

## Appendix 1

### 1. SHLAA Update 2013

The primary role of the Strategic Housing Land Availability Assessment (SHLAA) is to identify sites with potential for housing development; assess their housing potential and assess when they are likely to be developed.

This report outlines the results of the latest (2012/13) annual review of the council's SHLAA (Strategic Housing Land Availability Assessment). The results will be incorporated into this year's Authority Monitoring Report and it will also help to inform the discussions to be held in association with the Examination of the Submission City Plan Part 1 which is scheduled for October this year.

The 2013 SHLAA Update incorporates the latest information regarding housing land supply in the city. It takes account of:

**a) The latest annual residential monitoring results for the year 2012/13 which records:**

- i) Sites gaining planning consent for housing in the year 2012/13 (whether newly identified sites or sites previously identified in the SHLAA but which did not previously have planning consent);
- ii) updating progress on previously identified sites with an extant consent recording whether development has started, is under construction or has been completed;
- iii) the type of residential development (whether new build, change of use or conversion); and
- iv) adjusting the overall supply position where sites have been completed.

**b) The identification and inclusion of other sites with housing potential that have come to the local planning authority's attention in the monitoring year** (e.g. sites submitted for consideration from landowners, developers and/or sites identified through the pre-application liaison service).

**c) Updating housing potential, capacity and deliverability information for a range of sites through site capacity, feasibility and viability assessment.** This is particularly the case for major strategic sites identified in the City Plan but also for a range of sites across the city addressed through the 2013 Whole Plan Viability Assessment.

In total, the 2013 SHLAA Updates an overall potential capacity within the city for around 11,500 homes over the period 2010 – 2030; of which about 50% is on specific sites identified with the eight Development Areas set out in the council's Submission City Plan.

## **2. Employment Land Supply Delivery Trajectory**

The Trajectory is supplementary to the Employment Land Study 2013 produced by Nathaniel Lichfield and Partners. It provides detailed evidence on the city's future employment land supply trajectory, in other words when employment development on 19 key employment sites identified in the Submission City Plan Part 1 can be expected to come forward through the life of the plan (based on current market conditions).

The assessment examined the extent to which each employment site is available for employment development and how deliverable the site would be and this was set out in the five year periods similar to the housing land supply trajectory. The assessment took account of particular constraints or other factors identified for each site; presence of cumulative/abnormal costs or delivery factors, market attractiveness of locality and extent of active marketing/ known developer interest. The assessment drew on information submitted with representations made on the draft and submitted city plan, discussion with council officers and other relevant council evidence (including the Viability Testing of Strategic Sites 2012 and SHLAA 2012). The assessment is part of the evidence base to support the employment policies in the Submission City Plan Part 1 and to aid to monitoring the delivery of employment floorspace over the plan period.

The assessment concluded that:

- 30% of office floorspace is expected to be delivered between 2014-19, 59% between 2019- 24 and 10% between 2024-30; and
- 22% of industrial floorspace is expected to be delivered between 2014-19, 50% between 2019-24 and 28% between 2024-30.

For offices, the potential delivery trajectory of new space appears reasonably balanced across the Plan period if slightly 'lumpy' in nature. Considered on an annualised basis, potential new office floorspace would be capable of exceeding that delivered during the 2000-2012 period for the first 10 years of the Plan. In the initial five-year period, this comprises a number of sites which benefit from extant planning permission which helps to provide some confidence of delivery.

Beyond this, there is greater reliance on larger office schemes coming forward in phases over a number of years (i.e. Amex Phase 2, Toad's Hole Valley, Patcham Court Farm). However, this would potentially align with a general expectation of improved economic and market conditions by this time, whilst phasing will help provide flexibility to respond to needs as they arise. Although office space delivery is expected to peak in quantitative terms in the 2019-2024 period reflecting the concentration of larger schemes, this will not obviate the need to ensure that potential smaller office developments (particularly in Central Brighton) also come forward in order to provide a range and choice of supply to meet the needs of different types of occupiers, as well as greater flexibility to meet market requirements. The Council will also want to carefully monitor that the earlier 2014-2019 office developments identified are delivered, and consider scope to help accelerate the phasing of later

schemes in the event that they do not come forward and the pipeline supply of new office space becomes constrained.

