

**Title of Report:** Housing Land Availability – Findings.

**Date:** October 2014

**Report of:** Planning Officer

**1.0 Purpose**

1.1 To inform how much land (both private and FIG owned) there is potentially available for housing development in Stanley.

**2.0 Recommendation**

2.1 That the Housing Working Group note the findings.

**3.0 Background**

3.1 The Falkland Islands Development Plan is about to go under review and a substantial part of that review involves the Stanley Town Plan. Within the town plan, there are several areas of land designated for housing development. As part of the review, a study has to be undertaken to provide an evidence base to ascertain current build rates and land use rates and to determine whether there is sufficient land earmarked for residential development as the plan currently stands. In addition, housing policy within the development plan can be based upon the findings of this research.

**4. Methodology**

Desktop review of existing information

4.1 A trawl of the EPD register of applications provided a list of all residential proposals since 2009. These included those granted full planning permission and outline planning permission some of which have since expired, and those that have been refused.

4.2 Those with full planning permission were then further subdivided into those applications that were for a new house/siting of mobile home, a change of use or detailed plans for a new house following the granting of outline planning permission. The table of results for this can be seen in Graphic 1 of Appendix A.

4.3 Of those applications, those that had commenced or been completed were discarded and the remainder sorted into 4 groups: those that had full planning permission but had not yet started, those that had had outline permission which has since expired; those with live outline permission; and those that had been refused. Each application was then retrieved and the area involved in the development noted. Care was taken to ensure that there was no duplication of application i.e. a site could have a live outline permission and a live full permission. The results can be seen in Graphic 2 of Appendix A.

4.4 Graphic 3 of Appendix A provides information about the number of applications involving land areas within specific parameters.

4.5 For those projects that had been commenced or completed, a table was drawn up to indicate completion rates over the past 5 years. See Graphic 4 of Appendix A.

Field Research

4.6 Using an up-to-date street map of Stanley, sites were visited and, where suitable for development and where there has been no previous application for development, noted.

4.7 This information, plus additional addresses where permission has existed or exists, were then plotted onto a map and the total areas of each category (as below) calculated.

**5. Findings from research**

5.1 The following indications have arisen from the desktop review:

1. Infill development continues to be an important source of land (15%) for people wishing to build a dwelling and land areas can range from 160m<sup>2</sup> to over 600m<sup>2</sup>. A desire to be ‘in town’ appears to be the major impetus for this choice\*.
2. From 2009 – 2013, a majority of the houses were occupied (thus considered complete for the purposes of this review) some 18 months to 2 years after the applicant received full planning permission. Therefore, on average 21.6 houses per year were completed over that period.
3. By virtue of having had permission (full or outline) granted on the sites currently or previously, there is 72510.9m<sup>2</sup> (7.25ha, 17.9acres) that holds development potential.
4. The average density of residential development (not including mobile homes/portakabin conversions) is in the region of 1 dwelling/515m<sup>2</sup> (140 houses).

5.2 The following are areas of land that have the potential to be developed for housing:

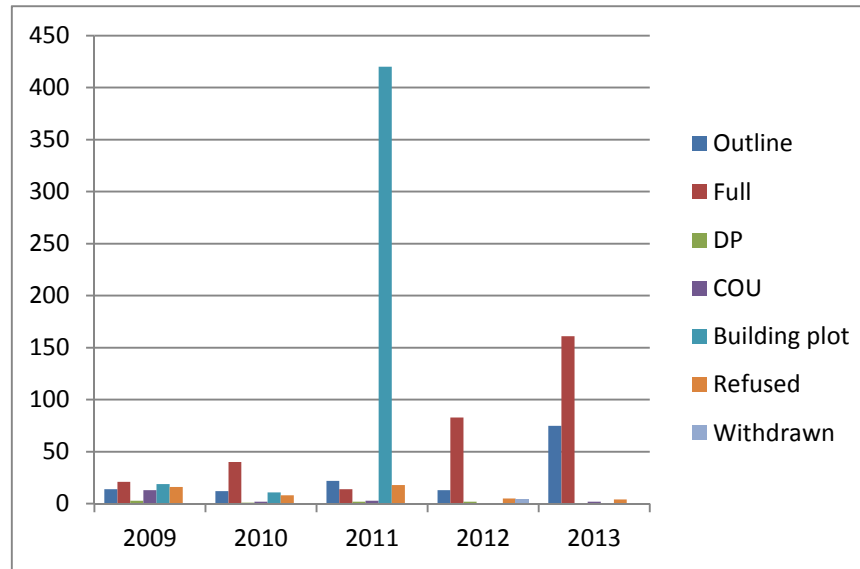
Potential Private Development Land	495,705sq m	49.50 ha	122.50 acres*
Potential FIG Development Land	324,337 sq m	32.40 ha	80.10 acres
Has Planning Permission	37,170 sq m	3.70 ha	9.18 acres
Outline Expired	8,200 sq m	0.80 ha	2.00 acres
<b>TOTAL</b>	<b>865,412 sq m</b>	<b>86.50 ha</b>	<b>213.80 acres</b>
Application Refused	13,733 sq m	1.40 hectares	3.40 acres

*\*predominantly infill*

5.3 On the basis that 865,412sqm of land being potentially developable, this is sufficient for 1680 houses, which if built at a rate of 25/year, there is potentially sufficient housing land for the next 67 years and sufficient for the proposed 500 houses during the lifespan of the revised Development Plan.

