

NI 159: Supply of ready to develop housing sites

Is data provided by the LA or a local partner?	Y	Is this an existing indicator?	Y
<p><b>Rationale</b></p>	<p>Planning Policy Statement 3 requires Local Planning Authorities to maintain a 5 year supply of deliverable sites for housing through their Local Development Framework. To ensure there is a continuous 5 year supply, authorities should monitor the supply of deliverable sites on an annual basis, through their Annual Monitoring Reports (AMR).</p> <p>This indicator supports PPS3, and links to the AMR requirement, as a means of ensuring that a 5 year supply of deliverable sites is being identified and maintained.</p> <p>Authorities should already have demonstrated a 5 year supply of deliverable sites, as required by PPS3. An advice note, explaining how authorities can do this is available on the PINS website at <a href="http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm">http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm</a></p> <p>To ensure that plans maintain a continuous approach to housing delivery; as well as regular monitoring through AMRs, authorities are also required to collect evidence of sites with potential for housing by undertaking Strategic Housing Land Availability Assessments.</p>		
<p><b>Definition</b></p>	<p>The total number of net additional dwellings that are deliverable as a percentage of the planned housing provision (in net additional dwellings) for the 5 year period.</p> <p>The indicator assesses the degree to which authorities are maintaining a 5 year supply of deliverable sites as required by PPS3 (Planning Policy Statement 3 – link in 'Further Guidance')</p> <p>Net additional dwellings are defined as future new build plus future gains and losses from conversions change of use and demolitions.</p> <p>The indicator provides a forward look in terms of there being enough deliverable sites to meet planned housing provision over a 5 year period. So, for AMRs submitted in December 2008, the 5 year period will be April 2009 to March 2014, and so on.</p> <p>The definition of dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self-contained spaces at the same address. Communal establishments are excluded.</p>		

NI 159: Supply of ready to develop housing sites (continued)

<p><b>Formula</b></p>	$\left(\frac{x}{y}\right) * 100$ <p>where,  X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)  Y = the planned housing provision required for the 5 year period (net additional dwellings)</p>		
<p><b>Worked example</b></p>	<p>The planned housing provision for 1st April 2009 – 31st March 2014 is 2232 net additional dwellings.</p> <p>The supply of deliverable housing for the same period will provide 2046 net additional dwellings.</p> <p>The indicator of the degree to which a supply of ready to develop housing sites is being maintained is:</p> $\left(\frac{2046}{2232}\right) * 100 = 91.7\%$	<p><b>Good performance</b></p>	<p>Good performance is where the percentage is 100% or greater.</p>
<p><b>Collection Interval</b></p>	<p>Annual  Data is based on the financial year, and the collection is annual, every December.</p>	<p><b>Data Source</b></p>	<p>Local Planning Authority: Annual Monitoring Report</p>
<p><b>Ratio Format</b></p>	<p>Percentage</p>	<p><b>Decimal Places</b></p>	<p>One</p>
<p><b>Reporting organization</b></p>	<p>CLG (Analytical Services Directorate) based on data provided by local planning authorities in the Annual Monitoring Report.</p>		
<p><b>Spatial level</b></p>	<p>Single tier and district council</p>		
<p><b>Further Guidance</b></p>	<p>Planning Policy Statement 3 Housing, particularly paragraphs 52-61:  <a href="http://www.communities.gov.uk/statements/corporate/planning-policy-statement3">http://www.communities.gov.uk/statements/corporate/planning-policy-statement3</a></p> <p>Guidance Note on How to Demonstrate a 5 Year Supply of Deliverable Sites:  <a href="http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm">http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm</a></p> <p>Practice Guidance – Strategic Housing Land Availability Assessment (Identifying a 15 year supply of developable land for housing)  <a href="http://www.communities.gov.uk/index.asp?id=1511886">http://www.communities.gov.uk/index.asp?id=1511886</a></p>		

NATIONAL INDICATORS/LOCAL PERFORMANCE INDICATORS

QUARTERLY SUMMARY CONTROL FORM

QUARTER 2..... 2008/09

DIRECTORATE/SERVICE: Planning

NI/LPI REF NO: LPI45

BVPI/LPI TITLE:  
Appeals Allowed

QUARTERLY NI/LPI FIGURE:

Please provide the NI/LPI figure for the current quarter, which may be cumulative. For Quarter 4 the outturn figure should also be reported on the annual Summary Control Form.

~~52.66%~~ Cumulative  
31.65%

DETAILED CALCULATION:

Include details of the calculation performed for the NI/LPI. The actual calculation must be provided. For Quarter 4 the outturn figure should also be reported on the annual Summary Control Form.

**Revised Q1 after late decisions received**

Appeals decided in Q1 49  
- Withdrawn Appeals/NFA 2  
= 47

Allowed with Conditions 12  
+ Allowed without Conditions 2 = 14

$14/47 = 0.2978 \times 100 = 29.78\%$

**Q2**

Q2 Appeals decided in Q2 34  
- Withdrawn Appeals/NFA 2  
= 32 + 47 (Q1) = 79

Allowed with Conditions 9  
+ Allowed without Conditions 2 = 11 + 14 (Q1) = 25

$25/79 = 0.3165 \times 100 = 31.65\%$

SOURCE OF DATA:

Where do the figures used for the NI/LPI calculation come from? (e.g. the name of report used/the location where the information is held).

Northgate M3

COMMENTS:

Include a brief narrative explanation of the NI/LPI calculation if not clear from the above.

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**SIGNATURE:**   
**COMPLETING OFFICER SBacon**

**SIGNATURE:** *John de Witton Preston*  
**(FOR) SERVICE DIRECTOR/CHIEF OFFICER**  
**DATE:** *30/10/08*

**This quarterly Summary Control Form must be signed by the appropriate Service Director and returned to the Performance Improvement Unit. For Quarter 4 the outturn figure should also be reported on the annual Summary Control Form. Incomplete Summary Control Forms will not be accepted. NATIONAL INDICATORS/LOCAL**