

Decision Maker: **Development Control Committee**

Date: **28 June 2012**

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **LB BROMLEY FIVE YEAR SUPPLY OF HOUSING**

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Chief Officer: Bob McQuillan, Chief Planner

Ward: All

1. Reason for report

The National Planning Policy Framework (NPPF, March 2012) specifies that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. This report establishes the five year supply position for the Council from 1st April 2012 – 31st March 2017.

2. **RECOMMENDATION(S)**

Members agree the five year supply position 01/04/12-31/03/17 as set out in Appendix 1 of this report.

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment:
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Financial

1. Cost of proposal: No Cost:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Planning Division Budget
 4. Total current budget for this head: £3.3m
 5. Source of funding: Existing revenue budget
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Staff

1. Number of staff (current and additional): 103.89ftes
 2. If from existing staff resources, number of staff hours: N/A
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Legal

1. Legal Requirement: Statutory Requirement
 2. Call-in: Not Applicable
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): All residents in the Borough as well as those making planning applications for development in the Borough.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments: Not Applicable.

3. COMMENTARY

Background

- 3.1 All London boroughs contributed to a comprehensive and robust pan-London assessment of housing capacity (London Housing Capacity Study (LHCS) 2004-05). This resulted in an annual housing provision target for the Borough of 485 units for a 10 year period (2007/08-2016/17) and was set out in the 2008 London Plan. Prior to this an annual target of 572 units applied to the Borough over a twenty year period (1997/98-2016/17). Reference to these figures is made in Policy H1 Housing Supply within the adopted Unitary Development Plan.
- 3.2 The GLA advised in January 2011 that targets prior to the 2008 London Plan (the adopted London Plan at the time) would not accrue.
- 3.3 The Council has participated in the London-wide Strategic Housing Land Availability Assessment/Housing Capacity Study (2009) to meet the requirements of Planning Policy Statement 3 Housing (PPS3) that was relevant at the time. The Assessment initially allocated an annual housing provision target of 565 dwellings per annum for the Borough shown in the Draft Replacement London Plan (2009/10 DRLP). After further amendment this figure was reduced to 500 units within the GLA Housing Technical Note (August 2010) prior to the Examination in Public (summer 2010).
- 3.4 The Panel Report into the Examination in Public for the DRLP (2011) endorsed the figures set out in the GLA Housing Technical Note as indicative figures to be checked and adjusted against any revised housing targets through the local plan or SHLAA process. At the EIP in response to comments from a number of Boroughs including Bromley, the GLA agreed to an early review of the SHLAA which challenged the housing target figures in the Plan.
- 3.5 A new 10 year plan period (2011/12-2020/21) now applies to all London Boroughs for the purposes of monitoring housing supply as set out in the 2011 London Plan. As referred to above the annual housing target for the Borough is now 500 units subject to any subsequent review following the revised SHLAA.
- 3.6 This paper updates the five year supply paper agreed by DC Committee in April 2011. It covers the period 01/04/12-31/03/12 and reflects the changes introduced through the National Planning Policy Framework (NPPF, March 2012). PPS3 (2011) is no longer relevant following the publication of the NPPF.
- 3.7 The Borough will also keep the five year supply paper under review in light of emerging local plan policies.

4. National Planning Policy Framework (March 2012)

- 4.1 The NPPF specifies in paragraph 47 that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- 4.2 Paragraph 48 states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability

Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

4.3 In the event that the supply is not demonstrated then an Inspector will take this into account when assessing appeals against the refusal of planning permission.

4.4 The housing supply position for LPAs should be monitored on an annual basis to ensure there is a continuous five year supply of housing.

5. LB Bromley Five Year Supply of Housing 2012

5.1 Appendix 1 to this report sets out the Borough's five year housing supply position (2012/13-2016/17). This illustrates that the Borough has been meeting its annual housing target for the past three years and can accommodate five years supply of housing through a variety of deliverable sites. On this basis a 5% buffer has been applied to our current housing supply target.

6. POLICY IMPLICATIONS

The five year supply position is important to establish how the Borough is performing in terms of housing completions and future housing supply. The NPPF (March 2012) specifies that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Non-Applicable Sections:	Financial, Legal and Personnel
Background Documents: (Access via Contact Officer)	National Planning Policy Framework (March 2012) The London Plan (July 2011) Annual Monitoring Report January 2012 (LB Bromley)