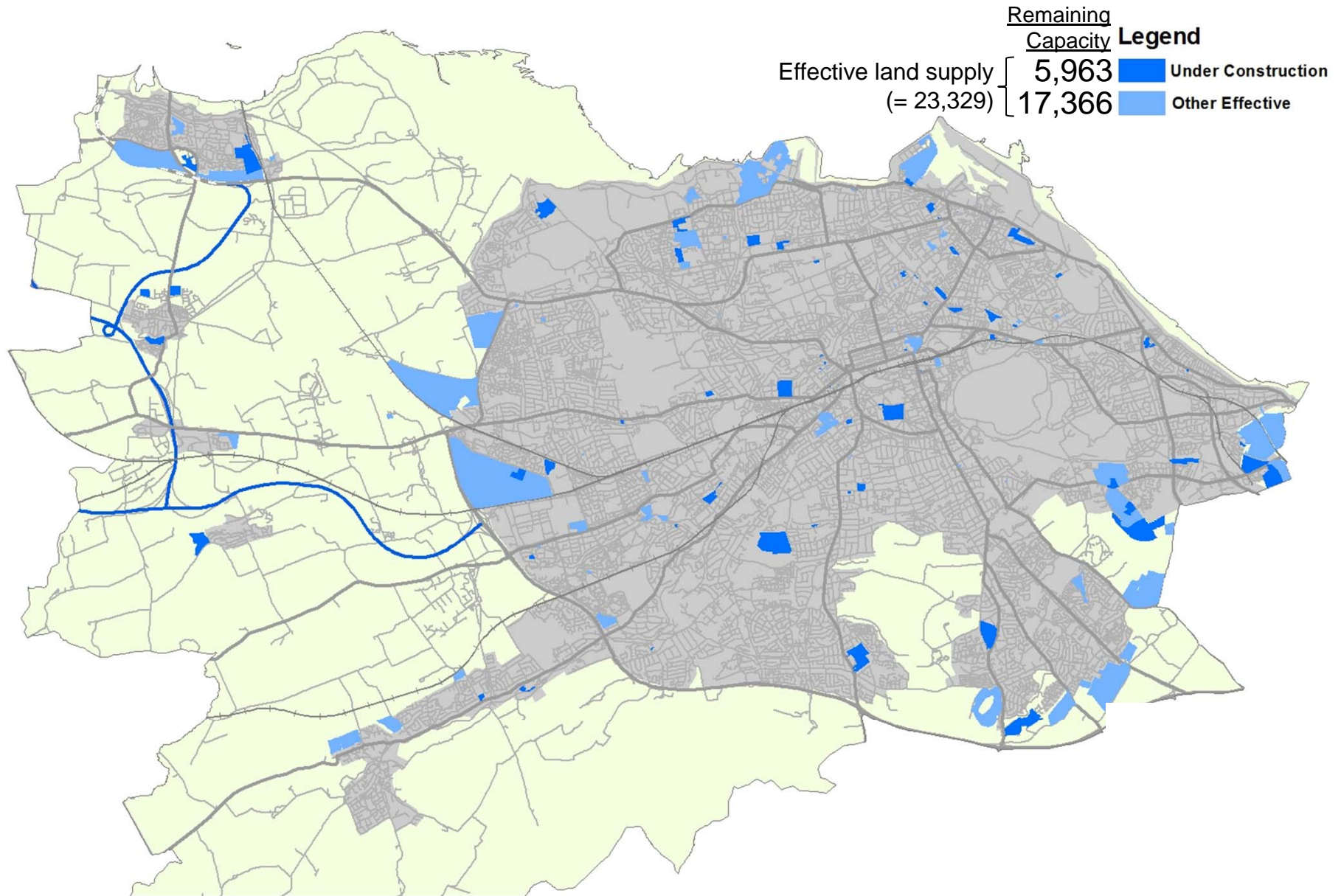
Why land & delivery are separate things

Land	Delivery
Input	Output
Physical quantity	Rate of construction
Managed by planning system	Controlled by development industry and landowners
Constraints readily categorised	Factors influencing rate not yet systematically monitored
Allocations & permissions can cumulatively inform <u>nature</u> & <u>scale</u> of infrastructure actions	Delivery programme can inform and be informed by <u>timing</u> of infrastructure actions
Increasing quantity <u>does not</u> always increase delivery rate	Delivery rate <u>can</u> be directly affected by interventions
Increasing quantity <u>does</u> increase infrastructure needs	Increased rate can make better use of <u>existing and planned</u> infrastructure
Marketability of land to builders (market & housing associations) is relevant to viability, which can in turn be a constraint on a site.	Market conditions in the property market affect occupants' ability to buy (or rent), and hence affect delivery rates.

