

BRECKLAND DISTRICT COUNCIL

Report of Elizabeth Gould Executive Member for Planning and Environmental Services

To: Planning Committee – 29th July 2013

(Author: Sarah Robertson, Planning Policy Officer (Capita Symonds))

Subject: Five Year Housing Land Supply Statement 2013

Purpose: The purpose of this report is to update members on Breckland's five year housing land supply, which is a requirement under the National Planning Policy Framework.

Recommendation(s):

It is recommended that Members note the contents of this report for their information and any implications for decisions on relevant Planning Applications.

1. BACKGROUND

- 1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. Breckland's Five Year Housing Land Supply Statement for 2013 is attached at Appendix A. This is the sixth review of the statement and second since the publication of the NPPF in March 2012.
- 1.2 Land can only be included within the five year supply where it is considered to meet the following criteria (as set out within the NPPF):
 - Deliverable – sites should be available now
 - Suitable – sites should offer a suitable location for development
 - Achievable – sites should have a realistic prospect that housing will be delivered on the sites within the five years.
- 1.3 Breckland's Five Year Housing Land Supply paper assesses the period up to 2018 and is based on the housing delivery targets set out within the adopted Core Strategy and Development Control Policies DPD. The statement incorporates a range of sites, including sites with planning permission for housing, sites which have been allocated within a development plan document and sites on previously developed land which have been demonstrated through the Strategic Housing Land Availability Assessment (SHLAA) that they can be delivered within this five year period.
- 1.4 The housing target contained within the Core Strategy requires 19,100 new homes to be built within the District between 2001 and 2026. This represents an annual delivery requirement of 764 dwellings. In the period from 2001 to 2013, Breckland has under delivered on housing by 2,893 homes against this target. Therefore, it is expected that this under delivery should be made up within the five year period, creating an annual requirement for the next five years of 1,342 new homes per annum.
- 1.5 To help to ensure a robust statement of land availability and deliverability questionnaires have been sent to all those with planning permission on larger sites of

10 or more dwellings. The questionnaire sought information on the likely delivery rates of these sites.

- 1.6 The NPPF requires Local Authorities to include an additional buffer of either 5% or 20% into their housing land supply, to ensure choice and competition in the market for land. Due to the previous persistent under-delivery of housing against targets, even when taking into account post 2007 economic climate, it is considered appropriate to apply the 20% buffer onto housing targets.
- 1.7 This under-delivery is not strictly a reflection on the Council's ability to allocate land for housing development. Despite the good progress the Council has made identifying sites through its LDF, the reasons for under-delivery rests with a number of other factors, many of which are outside of the influence of the planning system. A number of planning applications are either not being implemented or are being delivered at a very slow rate despite being unconstrained greenfield sites. This appears to be due to the relatively fragile confidence of the national housing market rather than any other physical constraints. The Council's Five Year Housing Land Statement has therefore taken a cautious but realistic view of how housing supply will come forward over the next 5 year period.
- 1.8 At 31st March 2013, Breckland can only demonstrate a 3.12 year supply of deliverable housing land. This figure is reduced to only 2.8 years when taking into account the need to provide a 20% buffer as described in paragraph 1.6.
- 1.9 In the absence of being able to demonstrate a five year supply of deliverable housing land, the NPPF provides guidance to Local Authorities on the required approach. Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered as being up to date. In Breckland's case this applies to the housing numbers allocated within CP1 of the Core Strategy (which determine supply); however, the spatial strategy for the District, which identifies the locations for growth is still considered to be in accordance with the NPPF.
- 1.10 The lack of a five year housing land supply within the District will have an impact on the determination of planning applications. Paragraph 47 of the NPPF requires local authorities to produce a housing implementation strategy to detail how they will reach and maintain a five year supply. In Breckland, in areas identified within the Spatial Strategy for growth (i.e. the five market towns and Narborough, Harling, Shipdham and Swanton Morley) if a site can be demonstrated to be deliverable, available and suitable. It should be considered favourably within the planning process taking into account the presumption in favour of sustainable development contained within the NPPF.
- 1.11 The Council has committed to preparing a new Local Plan, which will once adopted, supersede the current Local Development Framework. This plan will include a review of housing numbers across the District. The adoption of a new Local Plan for the District along with robust arrangements for phasing and delivery will help to close the land supply shortfall. The five year housing land supply statement will be reviewed on an annual basis.

2. OPTIONS

3. REASONS FOR RECOMMENDATION

It is recommended that Members note the contents of this report, and as such no options are presented.

The five year housing land supply statement represents a factual position on the existing land supply situation and will need to be taken into consideration in the determination of planning applications. The committee will also need to have regard to the housing implementation strategy in its decision-making.

4. IMPLICATIONS

4.1 Carbon Footprint & Environmental Issues

4.2 Constitution & Legal

- 4.2.1 Although there are no direct legal implications arising from this report, there may be indirect implications from potential planning appeals lodged principally on land supply grounds.

4.3 Contracts

4.4 Corporate Plan

4.5 Crime and Disorder

4.6 Equality and Diversity & Human Rights

4.7 Financial

4.8 Risk Management

4.9 Staffing

4.10 Stakeholders / Consultation

4.11 Other

5. WARDS/COMMUNITIES AFFECTED

All wards in Breckland are affected by the Five Year housing Land supply Statement. The report is particularly relevant to the following wards, as they have been identified with a positive housing: Burgh and Haverscroft, Queens, Dereham Neatherd, Dereham Humbletoft, Dereham Central, Dereham Toftwood, Swaffham, Watton, Thetford Saxon, Thetford Abbey, Thetford Guildhall, Thetford Castle, Harling and Heathlands, Shipdham, Nar Valley, and Swanton Morley Wards

Background papers:-

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Key Decision – N/A

Appendices attached to this report:

Appendix A – Five Year Housing Land Supply Statement 2013