

APPENDIX 1 TO DC COMMITTEE REPORT LB BROMLEY FIVE YEAR SUPPLY OF HOUSING

FIVE YEAR SUPPLY OF DELIVERABLE LAND FOR HOUSING (June 2012)

1.0 GOVERNMENT GUIDANCE

National Planning Policy Framework (NPPF) (March 2012)

- 1.1 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.
- 1.2 The NPPF specifies that to be considered deliverable, sites should be available now, offer a suitable location for development, be achievable with a realistic prospect that housing will be delivered on the site within five years and that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.
- 1.3 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.

2.0 LONDON BOROUGH OF BROMLEY FIVE YEAR SUPPLY

- 2.1 This paper sets out Bromley's position on five year supply (01/04/12-31/03/17).
- 2.2 Policy H1 of the Adopted Unitary Development Plan (2006) deals with housing supply (11,450 units) over a period of 1997-2016. This period originates from the GLA London Housing Capacity Study (2000). The Study has been superseded by two other Capacity Studies based on 10 year periods and incorporated into the London Plan (2008 and 2011). It is considered that the London Plan is the most up to date Plan to take into consideration for housing supply targets and reference to a 20 year period for monitoring purposes is no longer relevant.¹
- 2.3 An annual housing target figure of 485 units applied to the Borough from 2007/08 – 2010/11 as a result of the Borough participating in the 2005 London Housing Capacity Study.

¹ GLA advise (Jan 2011) that targets from previous plan periods do not accrue.

- 2.4 The Council contributed to the London-wide Strategic Housing Land Availability Assessment / Housing Capacity Study (SHLAA, 2009). As a result of the Assessment and the Examination in Public into the Draft Replacement London Plan (DRLP, 2009/10) an annual housing monitoring target of 500 units has been allocated to the Borough in the adopted London Plan (July 2011) for the plan period 2011/12 – 2020/21.
- 2.5 The GLA are expected to update the 2009 SHLAA in the near future and the Borough's five year supply paper will be kept under review in light of emerging local plan policies.

Current housing provision targets and delivery

- 2.6 Table 1 below sets out the Borough's position on housing delivery against the target for 2007/08 – 2010/11. The table illustrates that the Borough exceeded the annual completion target of 485 units each year over the four year period.

Financial Year	Completions	Cumulative Completions	Cumulative Target	Progress against target
2007/08	<i>713</i> ²	713	485	+228
2008/09	<i>494</i>	1207	970	+237
2009/10	<i>553</i>	1760	1455	+305
2010/11	<i>672</i>	2432	1940	+492

- 2.7 Table 2 below sets out the Borough's position on housing delivery against the current ten year target. The target has only been relevant for one financial year and the completion figure for 2011/12 is estimated. During the five year supply period Table 2 shows that the Borough needs to deliver 2500 units. The NPPF requires Boroughs to have an additional 5% buffer that would increase the five year figure from 2500 units to 2625 units.

Financial Year	Completions	Cumulative Target
2011/12	500 (est.)	500
2012/17	2500	3000
2017/18	-	3500
2018/19	-	4000
2019/20	-	4500
2020/21	-	5000

Five year supply position

- 2.8 The following sites make up Bromley's five year supply (based on units available and not whole sites) and are set out in Appendix 1 to this paper:
- Large (10+units) and small sites with planning permission;
 - Large and small sites that have commenced;
 - Relevant large identified sites.