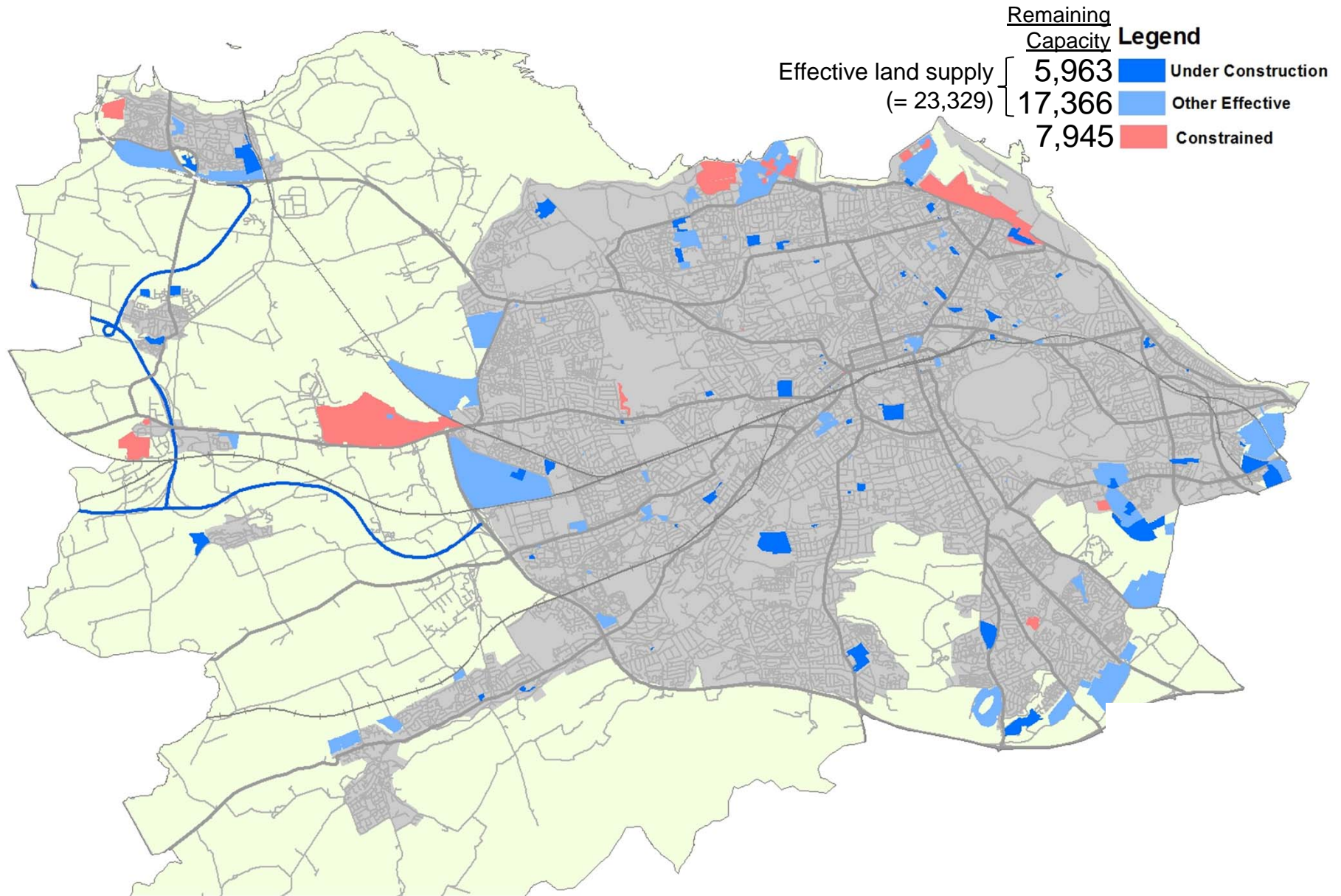
Housing Land Audit & Delivery Programme 2017



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Housing Land Audit & Delivery Programme 2017

