



## **Broads Authority Five Year Land Supply Statement**

### **Produced to reflect adoption of Local Plan within the financial year of 2018/19**

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#### **1. Introduction**

1.1 This Five Year Land Supply Statement is produced to inform the Local Plan examination hearings. It is produced as though the Local Plan has been adopted and the refined housing trajectory is approved. A date of adoption within the financial year of 2018/19 is assumed. So the first year in the subsequent five years is 2019/20.

1.2 Please note that this Statement is produced using the most recent monitoring data which was completed in April/May 2018. To be clear, the monitoring data for 2018/19 is not included as that financial year has not passed yet so the permissions and completions are unknown.

#### **2. Housing figures, two Strategic Housing Market Assessments and Duty To Cooperate Agreement with Great Yarmouth Borough Council.**

2.1 No housing target was allocated to the Broads in the East of England Plan.

2.2 The Central Norfolk Strategic Housing Market Assessment (SHMA) provides a figure for the Broads. This was initially produced in 2016 and that study covered the period 2012 to 2036. On receipt of the 2015 population projections from Government, the SHMA was revised in 2017 to cover the period 2015 to 2036.

2.3 When working out the buffer to apply (section 3), the 2016 SHMA figures are used for April 2012 to end of March 2015 and the 2017 SHMA figures are used for April 2015 onwards. However for looking forward into the future (section 4), the 2017 SHMA is used as the 2017 SHMA is the most up to date SHMA.

2.4 An additional dimension to the calculation reflects the Duty to Cooperate Agreement with Great Yarmouth Borough Council. The Borough Council agree to meet the entire housing need of the Broads part of Great Yarmouth Borough through their Local Plan. The Broads Local Plan allocates sites to meet a total of 20 dwellings in Great Yarmouth Borough. The OAN in the Broads part of Great Yarmouth Borough Council is 69 dwellings according to the 2016 SHMA and 66 dwellings according to the 2017 SHMA. This statement therefore uses 20 dwellings as the OAN

for Great Yarmouth from 1 April 2013 to 31 March 2015 and 20 dwellings as the OAN for Great Yarmouth from 1 April 2015 to 31 March 2018.

### 3. Five% or Twenty% Buffer

3.1 To ascertain delivery to decide which buffer to use, the previous five years' worth of completions are assessed.

3.2 Completions in the Broads since April 2013 and to April 2018:

- Waveney District: 6
- Norwich: 0
- South Norfolk: 109
- Broadland: 4
- Great Yarmouth Borough: 10
- North Norfolk: 4

Total: 133 dwellings completed since April 2013.

Average completions over 5 year period: 26.6

3.3 As discussed in section 2, there are two SHMAs with two slightly different Objectively Assessed Needs (OAN) that apply to the Broads over the last five years.

3.4 The 2016 SHMA's OAN was 320 dwellings from 2012 to 2036. To reflect the Duty to Cooperate Agreement with Great Yarmouth Borough Council (see section 2), subtract 49 dwellings from the OAN which leaves the SHMA OAN for the Broads as 271 dwellings.

3.5 The 2017 SHMA's OAN was 286 from 2015 to 2036. To reflect the Duty to Cooperate Agreement with Great Yarmouth Borough Council (see section 2), subtract 46 dwellings from the OAN which leaves the SHMA OAN for the Broads as 240 dwellings.

3.6 The annual average OAN for the Broads is as follows:

- 271 dwellings/24 years = 11.29 dwellings per annum up to March 2015 according to the 2016 SHMA.
- 240 dwellings/21 years = 11.43 dwellings per annum from April 2015 to March 2018 according to the 2017 SHMA.

3.7 According to the OAN annual average:

- For the period from 1 April 2013 to 31 March 2015 22.58 dwellings should have been delivered.
- For the period from 1 April 2015 to 31 March 2018 34.29 dwellings should have been delivered
- Therefore a total of 56.87 dwellings should have been delivered from 1 April 2013 to 31 March 2018.