² Italics show actual unit completions 07/08-10/11.

a) Sites with planning permission (up to 31/01/12)

- 2.9 Sites of 10+ units were assessed to determine if they would be deliverable over the five year period. Developers were contacted to confirm if sites were likely to be brought forward or if a start date was known. In some cases developers were able to confirm that work had already started on site or was imminent. If sites were unlikely to be pursued within the five year timescale they were removed from the list.
- 2.10 There are approximately 500 units on small sites (<10 units) in the pipeline that have not commenced. From 04/05 to 10/11, on average planning permission was granted for over 440 units per annum on these sites and completions have been in the region of 220 units per annum. Over the past seven years delivery on small sites has typically accounted for around 34% of completions overall.
- 2.11 It is considered that delivery on small sites is not insignificant and has been consistent over the past six years. Therefore a conservative allocation of 300 units over five years could be deliverable.

b) Sites that have commenced (up to 31/01/12)

- 2.12 Sites that have started are considered deliverable over the five year supply period. Any large completed sites were removed from the list in addition to units on uncompleted large sites (up to 24/4/12). For example 88 units were completed on the Blue Circle site up to 24/4/12 and therefore the net total remaining is 700 units out of a total of 788 units.
- 2.13 There are 236 units (on small sites) that have started and it is expected that these will be delivered by the end of the supply period.

c) Large identified sites

- 2.14 Sites B, C and K within the Bromley Area Action Plan (adopted October 2010) were included in the SHLAA results for Phase 2 of the Assessment (2011/12-2015/16). Development at Site K (Westmoreland Road) including 200 residential units was granted planning permission in March 2012. It is anticipated that these three sites will be deliverable and at this point in time it is estimated that they are likely to contribute 260 units in total.

d) Windfall sites

- 2.15 In view of the nature of the Borough there are a number of windfall sites each year. However, by their nature they are unpredictable and therefore not incorporated at this stage. It is hoped to undertake an analysis of their historic pattern later this year.

Conclusion

- 2.16 Appendix 1 illustrates that Bromley is able to meet its five year supply target of 2625 units (including the 5% buffer) given that there are over 2640 deliverable units in the pipeline. In light of this, regard will be had to policies in the London Plan, the Bromley Development Plan, the NPPF and other material considerations when assessing new planning applications.

2.17 The Council's five year supply position will be monitored on a regular basis.

APPENDIX 1

Borough Reference	Net Gain Excluding unit completions to date*	Site Address		Post Code	Ward	Current Permission Status	Permission Date
Sites with permission not commenced							
11/03300/OUT	8	15	Bickley Road	BR1 2ND	BICKLEY	Not started	08/02/2012
09/02220/FULL1	11	17	St Georges Road	BR1 2AU	BICKLEY	Not started	26/01/2010
11/00563/FULL1	-14	Denton Court 60	Birch Row	BR2 8DX	BROMLEY COMMON & KESTON	Not started	23/11/2011
11/03865/FULL1	200	Site K Bromley Area Action Plan' Multistorey Car Park	Simpsons Road	BR1	BROMLEY TOWN	Not started	26/03/2012
10/01078/FULL1	9	Holy Innocents Rc Primary School	Mitchell Road	BR6 9JT	CHELSEFIELD AND PRATTS BOTTOM	Not started	15/02/2011
11/01079/EXTENDED	9	12	Hayne Road	BR3 4HY	CLOCK HOUSE	Not started	26/05/2011
09/01664/FULL1	149	Dylon International Ltd	Worsley Bridge Road	SE26 5HD	COPERS COPE	Not started	15/04/2010
10/02964/FULL1	19	57	Albemarle Road	BR3 5HL	COPERS COPE	Not started	14/02/2012
11/01168/EXTENDED	38	Land Rear of 86-94	High Street	BR3	COPERS COPE	Not started	05/12/2011
10/02346/FULL1	9	125	Park Road	BR3	COPERS COPE	Not started	07/09/2011
10/03086/FULL1	39	Invicta Works	Chalk Pit Avenue	BR5 3JQ	CRAY VALLEY EAST	Not started	30/06/2011
10/03698/FULL1	-14	Alkham Tower	Bapchild Place	BR5 3PL	CRAY VALLEY EAST	Not started	02/11/2011
09/02881/DET	88	Anerley School For Boys Blocks D & E	Versailles Road	SE20 8AX	CRYSTAL PALACE	Not started	22/01/2010
11/01688/EXTENDED	89	Holy Trinity Convent School	Plaistow Lane	BR1 3LL	PLAISTOW AND SUNDRIDGE	Not started	07/11/2011
11/01687/EXTENDED	19	Holy Trinity Convent School	Plaistow Lane	BR1 3LL	PLAISTOW AND SUNDRIDGE	Not started	07/11/2011
11/01989/FULL1	14	Sundridge Park Manor	Willoughby Lane	BR1 3FZ	PLAISTOW AND SUNDRIDGE	Not started	04/10/2011
07/02483/FULL1	54	Sundridge Park Management Centre Ltd	Plaistow Lane	BR1 3JW	PLAISTOW AND SUNDRIDGE	Not started	09/10/2007
TOTAL	727						
Sites Commenced							
11/03940/FULL1	9	Dunoran Home, 4	Park Farm Road	BR1 2PF	BICKLEY	Started	21/03/2012
11/01412/FULL1	9	49	Sunningvale Avenue		BIGGIN HILL	Started	21/07/2011
09/03615/FULL1	19	160-166	Main Road	TN16 3BA	BIGGIN HILL	Started	11/10/2010
03/02319/OUT and 10/00740/DET	700	Blue Circle Sports Ground	Crown Lane	BR2 9PQ	BROMLEY COMMON AND KESTON	Started	22/11/2007

