



planning advisory service



OAN and 5 year land supply – Taking the devil out of the detail

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Date: 25rd Sept 2014

www.pas.gov.uk

What is Planning Advisory Service for?

“The Planning Advisory Service (PAS) is part of the Local Government Association. The purpose of PAS is to **support local planning authorities to provide effective and efficient planning services**, to **drive improvement** in those services and to **respond to** and deliver **changes** in the planning system”

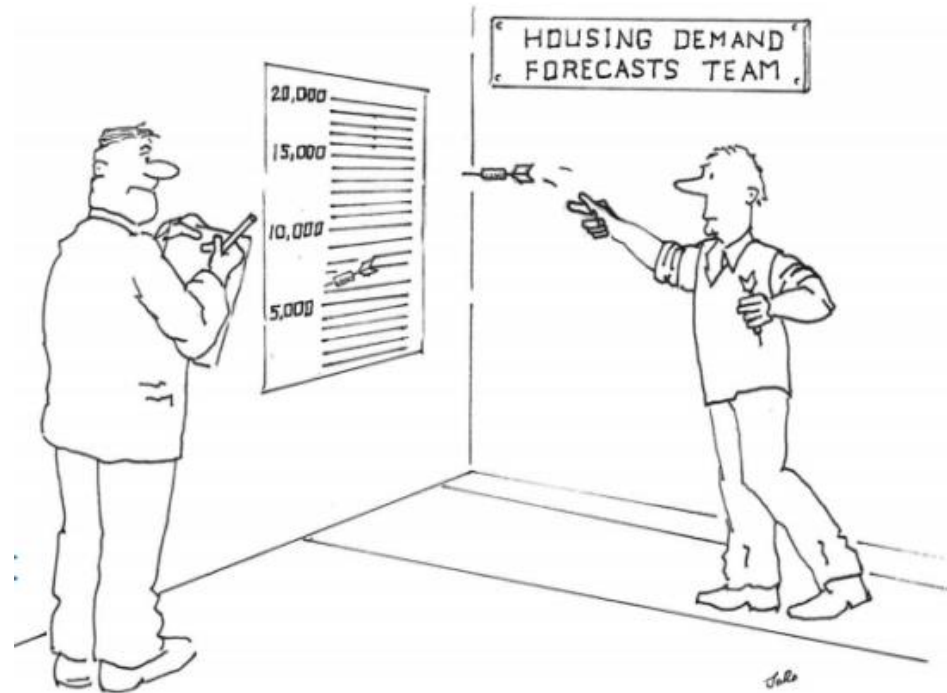
(Grant offer letter for 2014-15)

Key Facts

- Started in 2004
- Funded by DCLG
- 11 staff. Supplier framework. Peer community.
- Always subsidised. Mostly without charge.

- Non-judgemental. Not inspectors
- Respond to reform. Keep you current
- Support, promote, innovate

Objectively Assessed Need and Five Year land Supply - Conditions for success



Key Issues

Housing Market Areas
Methodologies
Evidence base
Timeframes
Requirement 'v' provision
Deliverability
Affordability
Market signals
Duty to cooperate
Constraints



OAN

Three simple points

- A) Start with the correct Geography
- B) Understand is no one correct answer
- C) Whatever answer you get make it consistent with other chapters of the plan

OAN

Geography

If you start with the wrong HMA geography

It is very difficult to correct half way through

If in doubt safer to include in the numbers you run

Caveat where needed; i.e. this LPA is poorly linked to the rest of the HMA

Note – applies to the main OAN document plus any updates

OAN

Understand there is no one correct answer!

OAN is not a science

Key is to test the variables

Use the PAS note to help

So be prepared to defend any assumptions you make

By reference to sensitivity tests

OAN

Finally

Whatever housing number you have

Ensure the plan is internally consistent

e.g. Households can support job growth

e.g. Households support the population assumed in the retail chapter....

Five year supply

Establish your supply –what is deliverable: available, suitable and achievable?

