

Authority Monitoring Report (AMR)

2022/2023

			15 dwellings and more
Local Indicator			
C2	N/A	Number of planning applications approved for housing within regeneration areas	Number of planning applications approved for housing within regeneration areas

Rochdale's housing target (H1)

The National Planning Policy Framework (NPPF) sets out the evidence base required when writing a development plan. This includes the requirement for local authorities to use their evidence base to develop a housing target which meets the objectively assessed needs for housing as far as is consistent with the policies set out in NPPF. Local authorities are also required to 'have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment¹⁵'. Further guidance on undertaking housing land availability assessments is included within the National Planning Practice Guidance (NPPG).

The Council's Core Strategy was adopted in October 2016. The Core Strategy sets out a target of 460 additional homes per year to be delivered over the period 2012-2028. However, the current target is derived from the Standard Method which requires the delivery 520 additional homes per year. This AMR shows the position as of 1st April 2023.

Housing completions (H2a & H2b)

Table 8 below shows the gross and net completions for the last 5 years.

Table 8. Housing completions (gross, demolitions and net completions) from 2016 to 2023 including a total average

Year	Gross completions	Demolitions	Net completions
------	-------------------	-------------	-----------------

¹⁵ National Planning Policy Framework pg.19 2023 version

2016/17	485	170	315
2017/18	801	2	799
2018/19	936	103	833
2019/20	651	1	650
2020/21	520	0	520
2021/22	554	1	553
2022/23	678	84	594
Average	661	52	671

The table shows that while gross completions have decreased from the peak of 2018/19, the figure continues to be relatively high, being greater than both the original Core Strategy target and the target derived from the Standard Method. The number of demolitions increased in 2022/23 due to the demolition of blocks at Lower Falinge as part of the ongoing regeneration of the estate. The number of demolitions will continue to fluctuate over the next few years with Rochdale Boroughwide Housing (RBH) being in the process of clearing low demand properties and replacing them with properties that will be more popular and attractive to the market in the longer term. However, it will produce a more diverse, better quality and sustainable social housing stock in the longer term, and it is hoped that these demolitions will continue to be offset by an increase in overall completions.

Strategic Housing Land Availability Assessment and Housing trajectory (H2c & H2d)

The total number of dwellings identified currently within the SHLAA that could come forward over the next 15 years and beyond is shown below:

Table 9. Total number of dwellings identified within the SHLAA as at 1st April 2023

Source	Years 1-5	Years 6-10	Years 11-15	Years 15+	Total SHLAA supply
--------	--------------	---------------	----------------	--------------	-----------------------

Sites currently under construction	1632	206	0	0	1838
Sites with planning permission	896	520	190	0	1606
Other sites identified for housing	666	3075	658	0	4399
Total	3194	3801	848	0	7843
Small Site Allowance per year	0	27	30	30	
Small Site Allowance for period	0	135	150	-	285
GRAND TOTAL	3194	3936	998	-	8128
Gross p.a.	639	787	200	n/a	n/a
Net p.a.*	564	712	180	n/a	n/a

* Assumes an average clearance rate of 75 dwellings per annum for 0-5 and 6-10 and 20 dwellings per annum for years 11-15

As shown in figure 8 the total number of dwellings on identified sites in the SHLAA is 8128. The Core Strategy runs to 2028. The total gross supply identified in the SHLAA for the remaining 5 years of the Core Strategy period (2023-2028) is 3194. If we take account of current assumed clearance rate (see Section 3) of 75 per annum in the first ten years this gives a clearance figure of 375 over the remainder of the Core Strategy period which gives a net supply on identified sites of 2819 (3194 - 375).

The table also shows the gross and net completions per annum based on the estimates of when sites could realistically be delivered. This shows more dwellings coming forward in the first 10 years as the assessment of sites means that it is often difficult to justify why a known site would have more than a ten year lead in time. In reality, it is likely that some of the dwellings in the 6-10 year period will come forward in the first five years whilst others will come forward in the later period. This trajectory is supply based and illustrates what could come forward given the sites available.

NPPF and five year deliverable supply

The National Planning Policy Framework (NPPF) in place during the monitoring period stated that local planning authorities should:

“Identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirements set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old”.

The supply should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

The following table sets out the capacity that has been identified in the SHLAA for each year group alongside the targets shown in the housing trajectory. Since the previous monitoring report, the annual net housing completions target has moved from using the Core Strategy target to the figure derived from the Standard Method, which for Rochdale is 520. The number of years supply against the target in the first five years is shown in brackets.

Table 10. Capacity identified in the SHLAA for each year group

	1-5 years	6-10 years	11-15 years
Projected net completions from SHLAA	564 p.a. (2,820 in total)	730	195
Local Housing Need (LHN) target	520 (5.4)	520	520

LHN target plus an additional 5% buffer in the first five years	546 (5.2)	520	520
LHN target plus an additional 10% buffer in the first five years	572 (4.9)	520	520
Core Strategy target plus an additional 20% buffer in the first five years	624 (4.4)	520	520

As the table above shows the capacity identified in the SHLAA would be able to meet up the target derived from the Standard Method with up to a 5% buffer. Since the Council has passed the Housing Delivery Test (HDT) then this would imply that the 5% buffer is most appropriate in terms of considering the current five year supply.

The actual net completions from the 2012-2023 and the projected completions for 2022 to 2036 are shown in the housing trajectory. The Core Strategy target of 460 per year is shown up to 21/22 where it changes to the figure of 520 derived from the Standard Method.