

**Decision Maker:**      **Development Control Committee**

**Date:**                      **19 April 2011**

**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

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1.      Reason for report

Planning Policy Statement 3 (June 2010) requires Local Planning Authorities (LPAs) to assess and demonstrate the extent to which existing plans fulfil the Government requirement to identify and maintain a rolling five year supply of deliverable housing land, particularly in connection with making planning decisions. This report establishes the five year supply position for the Council from 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2016.

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2.      **RECOMMENDATION(S)**

Members agree the five year supply position 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: N/A.
  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: Call-in is not applicable.
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### Customer Impact

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

1. Have Ward Councillors been asked for comments? N/A.
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 (2007-2016) compared to 572 units (1997 – 2006).
- 3.2 The Council has participated in the London-wide Strategic Housing Land Availability Assessment / Housing Capacity Study (2009) to meet the requirements set out in PPS3 for identifying housing land supply. As a result of this Assessment an annual monitoring target of 565 dwellings per annum was initially shown in the Draft Replacement London Plan (DRLP). After further amendment this figure was dropped to 500 for the purposes of the Examination in Public in the summer of 2010. Evidence submitted by the Council however was that the appropriate figure of capacity of the Borough to accommodate housing development is 462 dwellings per annum.
- 3.3 In light of the fact that the DRLP figures above could be subject to change the five year supply paper uses the 2007/08-2016/17 target of 485 units per annum.
- 3.4 An annual update of the borough's housing supply position has been set out in the Council's Annual Monitoring Reports from 2005.

#### Planning Policy Statement 3: Housing (June 2010)

#### Housing Provision Guidance

- 3.5 Planning Policy Statement (PPS) 3: Housing sets out guidance on how Local Planning Authorities (LPAs) should address their housing supply over a fifteen year period. Paragraph 7 of the PPS specifies the need for LPAs to assess and demonstrate the extent to which existing development plans fulfil the requirement set out in the guidance to identify and maintain a rolling five-year supply of deliverable land for housing, particularly in connection with making planning decisions.
- 3.6 Local Planning Authorities are also asked to identify a further supply of specific deliverable sites for years 6-10 and where possible for years 11-15. Where it is not possible to identify specific sites for years 11-15 broad locations for future growth should be indicated. Account should be taken of the level of housing provision set out in the Regional Spatial Strategy (London Plan). With regard to the first 10 years of housing supply PPS3 does not encourage the inclusion of windfall sites unless there is robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.
- 3.7 In the event that the supply is not demonstrated then an Inspector will take this into account in assessing appeals against the refusal of planning permission.
- 3.8 The housing supply position for LPAs should be monitored on an annual basis to ensure there is a continuous five year supply of housing.

#### LB Bromley Five Year Supply of Housing

- 3.9 Appendix 1 to this report sets out the borough's five year housing supply position (2011/12-2015/16). This illustrates that to date the borough has been meeting its annual housing targets

as set out in the London Plan (Consolidated with Alterations since 2004) February 2008 and can accommodate five years supply of housing through a variety of deliverable sites.

#### 4. 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. Where LPAs cannot demonstrate an up-to-date five year supply of deliverable sites for housing they should consider favourably planning applications having regard to the policies in PPS3.

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| <b>Non-Applicable Sections:</b>                       | Financial, Legal and Personnel  |
| Background Documents:<br>(Access via Contact Officer) | Planning Policy Statement 3 Housing (CLG, June 2010)<br>The London Plan (2008)<br>Annual Monitoring Report December 2010 (LB Bromley) |