

Matter H, Issues 1&2 - Further information

Assessment of SHLAA sites suitable for Family Housing by Market Area

The following is an assessment of the suitability of the 1,312 identified sites in the 2014 SHLAA to accommodate family housing. Family housing is defined as houses with 3 or more bedrooms.

The assessment takes account of:

- The dwelling sizes on approved schemes on sites under construction and with detailed planning permission
- Indicative schemes submitted with approved outline applications.
- Similar types and sizes of sites that have been developed for family housing over the last few years for other sites.

The assessment shows that there are 848 sites with a capacity of 23,314 dwellings which are suitable for family housing (Table 1).

The results are also split between the high and low value market areas as set out in appendix 4 of the Turley for Richborough Estates Matter H Hearing Statement to enable comparison with that submission (Tables 2 & 3). It is acknowledged that sites are considered suitable for family housing will not necessarily be developed solely for family housing.

Table 1: All City

SHLAA Category	Suitable for Family Housing		Unsuitable for Family Housing	
	Number of Sites	Dwellings	Number of Sites	Dwellings
Under Construction	143	2,738	70	1,730
Detailed Planning Permission	255	1,676	179	4,324
Outline Planning Permission	27	3,060	17	1,968
Allocated in Adopted Plan	63	1,764	37	1,061
Allocated in Draft Plan	17	7,463	5	263
Permitted Development (B1a to C3)	2	2	15	330
Other Opportunity in BDP Growth Area – Strategic location	1	7	27	3,445
Other Opportunity in BDP Growth Area	50	1,985	29	1,245
Other Opportunity outside Growth Area	290	4,619	85	741
Totals	848	23,314	464	15,107

Table 2: High Residential Market Area (Comprises 8,700ha / 33% of the city)

SHLAA Category	Suitable for Family Housing		Unsuitable for Family Housing	
	Number of Sites	Dwellings	Number of Sites	Dwellings
Under Construction	44	378	17	187
Detailed Planning Permission	66	422	41	1,166
Outline Planning Permission	7	723	6	716
Allocated in Adopted Plan	4	199	15	692
Allocated in Draft Plan	1	5,000	1	60
Permitted Development (B1a to C3)	0	0	6	138
Other Opportunity in BDP Growth Area – Strategic location	n/a	n/a	n/a	n/a
Other Opportunity in BDP Growth Area	2	61	8	631
Other Opportunity outside Growth Area	61	586	22	243
Totals	185	7,369	116	3,833

Table 3: Low Residential market Area (Comprises 18,000ha / 67% of the city)

SHLAA Category	Suitable for family Housing		Unsuitable for family Housing	
	Number of Sites	Dwellings	Number of Sites	Dwellings
Under Construction	99	2,360	53	1,543
Detailed Planning Permission	189	1,254	138	3,158
Outline Planning Permission	20	2,337	11	1,252
Allocated in Adopted Plan	59	1,565	22	369
Allocated in Draft Plan	16	2,463	4	203
Permitted Development (B1a to C3)	2	2	9	192
Other Opportunity in BDP Growth Area - Strategic Location	1	7	27	3,445
Other Opportunity in BDP Growth Area	48	1,924	21	614
Other Opportunity outside Growth Area	229	4,033	63	498
Totals	663	15,945	348	11,274

Family Housing Completions 2011-14

In addition to the above 1,808 family houses have been built since 2011 and further family housing will form an element of the windfall allowance. Vacant family homes will be brought back into use through the Empty Property Strategy.

Description	Total completed
3 bedroomed house	940
4 bedroomed house	710
5 bedroomed house	158
Total family housing	1,808