

## Five Year Land Supply Statement 2024/25

### C1 Introduction

This Five-Year Land Supply Statement is produced to reflect the monitoring period of 1 April 2024 to 31 March 2025.

The [NPPG](#) 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 78 of the National Planning Policy Framework.

The NPPF at para 78 says:

Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery<sup>40</sup> of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework<sup>41</sup>, and whose annual average housing requirement<sup>42</sup> is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

The footnotes are as follows:

<sup>38</sup> The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

<sup>39</sup> Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

<sup>40</sup> This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

<sup>41</sup> Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

<sup>42</sup> Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

The [NPPG](#) says:

What housing requirement figure should authorities use when calculating their 5 year housing land supply?

Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- the plan was adopted in the last 5 years, or
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5 year housing land supply will be measured against the area's local housing need calculated using the standard method.

## **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.

Taking into account what the NPPF and NPPG says (see C1), a review of the Local Plan was completed in 2024 and policies were found to be up to date.

**A 5-year land supply calculation using 240 dwellings shall be included in this statement.**

## **C3 Five%, ten% or twenty% buffer?**

Taking into account what the NPPF and NPPG says (see C1):

- 5% will be used as a standard.
- In regard to under delivery and the 20% buffer, the NPPF says the Housing Delivery Test will be used. The Housing Delivery Test does not apply to the Broads Authority and as such, the 20% buffer will not be applied.

**The 5% buffer will be applied.**

## 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 dwellings**. 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 \[www.gov.uk\]](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/61459/Planning-Practice-Guide-2019.pdf) 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 2025 to end of March 2030) that have been assessed as 'deliverable'<sup>1</sup> are as follows.

| App No                               | Completion:<br>2025/26 | Completion:<br>2026/27 | Completion:<br>2027/28 | Completion:<br>2028/29 | Completion<br>2029/30 |
|--------------------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|
| BA/2021/0276/CUPA                    | 6                      |                        |                        |                        |                       |
| BA/2021/0145/FUL                     |                        |                        |                        | 3                      |                       |
| BA/2012/0271/FUL                     |                        |                        |                        |                        | 15                    |
| BA/2015/0426/FUL                     |                        |                        |                        | 1                      |                       |
| BA/2017/0103/OUT                     |                        |                        |                        | 13                     |                       |
| BA/2019/0118/FUL<br>BA/2020/0053/FUL |                        |                        |                        | 5                      |                       |
| BA/2023/0014/FUL                     | 1                      |                        |                        |                        |                       |
| <b>Total</b>                         | <b>7</b>               | <b>0</b>               | <b>0</b>               | <b>22</b>              | <b>15</b>             |

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 2025/26 and 2029/30 = 44 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 59 dwellings.

| Broads Five Year supply – using 240 dwellings                       | Liverpool approach<br>+ 5% buffer | Sedgefield approach<br>+ 5% buffer |
|---------------------------------------------------------------------|-----------------------------------|------------------------------------|
| (a) Housing need total 2015-2036                                    | 240                               | 240                                |
| (b) Housing need annualised<br>(240/21 years)                       | 11.43                             | 11.43                              |
| (c) Housing need April 2020 to 31 March 2025<br>(11.43 x 5)         | 57.15                             | 57.15                              |
| (d) Completions between 1 April 2020 and 31 March 2025 <sup>2</sup> | 45                                | 45                                 |

<sup>1</sup> 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'

<sup>2</sup> 2020/21: 13. 2021/22: 7. 2022/23: 5. 2023/24: 9. 2024/25: 11

| <b>Broads Five Year supply – using 240 dwellings</b>                                             | <b>Liverpool approach<br/>+ 5% buffer</b> | <b>Sedgefield approach<br/>+ 5% buffer</b> |
|--------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------|
| (e) Shortfall since 2020 <sup>3</sup><br>(c – d)                                                 | 12.15                                     | 12.15                                      |
| (f) Revised shortfall using the Liverpool approach<br>(e/12 years x 5 years)                     | 5.01                                      | n/a                                        |
| (g) OAN 2024/25 to 2029/30<br>(11.43 x 5 years)                                                  | 57.15                                     | 57.15                                      |
| (h) NPPF 5% buffer<br>(g x 0.05)                                                                 | 2.86                                      | 2.86                                       |
| (i) Total 5 Year requirement 2024/25 to 2029/30<br>(Liverpool = f+ g + h/Sedgefield = e + g + h) | 65.02                                     | 72.16                                      |
| (j) Predicted supply 2024/25 to 2029/30                                                          | 44                                        | 44                                         |
| (k) Surplus (j-i)                                                                                | -21.02                                    | -28.16                                     |
| Supply in years<br>(Predicted supply/Total requirement x 5)                                      | <b>3.39 years</b>                         | <b>3.05 years</b>                          |

## C7 Conclusion/Summary

To summarise:

| <b>240 dwelling need</b> |                        |
|--------------------------|------------------------|
| <b>Approach</b>          | <b>Supply in years</b> |
| Liverpool                | 3.39                   |
| Sedgefield               | 3.05                   |

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<sup>3</sup> Negative implies an over provision.