

BRECKLAND DISTRICT COUNCIL

Report of: Director of Commissioning

To: Planning Committee – 9th July 2012

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

Subject: Five Year Housing Land Supply Statement 2012

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 and any implications for decisions on relevant Planning Applications.

1. BACKGROUND

- 1.1 Local Authorities are required through the National Planning Policy Framework (NPPF) to produce a five year housing land supply statement annually, as part of their monitoring of deliverable housing land. This is not a new requirement for Local Authorities, indeed this is Breckland's fifth review of the statement. However, the recent publication of the NPPF in March 2012 has altered the requirements for the statement's content.
- 1.2 The five year housing land supply statement assesses Breckland's supply of houses over the next five years and identifies specific sites which the Council considers will deliver housing over the period to 2017. The sites which may be included towards a District's five year supply may include both large and small sites with planning permission. Sites allocated through the Site Specific Policies and Proposals DPD, the Thetford Area Action Plan DPD process and sites that have been demonstrated to be within the Strategic Housing Land Availability Assessment (SHLAA), may also be included if they will be delivered within this five year period.
- 1.3 Breckland's housing targets have been identified through the production of the Core Strategy and Development Control Policies DPD, which sets out the District's housing numbers for the time period 2001/2026. The Core Strategy states that 19,100 new homes will need to be built over this time period across the whole of the District. Over the next five years, and to accommodate existing shortfalls due to previous under-performance in housing delivery, the District is now required to deliver 1,032 dwellings per annum for the next five years. After this point the annual housing land supply target will be 780 dwellings per annum for the remainder of the plan period.
- 1.4 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, Breckland is required to include a 20% buffer into its housing land.

- 1.5 This under-delivery is not a reflection on the Council's ability to allocate land for housing development. Despite the good progress the Council has made through its LDF work, 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 not being implemented or are being delivered at a very slow rate despite being unconstrained greenfield sites. The Council's Five Year Housing Land Statement has therefore taken a cautious but realistic view of how housing supply will come forward.
- 1.6 Currently, when taking into account the need to provide a 20% buffer, Breckland can demonstrate 3.41 years supply of deliverable housing land. This represents a shortfall of 1966 dwellings over the coming five year period.
- 1.7 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, however the spatial strategy for the District, which identifies the locations for growth is still considered to be in accordance with the NPPF.
- 1.8 The lack of a five year housing land supply within the District will have impact on the determination of planning applications. 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.
- 1.9 In future years, the five year land supply is likely to improve as more of the development within allocated through the Thetford Area Action Plan can be included. The adoption of the Attleborough and Snetterton Heath Area Action Plan will also help to close the land supply shortfall.
- 1.10 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. The five year housing land supply statement represents a factual statement on the existing situation, and will need to be taken into consideration in the determination of planning applications, as set out within the housing implementation strategy.

4. IMPLICATIONS

4.1 Carbon Footprint & Environmental Issues

4.2 Constitution & Legal

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**

[Describe only the risks that are immediately obvious in relation to the recommendation]

4.9 **Staffing**

4.10 **Stakeholders / Consultation**

4.11 **Other**

5. WARDS/COMMUNITIES AFFECTED

All wards in Breckland are affected by the Local Development Framework.

Background papers:-

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Key Decision – N/A

Appendices attached to this report:

Appendix A – Five Year Housing Land Supply Statement 2012