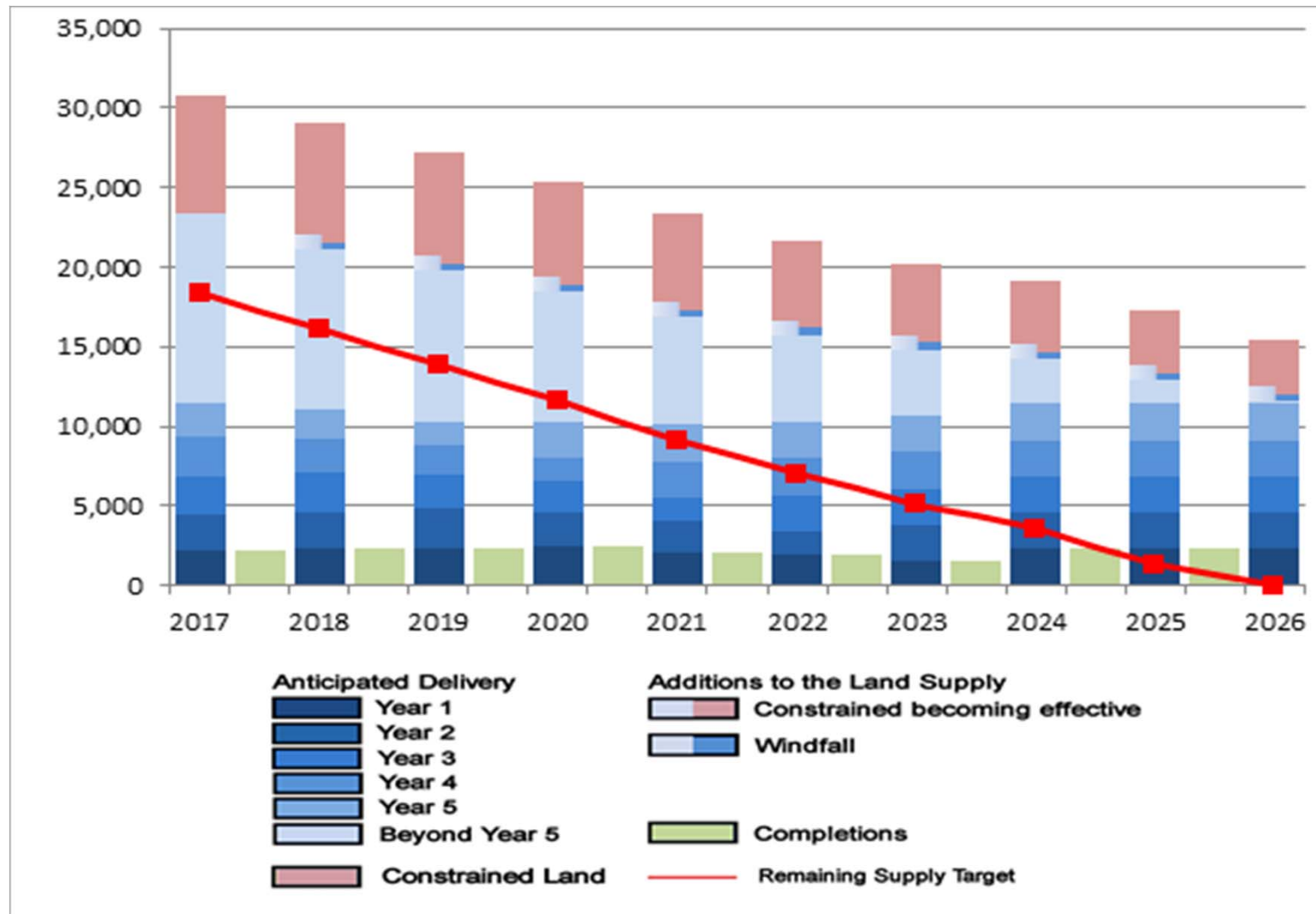
Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Completions 2009 to 2017	14,010
Housing Supply Target 2017 to 2026	18,384
Land Supply	Delivery Output
Housing Land Requirement 20,222	Output Target 2017 to 2022 12,616
Effective Housing Land Supply 23,329	Five year Delivery Programme (2017 to 2022)* 11,396

* Previously referred to as the five year effective land supply

Comparison with 2016

	2016	2017
Completions	2,297	2,457
Effective land supply	25,748	23,329
In years	11	10
5 Year delivery programme	11,970	11,396
Shortfall vs. target	1,649	1,220
% of target	88 %	90 %

