

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Thursday 24 November 2016

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

Title: LB BROMLEY FIVE YEAR HOUSING LAND SUPPLY PAPER
NOV 2016

Contact Officer: Claire Glavin, Planner
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Chief Officer: 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 housing supply position for the Council from 1st April 2016 – 31st March 2021. 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 01/04/16-31/03/21 as set out in Appendix 1 of this report.

Impact on Vulnerable Adults and Children

1. Summary of Impact: No impact
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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 & Renewal)
 4. Total current budget for this head: £1.325m
 5. Source of funding: Existing controllable revenue budget for 2016/17
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Personnel

1. Number of staff (current and additional): 60.22ftes
 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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Procurement

1. Summary of Procurement Implications: No implications
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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: N/A

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) applied to all London Boroughs for the purposes of monitoring housing supply 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 contributed to the London-wide SHLAA / Housing Capacity Study (SHLAA, 2009). As a result of the Assessment an annual housing monitoring target of 500 units was allocated to the Borough in the 2011 London Plan for the plan period 2011/12 – 2020/21. The Council also contributed to the GLA's SHLAA 2013 which assigned an annual housing monitoring target of 641 units to the Borough and has been adopted through the 2015 London Plan (consolidated with alterations since 2011). The 2013 SHLAA shows that the basis for the increased target from 500 to 641 per annum for Bromley is comprised of small sites.
- 3.4 The 2009 SHLAA attributed a small site capacity of 195 units out of an overall target of 500 units for the Borough. This figure increased to 352 units out of an overall target of 641 units within the 2013 SHLAA resulting in a 157 increase in small site capacity, based on historic delivery rates by comparison with an overall increase in the target of 141.
- 3.5 The five year housing supply period covers 01/04/16-31/03/21. Appendix 1 of this report updates the five year housing supply paper agreed by DC Committee in June 2015.

National Planning Policy Framework (March 2012) (NPPF)

- 3.6 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.
- 3.7 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.
- 3.8 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.
- 3.9 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)

- 3.10 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.
- 3.11 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. Local authorities should ensure that they carry out their annual assessment in a robust and timely fashion, based on up-to-date and sound evidence taking into account the anticipated trajectory of housing delivery and consideration of associated risks and an assessment of the local delivery record.

London Plan (2015, 2016)

- 3.12 The London Plan para 3.14A and Policy 3.3 specifies that minimum housing supply targets for each borough are set out from 2015 until 2025. For Bromley, this target is 641 dwellings per annum. These targets are informed by the GLA's Strategic Housing Market Assessment (SHMA) (2013) and London's housing land capacity as identified through the 2013 GLA Strategic Housing Land Availability Assessment (SHLAA). The SHLAA methodology is designed to identify capacity authoritatively in the distinct circumstances of London, including the limited stock of land and the uniquely pressurised land market and dependence on recycling brownfield land currently in existing uses. The methodology has been developed and refined over time through partnership working with boroughs and others involved in London housing as well as to reflect the principles of government guidance on preparation of SHLAAs nationally (2007 practice guidance).
- 3.13 The London Plan (para 3.19A) observes that national policy requires boroughs to identify a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their requirements with an additional buffer of 5% moved forward from later in the plan period. In compiling their 5 year supply estimates boroughs should demonstrate that they have maximised the number of identified sites. However, given London's reliance on recycled land currently in other uses and the London SHLAA's evidence, it must be recognised that in addressing this national objective, capacity which elsewhere in the country would be termed "windfall" must here form part of the 5 year supply. In order to support the range of activities and functions required in London as set out in this Plan application of the 5% - 20% buffers should not lead to approval of schemes which compromise the need to secure sustainable development as required in the NPPF (paragraph 3.19A).

LB Bromley Five Year Supply of Housing 2016

- 3.14 Appendix 1 to this report sets out the Borough's five year housing supply position (2016/17-2020/201). 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 to ensure choice and competition in the market for land. This includes a small site allowance and relevant large identified sites and draft

allocations. The draft allocations are included in the Council's Proposed Submission Draft Local Plan that is being consulted on from mid-November to the end of December 2016.

4. POLICY IMPLICATIONS

- 4.1 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.

5. FINANCIAL AND PERSONNEL IMPLICATIONS

- 5.1 The Five Year Housing Supply Paper must be updated and produced annually. Failure to produce the paper could result in significant resource implications in both financial and staffing terms, as the number of hearings and public inquiries related to housing supply issues could increase substantially, if a five year supply of housing cannot be demonstrated.

Non-Applicable Sections:	Impact on vulnerable adults and children Legal Procurement
Background Documents: (Access via Contact Officer)	National Planning Policy Framework (March 2012) National Planning Practice Guidance (March 2014) The London Plan (2015, 2016)