

PART 1 - PUBLIC

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Thursday 4th September 2014

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

Title: LB BROMLEY FIVE YEAR HOUSING SUPPLY PAPER 2014

Contact Officer: Claire Glavin, Planner
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Chief Officer: Jim Kehoe, Chief Planner

Ward: (All Wards);

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 sets out the five year supply position for the Council from 1st April 2014 – 31st March 2019. It concludes that there is a suitable five year housing supply in the Borough.

2. **RECOMMENDATION(S)**

Members agree the five year housing supply position 01/04/14-31/03/19 as set out in Annex 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 (Excl Building Control & Land Charges)
 4. Total current budget for this head: £1.588m
 5. Source of funding: Existing controllable revenue budget for 2014/15
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Staff

1. Number of staff (current and additional): 60ftes
 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? No
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 (UDP, 2006). A 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.
- 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 and therefore the most relevant plan period was for ten years as opposed to the previous twenty year period referred to in the UDP.
- 3.3 The Council participated in the London-wide Strategic Housing Land Availability Assessment (SHLAA)/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.
- 3.5 The Council took part in the 2013 London-wide SHLAA that was published in January 2014. Draft Further Alterations to the London Plan were also published in January 2014, informed by the 2013 SHLAA. The Alterations propose a revised annual housing target of 641 units per annum for the Borough and are subject to an Examination in Public that commences in September 2014. The increase from 500 units per annum is largely due to an increase in the projected small site figure from 195 to 352 units per annum. The Council opposes plans that show altered annual housing targets over 470 units per annum on the grounds that it is an unsustainable target over the 10 year plan period.
- 3.6 The five year housing supply period relevant to this initial work covers 01/04/14-31/03/19. Appendix 1 of this report updates the five year housing supply paper agreed by DC Committee in June 2013.

4. National Planning Policy Framework (March 2012) (NPPF)

- 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 may take this into account when assessing appeals against the refusal of planning permission for residential development.

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

National Planning Practice Guidance (March 2014)

- 4.5 The NPPG specifies that housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight information provided in the latest full assessment of housing needs should be considered.

- 4.6 Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites. Demonstration of a five year supply is a key material consideration when determining housing applications and appeals.

5. LB Bromley Five Year Supply of Housing 2014

- 5.1 Annex 1 to this report sets out the Borough’s five year housing supply position (2014/15- 2018/19). This illustrates that the Borough can accommodate five years supply of housing through a variety of deliverable sites and has delivered sufficient completions over the past few years. Therefore a buffer of 5% of units has been added to the Borough’s overall 5 year target in line with the requirements of the NPPF.

6.0 POLICY IMPLICATIONS

- 6.1 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.

7.0 PERSONNEL AND FINANCIAL IMPLICATIONS

- 7.1 The number of hearings and public inquiries related to housing supply issues could increase significantly if a five year supply of housing cannot be demonstrated. This would have cost implications for the Council and time implications for personnel.

Non-Applicable Sections:	Legal
Background Documents: (Access via Contact Officer)	National Planning Policy Framework (March 2012) National Planning Practice Guidance (March 2014) The London Plan (July 2011) Authority Monitoring Report January 2014 (LB Bromley)