Housing Land Audit & Delivery Programme 2017



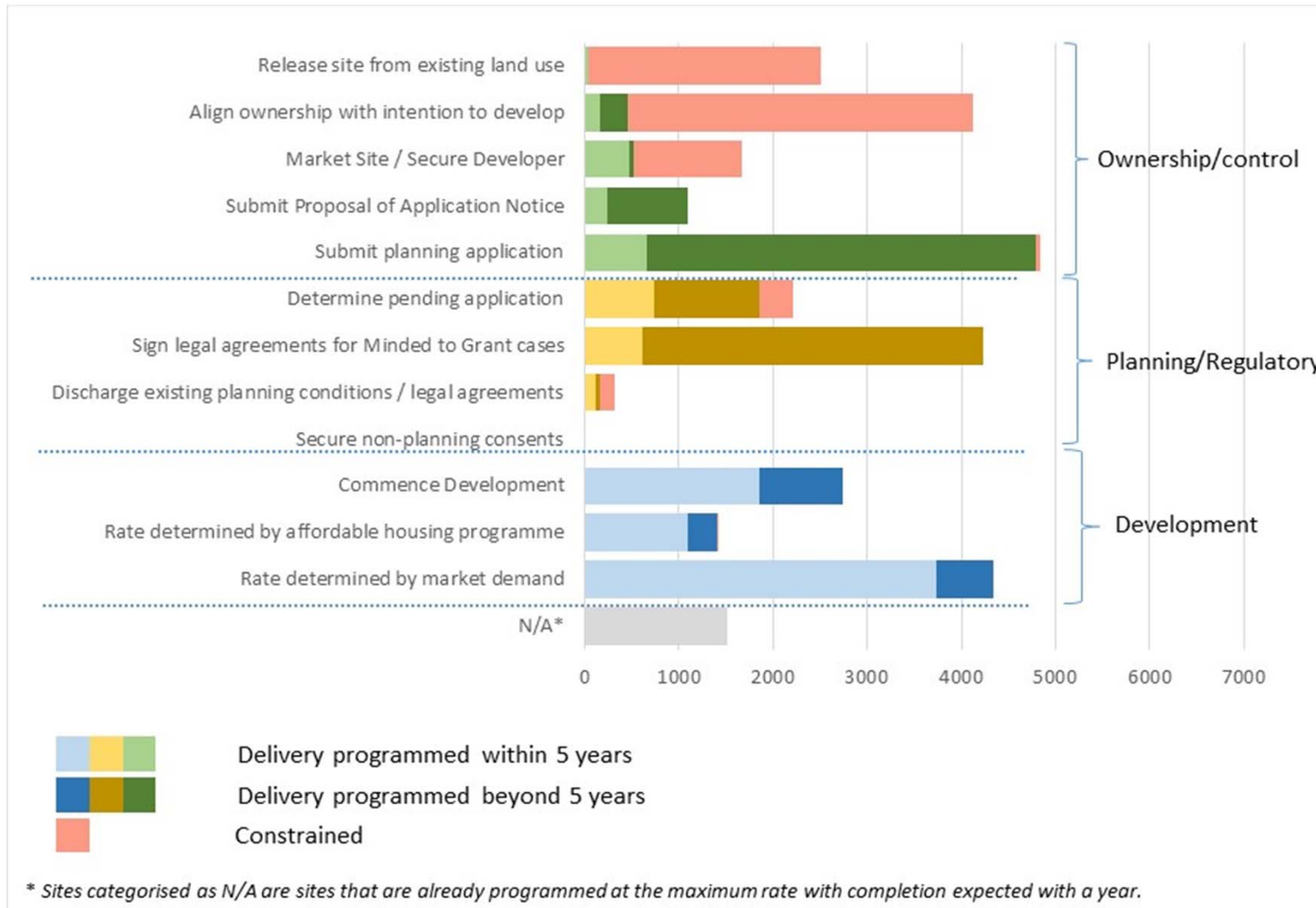
Assumes average build rates continue beyond 5 year period

Housing Land Audit & Delivery Programme

- Develop approach – categorise factors which could accelerate delivery:

DelCode	DeliveryDesc
0	No Increase
1	Rate determined by market demand
2	Rate determined by affordable housing programme
3	Market Site / Secure Developer
4	Secure non-planning consents
5	Discharge existing planning conditions / legal agreements
6	Sign legal agreements for Minded to Grant cases
7	Determine pending application
8	Submit planning application (if PAN period concluded for major applications)
9	Submit Proposal of Application Notice (major applications)
10	Align ownership with intention to develop
11	Release site from existing land use
12	Commence Development