Borough Reference	Net Gain Excluding unit completions to date*	Site Address		Post Code	Ward	Current Permission Status	Permission Date
07/03632/FULL1	160	Land At South Side Of	Ringers Road	BR1 1HP	BROMLEY TOWN	Started	04/01/2008
07/03764/DET	183	Ravensbourne College Of Design & Communication	Walden Road	BR7 5SN	CHISLEHURST	Started	14/01/2008
03/04554/FULL1	49	Maunsell House, 160	Croydon Road	BR3 4DE	CLOCK HOUSE	Started	26/02/2009
05/04534/OUT	37	103 & 105 And Woodland At Rear Of 109-117	Copers Cope Road	BR3 1NR	COPERS COPE	Started	21/12/2006
09/02919/OUT	18	135-137	Albemarle Road	BR3 5HS	COPERS COPE	Started	25/08/2010
07/04649/DET	96	Anerley School For Boys	Versailles Road	SE20 8AX	CRYSTAL PALACE	Started	10/03/2008
08/00620/FULL1	11	Century House, 37-41	Church Road	SE19 2TE	CRYSTAL PALACE	Started	12/05/2008
07/00744/FULL1	9	10	Manor Way	BR3 3LJ	KELSEY AND EDEN PARK	Started	04/04/2008
09/02956/DET	12	12-14	Kemerton Road	BR3 6NJ	KELSEY AND EDEN PARK	Started	26/01/2010
09/02931/FULL1	-104	Ramsden Estate, Phase 3	Rye Crescent	BR5 4NS	ORPINGTON	Started	19/01/2010
09/03025/FULL1	20	One-O-One Club, 101	Parish Lane	SE20 7NR	PENGE AND CATOR	Started	01/07/2010
10/01069/FULL1	50	Anne Sutherland House	Thesiger Road	SE20 7NN	PENGE AND CATOR	Started	03/08/2010
10/03407/FULL1	9	89	Kings Hall Road	BR3 1LP	PENGE AND CATOR	Started	01/11/2011
11/01701/OUT	9	53-54	Palace Road	BR1 3JU	PLAISTOW AND SUNDRIDGE	Started	25/08/2011
09/00422/FULL1	13	Plaistow Lane Service Station	Plaistow Lane	BR1 4DS	PLAISTOW AND SUNDRIDGE	Started	11/11/2009
TOTAL	1309						
Allocated sites							
UDP PROP SITE	10	Land adjacent Clock House station			CLOCK HOUSE		
Bromley Area Action Plan	60	Sites B and C			BROMLEY TOWN		
Small sites started from 01/01/11							
	239				BOROUGH-WIDE		
Small sites with planning permission							
	300				BOROUGH-WIDE		
OVERALL TOTAL	2645						