

Five Year Land Supply Statement 2022/23

C1 Introduction

This Five-Year Land Supply Statement is produced to reflect the monitoring period of 1 April 2021 to 31 March 2023.

The NPPG ([Housing supply and delivery \[www.gov.uk\]](https://www.gov.uk/government/publications/housing-supply-and-delivery)) says:

A 5 year land supply is a supply of specific **deliverable** sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a **housing requirement** set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 73 (now para 74 of the 2021 NPPF) of the National Planning Policy Framework.

C2 Housing figures, two Strategic Housing Market Assessments and Duty to Cooperate Agreement with Great Yarmouth Borough Council.

The housing target as set out in the Local Plan for the Broads (adopted May 2019) is 240 dwellings between 2015 and 2037. This is based on the 2017 SHMA.

An additional dimension to the calculation reflects the Duty to Cooperate Agreement with Great Yarmouth Borough Council. The Borough Council agreed 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 66 dwellings according to the 2017 SHMA. This statement therefore uses 20 dwellings as the OAN for Great Yarmouth Borough.

C3 Five%, ten% or twenty% buffer?

The NPPG¹ says the following about applying buffers to the five-year land supply:

How should buffers be added to the 5-year housing land supply requirement?

To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the **requirement** in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.

Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:

¹ [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-supply-and-delivery)

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5-year housing land supply;
- 10% - the buffer for authorities seeking to '[confirm](#)' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in [paragraph 74 of the National Planning Policy Framework](#)), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

Paragraph: 022 Reference ID: 68-022-20190722

Revision date: 22 July 2019

The Broads Authority is not seeking confirmation of the 5-year housing land supply for a year and the Housing Delivery Test does not apply to the Broads Authority. Therefore, a **buffer of 5% will be added**.

C4 Housing Need

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.

C5 Deliverable Sites

The five-year land supply calculation and statement needs to reflect sites that are deliverable.

The NPPF [Glossary \[www.gov.uk\]](#) says *to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

The sources of this information to determine if a scheme is deliverable is as follows:

- For OUL2: East Suffolk Council contacted the developer with a questionnaire. The information set out in the following table reflects the information provided.
- All other applications in this table are scheduled following telephone conversations with the agent or the applicant.
- It should be noted, as set out in [section 9](#), that there are a number of permissions that could be delivered in the next few years, but information about estimated delivery dates from the applicant or agent was not able to be obtained at the time of writing. These applications have not been included in the table below and therefore not included in the 5-year land supply calculation.

It should be noted that some of these schemes are market residential and some are holiday homes (see [section 6](#) and [section 7](#)). As set out at section 7, when calculating the need for housing for the Broads, the consultants ensured they considered empty homes – second and holiday homes. The Broads Authority calculated the numbers of second and holiday homes in the Broads part of various districts and provided the consultants with this data. As a result, considering that holiday and second homes were taken into account when calculating the need, they can be counted towards meeting the need.

Allocations in the Local Plan for the Broads and extant permissions which could come forward over the next five years (from April 2023 to end of March 2028) that have been assessed as ‘deliverable’² are as follows.

App No	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28
BA/2012/0271/FUL OUL2				15	15
BA/2015/0426/FUL		1			
BA/2017/0103/OUT THU1		16			
BA/2019/0118/FUL		3	4		
BA/2019/0345/FUL	1				
BA/2020/0053/FUL			2		
BA/2021/0276/CUPA		6			

² The NPPF states ‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’

App No	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28
BA/2020/0408/FUL	1				
BA/2021/0233/FUL		1			
BA/2021/0181/FUL STO1	4				
BA/2023/0014/FUL		1			
BA/2022/0195/FUL	1				
Total	7	28	6	15	15

Please note that the allocation for 6 dwellings in policy HOV2 have not been included in this calculation as the Authority is aware that the landowner does not want to develop houses on this site.

Total assumed to be delivered between 2023/24 and 2027/28 = 71 dwellings.

C6 calculating the 5-year land supply

As calculated in section C3, the buffer to be applied is 5%.

As calculated in section C5, total dwellings assumed to be delivered over the next 5 years is 71 dwellings.

Broads Five Year supply	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
(a) Housing need total 2015-2036	240	240
(b) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2018 to 31 March 2023 (11.43 x 5)	57.15	57.15
(d) Completions between 1 April 2018 and 31 March 2023 ³	34	34
(e) Shortfall since 2016 ⁴ (c – d)	23.15	23.15
(f) Revised shortfall using the Liverpool approach (e/13 years x 5 years)	8.91	n/a
(g) OAN 2023/24 to 2027/28 (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 2022/23 to 2026/27 (Liverpool = f+ g + h/Sedgefield = e + g + h)	68.92	83.16
(j) Predicted supply 2023/24 to 2027/28	71	71
(k) Surplus (j-i)	2.08	-12.16
Supply in years (Predicted supply/Total requirement x 5)	5.15 years	4.27 years

C7 Conclusion/Summary

To summarise:

Approach	Supply in years
Liverpool	5.15
Sedgefield	4.27

³ 2018/19: 1

2019/20: 8

2020/21: 13

2021/22: 7

2022/23: 5

⁴ Negative implies an over provision.