

## BRECKLAND DISTRICT COUNCIL

**Report of:** The Executive Director for Commercialisation

**To:** Planning Committee 25.07.16

**Author:** Steve Ottewell – Operations Director: Capita

**Subject:** 2016 Annual Statement of Five Year Housing Land Supply

**Purpose:** The purpose of this report is to inform the Planning Committee of Breckland's current situation in regards to a five year housing land supply

### **Recommendation(s):**

- 1) That the Planning Committee notes the contents of this report for their information and any implications for decision on relevant Planning Applications.

### **1.0 BACKGROUND**

- 1.1 It is a requirement of the National Planning Policy Framework (NPPF) to prepare a five year housing land supply statement on an annual basis. The full assessment for 2016 is included at Appendix A of this report.
- 1.2 The 5 Year Housing Land Supply is a comparison of the anticipated supply of new dwellings, against the number of new dwellings that are required to be built in Breckland (known as the housing requirement). It is expressed as the number of years' worth of supply available. The 5 year period is a 'forward look' produced on at least an annual basis and standard practice is for the starting point to be 1 April each year.
- 1.3 The 5 Year Housing Land Supply Statement is a means of demonstrating that the Council is meeting the housing development needs of the district and is a key plank of the National Planning Policy Framework (NPPF) to '*boost significantly the supply of housing*' (para47). Further guidance on land availability and 5 year supply is provided in the national Planning Practice Guidance (PPG). Both the NPPF and PPG are available to view at <http://planningguidance.planningportal.gov.uk/>.
- 1.4 The first part of the calculation is to establish the housing requirement. The requirement figure is usually the adopted target in the district's Local Plan. However, the Breckland Core Strategy was adopted prior to the NPPF and the targets were created in the context of the former Regional Spatial Strategy. As such the emerging Objectively Assessed Need (OAN) targets from the new Strategic Housing Market Assessment may present a more robust up-to-date position. The 5 Year Land Supply Statement presents two calculations using either approach.
- 1.5 The NPPF states that the housing requirement must include a 5% or 20% buffer (moved forward from later in the plan period) to ensure choice and competition in the market, and the PPG requires that any un-delivered units from previous years must be allowed for in future years. The PPG recommends that this should be done within the next 5 years, but does not require this.
- 1.6 The Breckland calculation incorporates a 20% buffer, and makes allowance for un-delivered units. Two separate calculations are shown using the two different approaches to

making up the “shortfall” in undelivered units. The “Sedgefield” approach, recommended by the PPG, where the shortfall is made up in the next five years, and the “Liverpool” approach, where undelivered units are made up over the remainder of the Plan period.

1.7 The housing supply is made up of deliverable sites which are in suitable locations, available now and achievable in the next five years. The housing land supply is made up of the following components:

- Sites with planning permission: large and small sites with planning permission are considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years
- Allocations in the Local Plan: sites that are allocated in the Site Specific Policies and Proposals DPD or the Thetford Area Action Plan
- Windfalls<sup>1</sup>: the Council is satisfied that there is compelling evidence that such sites have consistently become available in the local area, and will continue to provide a reliable source of supply.

1.8 Totalling these components, the 5 Year Land Supply Statement shows that in Breckland **3,509** deliverable units are expected to come forward in the next five years.

1.9 To assess the Council’s 5 Year Land Supply position one must compare the identified supply against the requirement. As explained in paras 1.4 and 1.6 of this report, the 5 Year Land Supply Statement presents a number of different scenarios using both the Core Strategy targets and the emerging OAN target, and also both the Liverpool and Sedgefield methodological approaches.

1.10 Using either the Core Strategy target (on either methodology) or the OAN target (on either methodology) the Council cannot demonstrate a five year supply of housing land. The position against each scenario is shown below.

<b>Scenario</b>	<b>5 Year Land Supply Position</b>
Core Strategy target, Sedgefield methodology	2.44
Core Strategy target, Liverpool methodology	2.96
OAN target, Sedgefield methodology	4.28
OAN target, Liverpool methodology	4.73

1.11 Whilst the Council cannot currently demonstrate a 5 Year Land Supply, there are several positive things to note. The completions figures have been steadily increasing post-recession which indicates a strong housing market in the area. The new OAN targets, which are considered to be the most appropriate requirement figures by which to assess the 5 Year Land Supply position show a vastly improved picture. Furthermore, as noted at paras 4.4 and 4.5 of the Statement a significant number of recent planning approvals mean that it is likely that in the near future a five year supply will be achieved. It is considered that it would be appropriate to update the Statement at the end of September 2016.

## 2.0 **OPTIONS**

2.1 **Option 1** - Members note the content of this report and take into account Breckland’s Five Year Housing Land Supply (as at 31.03.16) in the determination of planning applications for residential developments.

2.2 **Option 2** – Do nothing

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<sup>1</sup> Sites which do not currently have planning permission and are not allocated.

### 3.0 REASONS FOR RECOMMENDATION(S)

3.1 It is recommended that Members endorse Option 1. Local Planning Authorities are required through the NPPF and national PPG to prepare a statement setting out their five year housing land supply. This report has been prepared having had regard to this guidance

### 4.0 EXPECTED BENEFITS

4.1 The expected benefit associated with Option 1 is that the Council meets the requirements of the National Planning Practice Guidance.

### 5.0 IMPLICATIONS

#### 5.1 Carbon Footprint / Environmental Issues

5.1.1 It is the opinion of the Report Author that there are no implications.

#### 5.2 Constitution & Legal

5.2.1 It is the opinion of the Report Author that there are no implications.

#### 5.3 Contracts

5.3.1 It is the opinion of the Report Author that there are no implications.

#### 5.4 Corporate Priorities

5.4.1 This report aligns to the corporate priorities to support our local economy and develop stronger communities.

#### 5.5 Crime and Disorder

5.5.1 It is the opinion of the Report Author that there are no implications.

#### 5.6 Equality and Diversity / Human Rights

5.6.1 It is the opinion of the Report Author that there are no implications.

#### 5.7 Financial

5.7.1 It is the opinion of the Report Author that there are no implications.

#### 5.8 Health & Wellbeing

5.8.1 It is the opinion of the Report Author that there are no implications.

#### 5.9 Risk Management

5.9.1 It is the opinion of the Report Author that there are no implications.

#### 5.10 Safeguarding

5.10.1 It is the opinion of the Report Author that there are no implications.

## 5.11 Staffing

5.11.1 It is the opinion of the Report Author that there are no implications.

## 5.12 Stakeholders / Consultation / Timescales

5.12.1 It is the opinion of the Report Author that there are no implications.

## 6.0 WARDS/COMMUNITIES AFFECTED

6.1 All wards in Breckland are affected by the Five Year Housing Land Supply Statement.

## 7.0 ACRONYMS

7.1 DPD – Development Plan Document

7.2 NPPF – National Planning Policy Framework

7.3 OAN – Objectively Assessed Need

7.4 PPG – Planning Practice Guidance

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Background papers:-

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### Lead Contact Officer

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**Key Decision:** No

**Exempt Decision:** No

### Appendices attached to this report:

Appendix A Breckland 5 Year Housing Land Supply Statement (as at 31.03.16)