3.8 The difference between the dwellings completed at 133 dwellings and the dwellings that should have been delivered at 56.87 dwellings is an over provision of 76.13 dwellings.

3.9 As such, it is concluded that the Broads Authority is not an under provider and therefore a **buffer of 5% will be added.**

#### 4. Five Year Land Supply taking the Broads Authority Executive Area as a whole

4.1 The OAN for the entire Broads Authority Executive Area between 2015 and 2036 is 286 dwellings (as calculated in the 2017 Central Norfolk SHMA). The 'housing need' figure used in this calculation is 286 (the OAN) less 46 dwellings so 240. The 46 dwellings number is the OAN for the Great Yarmouth borough part of the Broads (66 dwellings) less the 20 dwellings allocated in the Local Plan. The 46 dwellings will be delivered by Great Yarmouth Borough Council as a result of the Duty to Cooperate.

4.2 Allocations in the Local Plan for the Broads which could come forward over the next five years.

Allocation reference or planning application number	2019/20	2020/21	2021/22	2022/23	2023/24
PUBHOV3					6
PUBSTO1	2	2			
PUBOUL2 BA/2012/0271/FUL BA/2016/0151/COND BA/2017/0037/NONMAT		10	30	30	6
PUBTHU1 BA/2017/0103/OUT				8	8
BA/2017/0383/FUL	1				
BA/2015/0426/FUL	2				
BA/2005/1567/HISTAP BA/2013/0242/COND BA/2015/0256/COND BA/2017/0498/COND	2	2	2	2	
BA/2013/0381/CU BA/2012/0382/LBC		1			
BA/2015/0246/FUL	2				
BA/2017/0151/FUL	1				
BA/2017/0191/FUL	1				
BA/2017/0208/FUL		1			
BA/2017/0311/FUL	1				
BA/2016/0444/FUL	1				
BA/2008/0172	1				
<b>Total</b>	<b>14</b>	<b>16</b>	<b>32</b>	<b>40</b>	<b>20</b>

Total assumed to be delivered between 2019/20 and 2023/24 = 122 dwellings.

4.3 As calculated in section 3, the buffer to be applied is 5%.

4.4 The five year land supply is calculated with the following assumptions:

- The Local Plan is adopted by the end of 2018/2019.
- The first subsequent year for the five year land supply is 2019/20.
- The monitoring data used is up to the end of 2017/18. The completions data (d) is underestimated in the following calculation because it does not include actual completions between 1 April 2018 and 31 March 2019.

<b>Broads Five Year supply</b>	<b>Liverpool approach + 5% buffer</b>	<b>Sedgefield approach + 5% buffer</b>
(a) Housing need total 2015-2036	240	240
(b) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2015 to 31 March 2019 (11.43 x 4)	45.72	45.72
(d) Completions between 1 April 2015 and 31 March 2019	68	68
(e) Shortfall since 2015 <sup>1</sup> (c – d)	-22.28	-22.28
(f) Revised shortfall using the Liverpool approach (e/17 years <sup>2</sup> x 5 years)	-6.55	n/a
(g) OAN 2019/2020 to 2023/24 (11.43 x 5 years)	57.15	57.15
(h) NPPF 5% buffer (g x 0.05)	2.86	2.86
(i) Total 5 Year requirement 2019/2020 to 2023/24 (Liverpool = f+ g + h/Sedgefield = e + g + h)	53.45	37.73
(j) Predicted supply 2019/2020 to 2023/24	122	122
(k) Surplus (j-i)	68.55	84.27
Supply in years (Predicted supply/Total requirement x 5)	<b>11.41 years</b>	<b>16.17 years</b>

## 5. Conclusion/Summary

5.1 To summarise:

Area	Liverpool	Sedgefield
Broads Authority Executive Area	<b>11.41 years</b>	<b>16.17 years</b>

<sup>1</sup> Negative implies an over provision.

<sup>2</sup> As this statement is produced as if it were 2019/20, there are 17 years left in the plan period.