

## **LB BROMLEY FIVE YEAR SUPPLY OF HOUSING**

### **FIVE YEAR SUPPLY OF DELIVERABLE LAND FOR HOUSING (June 2013)**

#### **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 (01/04/13-31/03/18).
- 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 The Study has been superseded by two other Capacity Studies based on 10 year periods and incorporated into the London Plan (2008 and 2011).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.<sup>1</sup>
- 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.
- 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

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

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 currently starting work to update the 2009 SHLAA. 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 illustrates that housing completions have exceeded the annual target for the five years shown and are in excess of the cumulative target by 539 units. In light of the rate of completions it is considered that an additional buffer of 5% is relevant for the Borough.

Financial Year	Completions (units)	Cumulative Completions	Cumulative Target
2007/08	713	713	485
2008/09	494	1207	970
2009/10	553	1760	1455
2010/11	672	2432	1940
2011/12	547	2979	2440

Table 1 Completions 2007/08-2010/11

- 2.7 Table 2 sets out the Borough's position on housing delivery against the current ten year target (2011/12-2020/21). During the five year supply period Table 2 shows that the Borough needs to deliver approximately 2471 units (taking into account previous completions). The excess of completions for 2011/12 has been spread throughout the ten year plan period.

Financial Year	Completions	Cumulative Completions to date	Cumulative Target
2011/12	547	547	500
2012/13	500 (est)	1047	1000
2013/18	2471		3500
2018/19	-		4000
2019/20	-		4500
2020/21	-		5000

Table 2 Housing Targets LB Bromley 2011/12 – 2020/21

- 2.8 The 5% buffer would increase the five year figure from 2471 units to 2594 units. This results in an annual 'target' of 519 units per annum over the five year period.

**Five year supply position**

- 2.9 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:
- a) Large (9/10+units) and small sites with planning permission;
  - b) Large and small sites that have commenced;
  - c) Relevant large identified sites.

#### a) Sites with planning permission

- 2.10 Sites were assessed to determine if they would be deliverable over the five year period. Where relevant developers/agents were contacted to establish 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.
- 2.11 There are approximately 400 units on small sites (<10 units) in the pipeline that have not commenced. From 04/05 to 11/12, 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 eight years, on average, delivery on small sites has typically accounted for around 36% of completions overall.
- 2.12 It is considered that delivery on small sites is not insignificant and has been consistent over the past eight years. Therefore a conservative allocation of 300 units over five years is likely to be deliverable and takes into account advice set out in paragraph 48 of the NPPF.
- 2.13 It is anticipated that we will look to undertake a review of small site, vacant unit, and office conversion contributions to housing supply and include this in future analyses of supply.

#### b) Sites that have commenced

- 2.14 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 mid March 2013). For example 383 units were completed on the Blue Circle site up to 01/03/2013 and therefore the net total remaining is 405 units out of a total of 788 units.
- 2.15 There are 239 units (on small sites) that have started and it is expected that these will be delivered by the end of the five year supply period.

#### c) Large identified sites

- 2.16 Sites B, C and K within the Bromley Area Action Plan (BAAP, 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. At this point in time it is estimated that there are 260 deliverable units in total.
- 2.17 Site L within the BAAP was included in the SHLAA results for Phase 3 of the Assessment (2016/17-2020/21). Negotiations are on-going for the site and it is anticipated that within the five year supply period approximately 30 units could be deliverable.

#### Conclusion

- 2.18 Appendix 1 illustrates that Bromley is able to meet its five year supply target of 2594 units (including the 5% buffer) given that there are over 2700 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.

