

## FIVE YEAR SUPPLY OF DELIVERABLE LAND FOR HOUSING

### 1.0 PLANNING POLICY STATEMENT (PPS)3 HOUSING (June 2010)

- 1.1 PPS3 requires that Local Planning Authorities (LPAs) will need to assess and demonstrate the extent to which existing plans fulfil the Government's requirement to identify and maintain a rolling five-year supply of deliverable land for housing particularly in connection with considering planning applications.
- 1.2 It advises that LPAs should draw on information from Strategic Housing Land Availability Assessments (SHLAA) and or other relevant evidence to identify sufficient specific deliverable sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:
- **Be available** – the site is available now;
  - **Be suitable** - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities;
  - **Be achievable** – there is a reasonable prospect that housing will be delivered on the site within five years (paragraph 54).
- 1.3 Paragraph 59 states that allowances for windfalls should not be included in the first 10 years of land supply unless robust evidence of genuine local circumstances that prevent specific sites being identified can be provided. In these circumstances, an allowance should be included but should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends.
- 1.4 Where LPAs cannot demonstrate an up-to-date five year supply of deliverable sites they should consider favourably planning applications for housing, having regard to PPS3 policies.

### 2.0 LONDON BOROUGH OF BROMLEY FIVE YEAR SUPPLY

- 2.1 This paper sets out Bromley's position on five year supply (01/04/11-31/03/16).
- 2.2 The Council participated in the London Housing Capacity Study (LHCS) 2004-05 that resulted in the current annual housing provision target of 485 units over a ten year period (2007/08 – 2016/17) This figure forms part of the 2008 London Plan and reference is made to the study in the Council's Adopted UDP (2006).
- 2.3 To update the above study the Council has contributed to 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 the Assessment a draft annual housing monitoring target of 500 units has been allocated. The figure forms part of the EiP for the Draft Replacement London Plan (DRLP) (2009) and further evidence has been submitted by the Council to reduce this figure further to 462 units per annum.

- 2.4 It is noted that paragraph 53 of PPS3 specifies local planning authorities should have regard to the level of housing provision as proposed in the relevant emerging Regional Spatial Strategy. In light of the fact that the DRPL target could be reduced, for the purposes of this paper, the current target figure of 485 units will be used and only assessed against the target period from 2007/08 to which it relates.<sup>1</sup>

### Current housing provision targets and delivery

- 2.5 Table 1 below sets out the boroughs current position on housing delivery against targets for 2007/08 – 2016/17 (4850 units in total).

Financial Year	Completions	Cumulative Completions	Cumulative Target	Progress against target
2007/08	<i>713</i> <sup>2</sup>	713	485	+228
2008/09	<i>494</i>	1207	970	+237
2009/10	<i>553</i>	1760	1455	+305
2010/11	441 (est.)	2201	1940	-
2011/16	2205*	4406*	4365	-
2016/17	444*	4850*	4850	-

\*anticipated/forecast

- 2.6 The above table shows that to date we have exceeded our targets for 2007/08-2009/10 and look towards completing 3090 additional units by 2016/17. Therefore, the average number of units to be achieved per annum amounts to approximately 441 (3090/7 remaining years). Over the five year supply period this totals 2205 units (441x5).

### Five year supply position

- 2.7 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.

#### a) Sites with planning permission (up to 31/12/10)

- 2.8 Sites over 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.
- 2.9 There are approximately 700 units on small sites (<10 units) in the pipeline that have not commenced. From 04/05 to 09/10, on average planning permission was granted for 470 units per annum on these sites and completions were in

<sup>1</sup> GLA advise (Jan 2011) that targets prior to the 2008 London Plan do not accrue.

<sup>2</sup> Italics show actual unit completions 07/08-09/10.

the region of 220 units per annum. Over the past six years delivery on small sites has typically accounted for around 33% of completions overall.

- 2.10 It is considered that delivery on small sites is not insignificant and therefore a conservative allocation of 200 units could be deliverable.

b) Sites that have commenced (up to 31/12/10)

- 2.11 Sites that have started on site are considered deliverable over the five year supply period. Any sites that have been completed were removed from the list (up to 16/3/11). The Blue Circle Sports Ground will accommodate a large number of units and it is anticipated that the scheme will be delivered by 2015/2016.

- 2.12 There are 233 units (on small sites) that have started work on site and it is expected that these will be delivered by the end of the supply period.

c) Large identified sites

- 2.13 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). It is anticipated that these sites will still be deliverable and at this point in time it is estimated that they are likely to contribute 210 units.

Conclusion

- 2.14 Appendix 1 illustrates that Bromley is able to meet its five year supply target of 2205 units given that there are over 2500 deliverable units in the pipeline. In light of this, regard will be had to policies in the London Plan, the Bromley Development Plan, PPS3 and other material considerations when assessing new planning applications.