Based on the current assessment, delivery of new industrial floorspace will be significantly below historic rates for the duration of the City Plan. It is considered that the majority of potential supply currently identified could come forward in the 2019-2024 period. ). A number of complementary options are suggested to support delivery of additional industrial floorspace.

### **3. Whole Plan Viability Exercise (part 1 of Study)**

BNP Paribas has been commissioned to produce a Study that will undertake a whole plan viability exercise and a Community Infrastructure Levy Assessment. The study will be undertaken in two parts and the first part relates to whole plan viability and that is the part of the study two which the report relates. The study will comprise the following:

- a) An assessment will be undertaken on a range of 15-20 sites in the five year supply of housing sites, employment and mixed use sites (with the emphasis on housing) taken from the Strategic Housing Land Availability Assessment and Employment Land Trajectory. The sites will be assessed for viability against existing and proposed policies including supplementary planning documents.
- b) A range of threshold land values will be established in consultation with key stakeholders.
- c) A robust assessment will be undertaken and will involve two stages:
  - with existing "recession measures" that limit the requirements for Section 106 Agreements to five policy areas (local employment scheme, schools, affordable housing, sports and sustainable transport); and
  - with all policy requirements in place.

### **4. Cost of Building to the Code for Sustainable Homes Updated Cost Review (to be completed in late September 2013)**

#### **Background & Summary:**

Five Local Planning Authorities (LPAs) have agreed through a Memorandum of Understanding to cooperate on and jointly fund this study. Bath & North East Somerset Council (B&NES) is the Lead party in this cooperation with Brighton & Hove, Wiltshire, Swindon and Bristol. Costs are being split equally between the LPAs. Other LPAs were invited, but this group of five share a commitment to similar sustainability policies in their DPDs, and have imminent Public Examination scheduled, and agreed to work together to strengthen their approach.

This work will build upon the model used for the 2011 DCLG study “Cost of building to the Code for Sustainable Homes: Updated cost review” using up to date costs for technologies e.g. PV, the price of which has fallen significantly. The aim is to obtain updated figures for the cost of building to the Code for Sustainable Homes (CfSH) that are as robust as possible and completed at a low cost by the end of September. These findings can then be used by LPAs as part of the evidence base in support of sustainability policies.

Impetus for the LPAs to jointly commission this work:

- § due to shared concern over defending sustainability policies at imminent public examinations
- § to reduce costs of commissioning consultants for same work
- § to increase robustness by coordinated joint working.

### **Background:**

Accurate costings for the Code for Sustainable Homes are crucial in demonstrating viability of sustainability policies. The CfSH cost figures that are nationally available (as published by DCLG in 2011) are significantly out of date, since the price of key low carbon technologies has fallen significantly.

The 2011 cost figures were produced using a detailed financial model developed by the consultants David Langdon and Element Energy who will be undertaking the Assessment.

DCLG published information on the update to Part L of Building Regulations in late July 2013 to come into force 2014. This information was awaited to be able to undertake modelling accurately.

### **Specification/Scenarios:**

A number of variables will be tested against each other, building on scenarios previously developed for the 2011 study:

1. Code for Sustainable Homes (CfSH): Test levels 4,5 and 6
2. CfSH strategies: Re-run the various CfSH strategies developed in the 2011 study. This work will show which of these strategies is now lowest cost based on current pricing, e.g. are community measures e.g. district heating a cheaper way to meet CfSH than individual measures e.g. biomass boilers?
3. Building regulations (BRegs): Test against BRegs **2010**, 2014 and the estimated 2016 BRegs, based on AECOM’s knowledge. This will also provide a figure for how much more it will cost to build to BRegs 2016 compared to BRegs **2010** and 2014.
4. Site type and density: Use the five site type scenarios from the 2011 study
5. Include an option for allowable solutions as a way of delivering a portion of the CfSH requirement, based on AECOM’s knowledge of the emerging national approach.