SHLAA / use practice guidance/ involve developers

Provide appropriate evidence

- Windfalls
- Lapse rates – non implementation allowance

Consistently apply the term ‘dwelling’ on both sides of equation

Five year supply

Be clear what starting figure to use

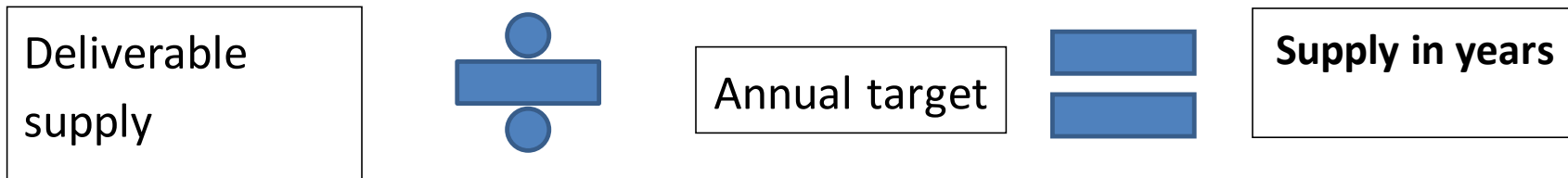
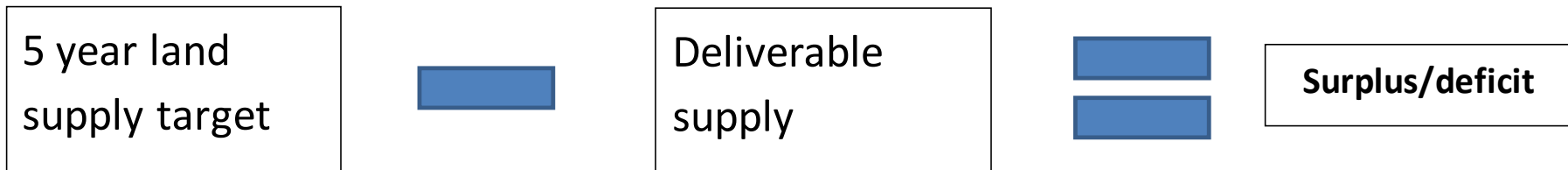
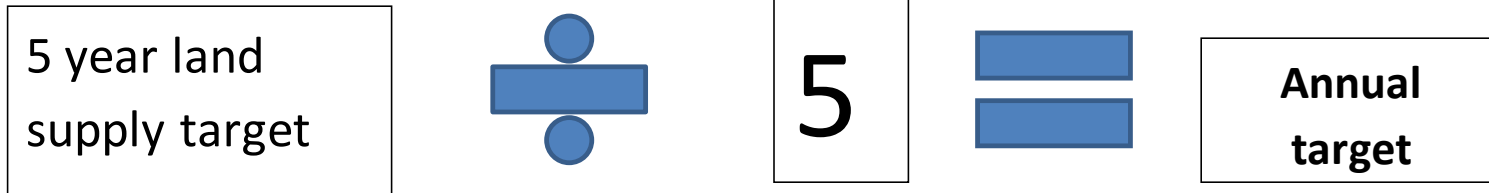
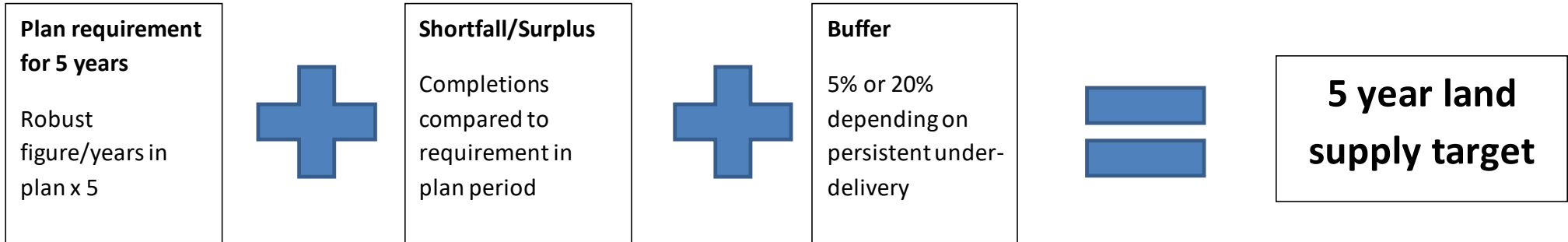
Asses your shortfall and seek to deliver it within first five years