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

Borough Reference	Net Gain	Site Address			Ward	Permission Date
<b>Sites with permission not commenced</b>						
08/03691/DET	11	15	Bickley Road	BR1 2ND	BICKLEY	08/01/2009
09/02220/FULL1	11	17	St Georges Road	BR1 2AU	BICKLEY	26/01/2010
09/03615/FULL1	19	160-166	Main Road	TN16 3BA	BIGGIN HILL	11/10/2010
07/03764/DET	200	Ravensbourne College Of Design & Communication	Walden Road	BR7 5SN	CHISLEHURST	14/01/2008
09/02225/DET	37	103 & 105 And Woodland At Rear Of 109-117	Copers Cope Road	BR3 1NR	COPERS COPE	01/12/2009
09/02919/OUT	18	135-137	Albemarle Road	BR3 5HS	COPERS COPE	25/08/2010
09/01664/FULL1	149	Dylon International Ltd	Worsley Bridge Road	SE26 5HD	COPERS COPE	15/04/2010
09/02881/DET	88	Anerley School For Boys Blocks D & E	Versailles Road	SE20 8AX	CRYSTAL PALACE	22/01/2010
10/01069/FULL1	50	Anne Sutherland House	Thesiger Road	SE20 7NN	PENGE AND CATOR	03/08/2010
09/03025/FULL1	20	One-O-One Club, 101	Parish Lane	SE20 7NR	PENGE AND CATOR	01/07/2010
06/02747/FULL1	108	Holy Trinity Convent School	Plaistow Lane	BR1 3LL	PLAISTOW AND SUNDRIDGE	21/05/2008
07/02483/FULL1	54	Sundridge Park Management Centre Ltd	Plaistow Lane	BR1 3JW	PLAISTOW AND SUNDRIDGE	09/10/2007
09/02956/DET	12	12-14	Kemerton Road	BR3 6NJ	KELSEY AND EDEN PARK	26/01/2010
<b>TOTAL</b>	<b>777</b>					
<b>Sites commenced</b>						
09/03314/DET	100	Garrard/Sussex House	Homesdale Road	BR2 9LZ	BROMLEY TOWN	22/02/2010
03/04554/FULL1	49	Maunsell House, 160	Croydon Road	BR3 4DE	CLOCK HOUSE	26/02/2009
09/01791/FULL1	23	Community Centre	Castledine Road	SE20 8AE	CRYSTAL PALACE	09/03/2010
09/02931/FULL1	-104	Ramsden Estate, Phase 3	Rye Crescent	BR5 4NS	ORPINGTON	19/01/2010
05/00587/FULL1	22	28a	Station Square	BR5 1LS	PETTS WOOD AND KNOLL	28/03/2006
03/02319/OUT and 10/00740/DET	788	Blue Circle Sports Ground	Crown Lane	BR2 9PQ	BROMLEY COMMON AND KESTON	22/11/2007
08/03566/FULL1	14	Ruxley Court	Widmore Road	BR1 3AZ	BICKLEY	11/02/2009
08/03199/FULL1	16	66	Addison Road	BR2 9RR	BROMLEY COMMON AND KESTON	09/06/2009
08/03415/FULL1	12	102	Martins Road	BR2 0EF	BROMLEY TOWN	13/11/2008
07/03083/FULL1	14	Land At	Woodclyffe Drive	BR7 5NT	CHISLEHURST	15/10/2007
06/00872/FULL1	19	Sira	South Hill	BR7 5EH	CHISLEHURST	09/06/2006

06/00928/FULL1	6	181	Beckenham Road	BR3 4PT	CLOCK HOUSE	19/07/2006
04/01448/RENEW	7	404-436	Croydon Road	BR3 4EP	CLOCK HOUSE	07/06/2004
06/01873/FULL1	19	The Clock House	Beckenham Road	BR3 4PT	CLOCK HOUSE	05/12/2006
101717	3	18-24	The Knoll	BR3 5JW	COPERS COPE	31/08/2002
07/04649/DET	129	Anerley School For Boys	Versailles Road	SE20 8AX	CRYSTAL PALACE	10/03/2008
08/00620/FULL1	11	Century House, 37-41	Church Road	SE19 2TE	CRYSTAL PALACE	12/05/2008
04/03547/FULL1	10	Fair Acres Estate	Fair Acres	BR2 9BL	HAYES AND CONEY HALL	21/01/2005
09/00422/FULL1	13	Plaistow Lane Service Station	Plaistow Lane	BR1 4DS	PLAISTOW AND SUNDRIDGE	11/11/2009
<b>TOTAL</b>	<b>1151</b>					
<b>Allocated sites</b>						
UDP PROP SITE	10	Land adjacent Clock House station			CLOCK HOUSE	
Bromley Area Action Plan	210	Sites B, C, K			BROMLEY TOWN	
<b>Small sites started from 01/01/11</b>						
	233				BOROUGH-WIDE	
<b>Small sites with planning permission</b>						
	200				BOROUGH-WIDE	
<b>OVERALL TOTAL</b>	<b>2581</b>					