**APPENDIX A**

**Graphic 1: Housing development applications 2009 - 2013**



	Outline	Full	DP	COU	Building plot	Refused	Withdrawn
2009	14	21	3	13	19	16	0
2010	12	40	1	2	11	8	0
2011	22	14	2	3	420	18	0
2012	13	83	2	0	0	5	4
2013	75	161	0	2	0	4	0

	Totals
2009	86
2010	74
2011	479
2012	107
2013	242
	988

Notes:

Building plots in 2011 include FIC paddock on Dairy Paddock Road

Outline applications in 2013 include FIC YPF and Private M. Heights - no numbers given so estimated 10 dwellings for YPF and 60 caravan sites for Private M. Heights.

Full applications in 2013 include FIG plots at M. Heights South (also, Sapper Hill came online).

**Graphic 2: Land areas with existing or expired permissions**

Permission type	Number of Applications	No of dwellings	Area m <sup>2</sup>
Full planning permission (live)	11	15	4865
Outline planning permission (live)	17	100	58823.3
Outline planning permission (exp)	8	11	3451
Refused	14	13	5371.6
		139	72510.9

7.25109 hectares  
17.91783 acres

If all this area were to be developed using the average plot size of infill plots, it would result in 195 dwellings.

If developed at density as below, it would result in 139 dwellings

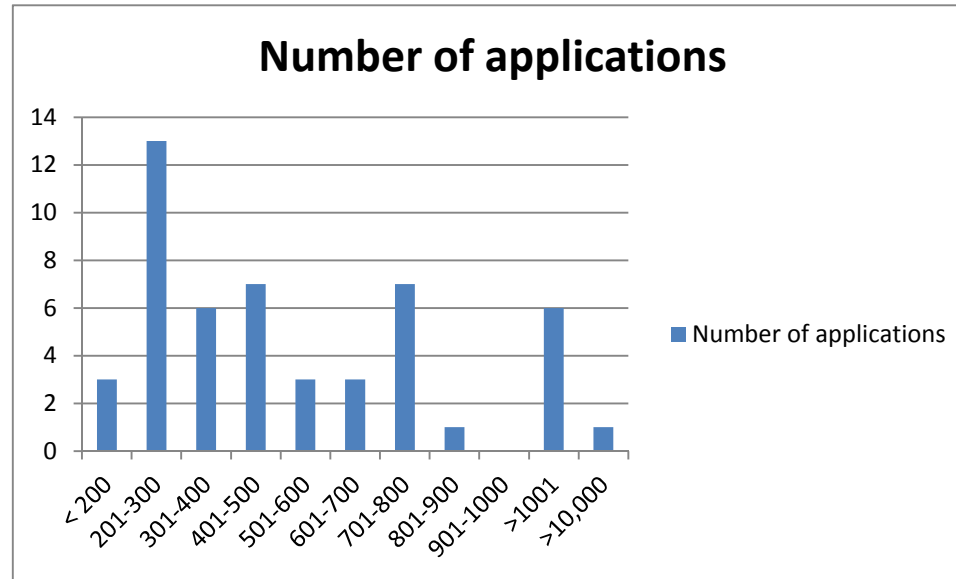
Density (1 hse per)	515 m <sup>2</sup>
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**Notes:**

Infill accounts for 11,134.2m<sup>2</sup> of the total (equivalent to 2.7 acres; 1.1 hectares)

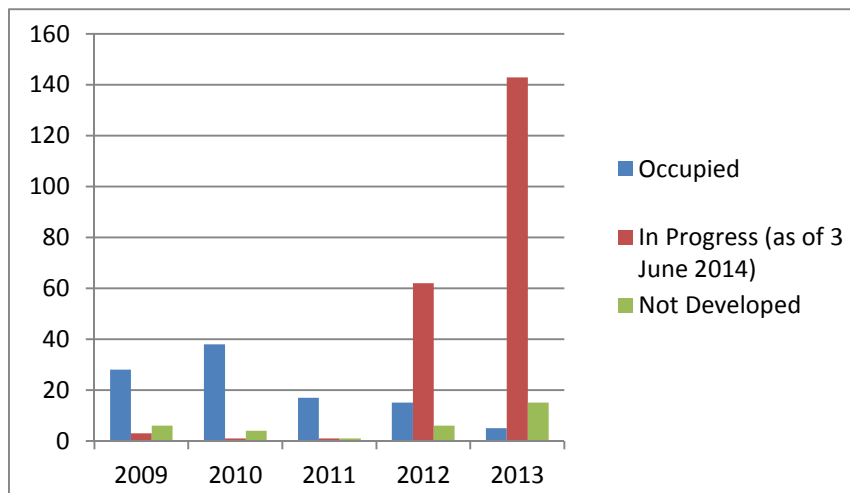
Average infill plot size = 371.1m<sup>2</sup>

Graphic 3: Plot sizes



	Area m <sup>2</sup>										
	< 200	201-300	301-400	401-500	501-600	601-700	701-800	801-900	901-1000	>1001	>10,000
<b>Number of applications (2009 – 2013)</b>	3	13	6	7	3	3	7	1	0	6	1

**Graphic 4: Completions 2009 – 2013**



	Occupied	In Progress (as of 3 June 2014)	Not Developed	Total number in that year with full planning permission	% occupied
2009	28	3	6	37	76
2010	38	1	4	43	88
2011	17	1	1	19	89
2012	15	62	6	85	18
2013	5	143	15	163	3
	103	210	32		

**Notes:**

2013 In progress includes 4 flats (private), 61 mobile homes (FIG), 12 x semi-detached (FIG), 19 mobile homes (FIG)

Averaging 20.6 houses per year occupied

Very few houses are completed/occupied within the same year that permission is granted. However, this is now changing because of FIC's new building scheme.