Evaluate whether there has been persistent under-delivery – apply appropriate buffer

Do the calculation

Then manage, phase and bring sustainable sites forward

The Calculation



We need your feedback



This is nice, but we want more

Poor	Fair	Good	Excellent
1	2	3	4
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“Yes, I found it very interesting, thus I did not drop off during the session”

Follow-up evaluation

- We employ Arup to follow-up on our work
 - On reflection, was today actually useful?
 - 10 mins of feedback in return for £100's of support
- Our board use this to decide what we do with our grant. If we don't get positive feedback we are unlikely to continue

PAS 2013/14 impact assessment results

1,890 responded to our surveys and the headline results are that PAS:

- **are worth using:** 97% rated our service a good use of their time
- **remain relevant:** 88% think we are and are getting even more so
- **help people improve:** 92% said we improved their ability to do their work
- **have depth in the sector:** 75% shared information they received from us.
- **provide value for money:** 88% felt our service was value for money.

PAS events & support

- Viability (plan-making and DM)
- Neighbourhood Planning
- Duty to cooperate
- Plan-making support
- Councillor sessions
- Leadership Essentials (For councillors)

View www.pas.gov.uk/events for details.

Two things to do before 10am tomorrow:

Local Government Association | Register | Sign In | Search all

Home | About Us | Leadership & Management | Plans & Policies | DM | Blogs & Forum | Events & Support

PAS
planning advisory service

PAS 2013/14 impact assessment results



1 August 2014

We're delighted that from almost 2,000 respondents, 97% rated our service as a good use of their time. Discover more about the results of our annual impact assessment.

Pause 1 2 3

PAS Bulletin

We have a monthly Bulletin, which brings you news of our latest support, case studies, events and muses.

[Sign up via this page.](#)

Follow us on Twitter

Tweets

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PAS PAS @pas_team 22h
Hungry? Free lunch & much more at our OAN events in Ldn, B'ham, Leeds, Bristol and Manc:
pas.gov.uk/web/pas-test-s...
pic.twitter.com/hecqleHL8s
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PAS PAS @pas_team 5 Aug
From almost 2,000 respondents, 92% said we improved their ability to do their work: pas.gov.uk/web/pas-test-s...
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Happy Monday!
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Tweet to @pas_team

K Discussion Forum
Our discussion forum is hosted by the Knowledge Hub.

[Find out more](#)

1. Sign up for the PAS Bulletin.

2. Follow us on Twitter.

(Both accessible from our homepage.)

Make the most of PAS



Our website is structured with a series of hub pages, with all info relevant to that topic within. Hover over the menu headings to view these pages. Learn about PAS' offering [here](#).

Project management for major applications



We are looking for expressions of interest from experts in this field to transform your good practice into an advice note that will help other councils. We will pay for your time doing this. Click [here](#) for the details.