Housing Land Audit & Delivery Programme

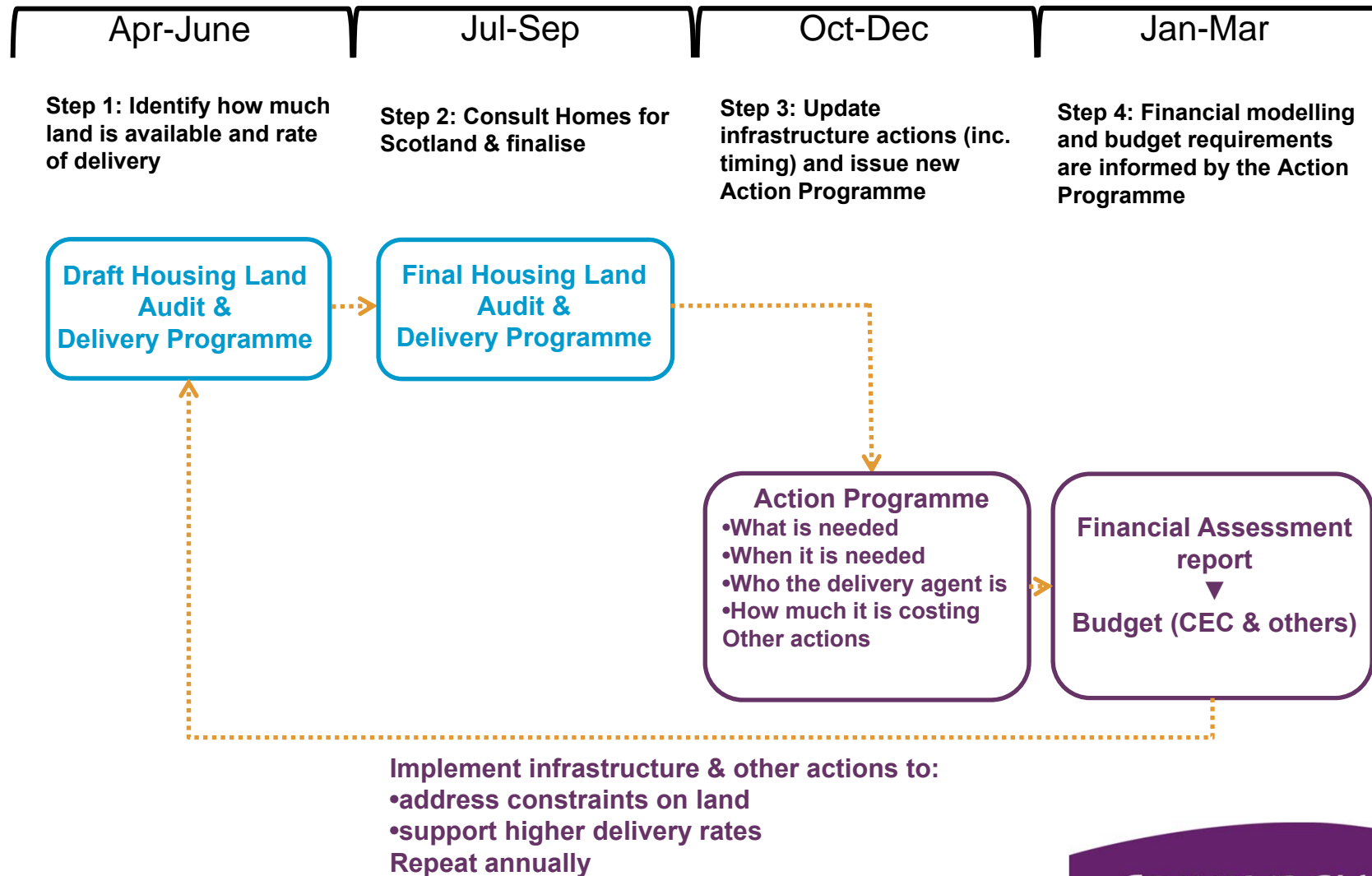


Increasing Housing Delivery

- Ownership / Control:
 - Long-list of sites referred to Housing & Economy Committee
 - Investigate development intentions for sites awaiting submission of PANs/applications
- Planning/Other Regulatory Systems:
 - DM process
 - Model s.75 agreement
- Development Industry:
 - Delivery rates of market housing are not unusual

Relationship of Housing Land Audit & Delivery Programme with Action Programme

Note: Dates relate to published documents – work will normally be finalised for internal use 2 months ahead



Recap: Key Elements of Approach

- Land and delivery should be measured and reported as separate things
- New systematic categorisation of factors influencing delivery rates can help identify potential actions
- Accurate delivery programme important for efficient infrastructure planning through the Action Programme

Sharing

- Scottish Government
- Homes for Scotland
- Housing Associations
- Other planners
- Edinburgh Development Forum
- Edinburgh Association of Community Councils



Next steps (CEC)

- Refer to Housing & Economy Committee
- Provide to Scottish Government and others to assist development of planning practice
- Action Programme 2018
- HLADP 2018

Thank You

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