2.19 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
<b>Sites with permission not commenced</b>							
12/01112/DET	8	15	Bickley Road	BR1 2ND	BICKLEY	Not started	08/02/2012
11/03865/FULL1	200	Site K Bromley Area Action Plan <sup>1</sup> Multistorey Car Park <sup>2</sup>	Simpsons Road	BR1	BROMLEY TOWN	Not started	26/03/2012
12/01838/FULL1	16	47	Homesdale Road	BR2 9TN	BROMLEY TOWN	Not started	14/02/2013
10/01078/FULL1	9	Holy Innocents Rc Primary School	Mitchell Road	BR6 9JT	CHELSFIELD AND PRATTS BOTTOM	Not started	15/02/2011
11/01079/EXTEND	9	12	Hayne Road	BR3 4HY	CLOCK HOUSE	Not started	26/05/2011
10/02964/FULL1	19	57	Albemarle Road	BR3 5HL	COPERS COPE	Not Started	14/02/2012
11/01168/EXTEND	44	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
11/02140/OUT	48	Part Of Kent County Cricket Ground	Worsley Bridge Road	BR3 1RL	COPERS COPE	Not started	29/03/2012
10/03698/FULL1	-14	Alkham Tower	Bapchild Place	BR5 3PL	CRAY VALLEY EAST	Not started	02/11/2011
11/00701/OUT	28	Adjacent 7	Fordcroft Road	BR5 2DA	CRAY VALLEY EAST	Not started	30/03/2012
12/00304/FULL1	50	76	High Street	BR6 0JQ	CRAY VALLEY EAST	Not started	06/02/2013
12/02658/FULL1	41	Chipperfield Day Centre	Chipperfield Road	BR5 2PY	CRAY VALLEY WEST	Not started	19/02/2013
12/03634/FULL1	24	2	Betts Way	SE20 8TZ	CRYSTAL PALACE	Not started	01.03.2013
12/03859/FULL1	9	193	Anerley Road	SE20 8EL	CRYSTAL PALACE	Not started	26/03/2013
12/02443/FULL1 and 12/02913/FULL2	56	Holy Trinity Convent School	Plaistow Lane	BR1 3LL	PLAISTOW AND SUNDRIDGE	Not started	15/11/12 and 21/12/2012
11/01989/FULL1	14	Sundridge Park Mansion	Willoughby Lane	BR1 3FZ	PLAISTOW AND SUNDRIDGE	Not started	04/10/2011
10/02308/FULL1	67	Sundridge Park Management Centre Ltd	Plaistow Lane	BR1 3JW	PLAISTOW AND SUNDRIDGE	Not started	06/09/2011
12/02695/DET	9	51	Palace Road	BR1 3JU	PLAISTOW AND SUNDRIDGE	Not started	16/01/2013
12/03036/FULL1	9	Plaistow Lane Service Station	Plaistow Lane	BR1 4DS	PLAISTOW AND SUNDRIDGE	Not started	29/01/2013
<b>TOTAL</b>	<b>655</b>						
<b>Sites Commenced</b>							
11/03940/FULL1	9	Dunoran Home, 4	Park Farm Road	BR1 2PF	BICKLEY	Started	21/03/2012
09/03615/FULL1	19	160-166	Main Road	TN16 3BA	BIGGIN HILL	Started	11/10/2010

<sup>2</sup> Scheme started on site late June 2013

Borough Reference	Net Gain Excluding unit completions to date*	Site Address		Post Code	Ward	Current Permission Status	Permission Date
11/01412/FULL1	7	49	Sunningvale Avenue		BIGGIN HILL	Started	21/07/2011
11/00563/FULL1	-14	Denton Court 60	Birch Row	BR2 8DX	BROMLEY COMMON & KESTON	Started	23/11/2011
03/02319/OUT and 10/00740/DET	405	Blue Circle Sports Ground	Crown Lane	BR2 9PQ	BROMLEY COMMON AND KESTON	Started	22/11/2007
07/03632/FULL1	160	Land At South Side Of	Ringers Road	BR1 1HP	BROMLEY TOWN	Started	04/01/2008
07/03764/DET	158	Ravensbourne College Of Design & Communication	Walden Road	BR7 5SN	CHISLEHURST	Started	14/01/2008
03/04554/FULL1	58	Maunsell House, 160	Croydon Road	BR3 4DE	CLOCK HOUSE	Started	26/02/2009
05/04534/OUT	14	103 & 105 And Woodland At Rear Of 109-117	Copers Cope Road	BR3 1NR	COPERS COPE	Started	21/12/2006
09/01664/FULL1	149	Dylon International Ltd	Worsley Bridge Road	SE26 5HD	COPERS COPE	Started	15/04/2010
10/03086/FULL1	39	Invicta Works	Chalk Pit Avenue	BR5 3JQ	GRAY VALLEY EAST	Started	30/06/2011
09/02881/DET	96	Anerley School For Boys Blocks D & E	Versailles Road	SE20 8AX	CRYSTAL PALACE	Started	22/01/2010
07/04649/DET	32	Anerley School For Boys	Versailles Road	SE20 8AX	CRYSTAL PALACE	Started	10/03/2008
04/03547/FULL1	10	Fair Acres Estate	Fair Acres	BR2 9BL	HAYES AND CONEY HALL	Started	21/01/2005
09/02956/DET	9	12-14	Kemerton Road	BR3 6NJ	KELSEY AND EDEN PARK	Started	26/01/2010
10/03407/FULL1	9	89	Kings Hall Road	BR3 1LP	PENGE AND CATOR	Started	01/11/2011
<b>TOTAL</b>	<b>1160</b>						
<b>Allocated sites</b>							
UDP PROP SITE	10	Land adjacent Clock House station			CLOCK HOUSE		
Bromley Area Action Plan	60	Sites B and C			BROMLEY TOWN		
Bromley Area Action Plan	30	Site L DHSS Building Westmoreland Road			BROMLEY TOWN		
<b>Other sites</b>							
12/03385/FULL1	20	Sheila Stead House	Bushell Way	BR7 6SF	CHISLEHURST	Permission subject to S106	
12/00776/OUT	56	Grays Farm Production Village	Grays Farm Road	BR5 3BD	GRAY VALLEY WEST	Permission subject to S106	
12/00976/OUT	179	Langley Court	South Eden Park Road	BR3	KELSEY AND EDEN PARK	Permission subject to S106	
<b>Small sites started</b>							
	239				BOROUGH-WIDE		
<b>Small sites with planning permission</b>							
	300				BOROUGH-WIDE		
<b>Overall total</b>	<b>2709</b>						