Five most visited PAS pages in July 2014

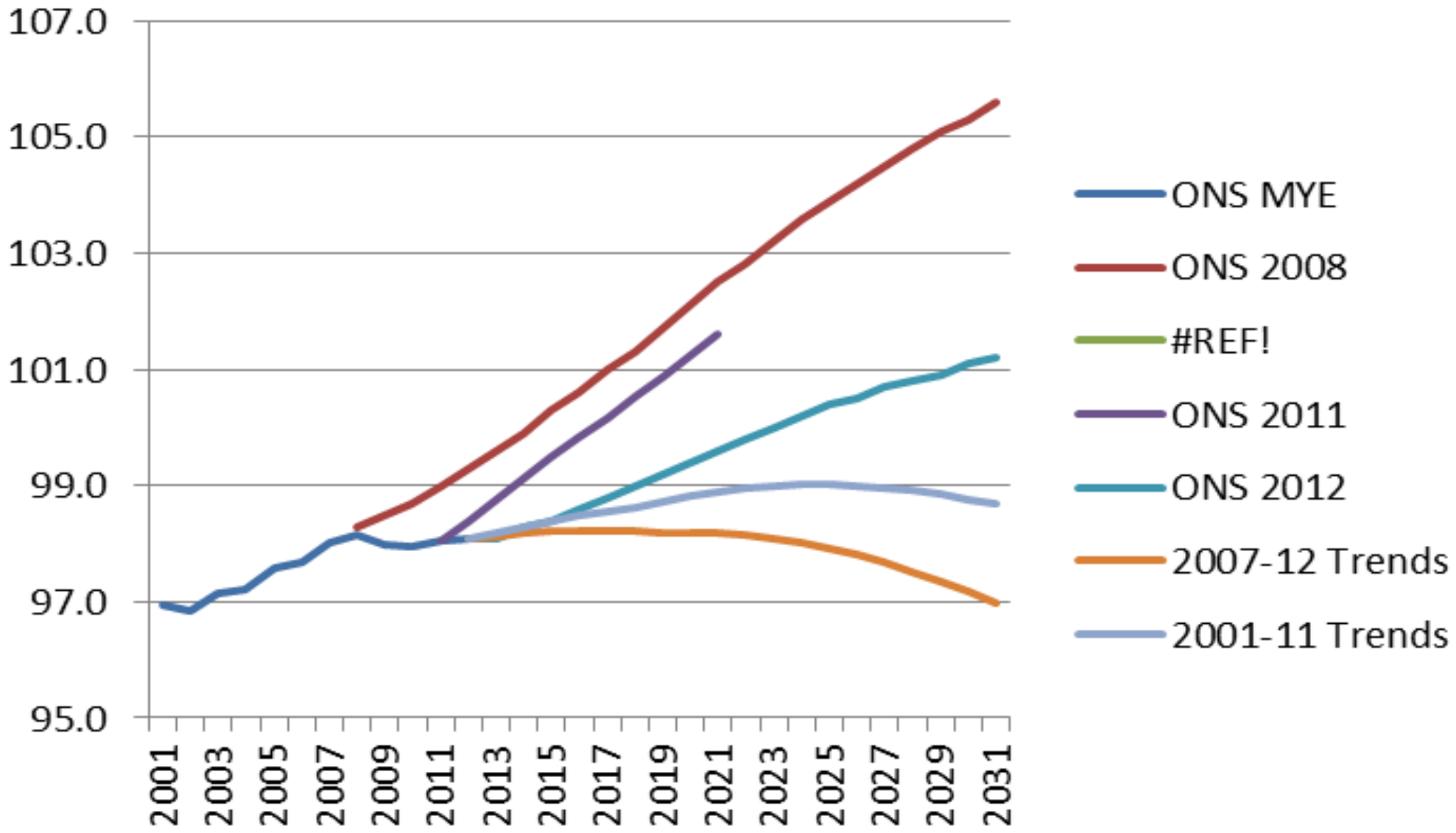


- [S106 Affordable Housing Threshold – consultation](#)
- [PAS Events](#)
- [Neighbourhood Planning](#)
- [Local Planning](#)
- [Objectively Assessed Need and Housing Targets](#)

Please leave your badges

The support doesn't end now:





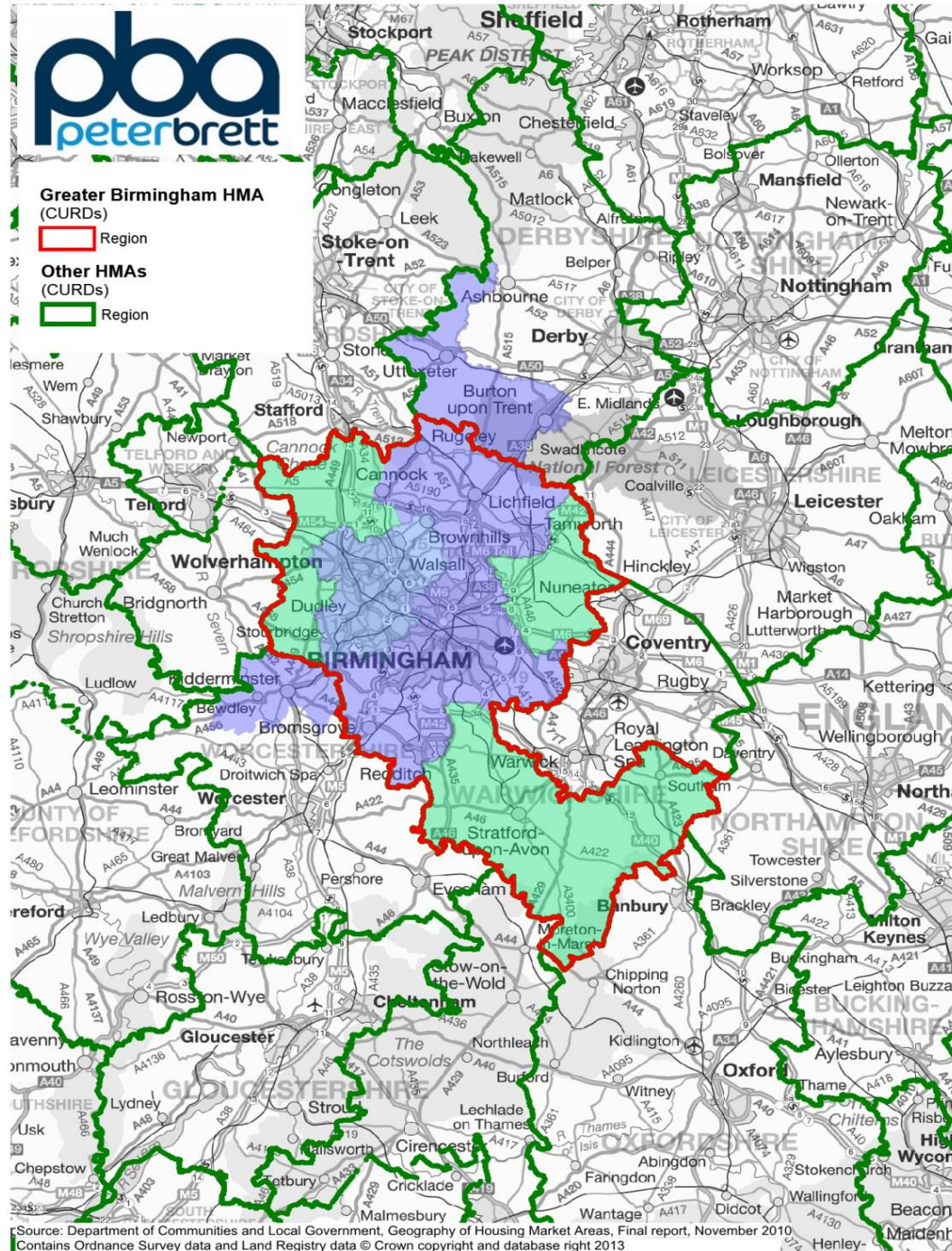


Greater Birmingham HMA (CURDs)

Region

Other HMAs (CURDs)

Region



Source: Department of Communities and Local Government, Geography of Housing Market Areas, Final report, November 2010.
Contains Ordnance Survey data and Land Registry data © Crown copyright and database right 2013