

Braintree District Council: 5 Year Supply Statement as at 30 September 2017

In accordance with national planning policy the Council commissioned research to establish the Objectively Assessed Housing Need for housing in the District. This research forms part of the evidence base for the new Local Plan. The Council's consultants advised that the Objectively Assessed Need for Braintree District is 716 dwellings per annum from 2013 (source: Peter Brett Associates, Objectively Assessed Housing Need Study Update, November 2016).

The Publication Draft Local Plan was submitted to the Planning Inspectorate on 9 October 2017. The Draft Local Plan includes a housing trajectory which demonstrates how the draft Local Plan housing target will be met, taking into account draft Local Plan allocations.

The Council is required in the context of considering current planning applications, and in terms of the NPPF, to take into account whether it has a deliverable 5 year supply of land for housing "that meets the full objectively assessed needs for market and affordable housing", together with an additional buffer of 5%, as required under paragraph 47 of the NPPF. In this context, to be considered deliverable sites should be available; offer a suitable location for development now, and should be achievable with a realistic prospect that housing will be delivered on the site within 5 years.

The Council commissioned Peter Brett Associates to review forecast delivery on sites included in the Braintree District 5 year supply assessment. This work was carried out in December 2016 and took into account information provided by site developers. At this stage in the Local Plan process, the 5 year supply assessment is largely made up of sites with planning permission or where planning applications have been approved subject to the signing of Section 106 Agreements; and does not yet include the additional sites proposed to be allocated in the Local Plan.

Although the OAN Update study was published in November 2016, and uses information from 2014 based household and employment forecast, the OAN target of 716 applies from 2013. The supply of new homes from 2013 has so far fallen short of the proposed annual average target of 716, and this means that there is a shortfall in supply from 2013 which must be made up in future years.

There are two principal approaches to how this shortfall should be made up; the "Liverpool approach" by which making up the shortfall is spread over the remainder of the Plan Period, and the "Sedgefield approach" by which the shortfall has to be made up within the first 5 years (i.e. the 5 year supply period being examined). Although Government guidance generally encourages the use of the Sedgefield approach on the basis that it is important to increase housing supply, the guidance does not preclude the use of the Liverpool approach and there are examples of Local Plans where Liverpool approach has been accepted as justified and sound. Braintree District Council believes that the Liverpool approach is appropriate in the case of Braintree District and accordingly the Draft Local Plan is based on this approach; in itself this represents a large increase in the housing supply target compared to the previous adopted Plan target. The Council believes that this is a realistic and deliverable approach for the Local Plan, which reflects the ambitious growth agenda which the Council is committed to including as part of the North Essex New Garden Communities Project. The New Garden Communities will together deliver up to 40,000

homes in North Essex and will come on-stream in the later part of the Plan Period, supported by infrastructure provision. Evidence to support this position will be discussed at the Local Plan Examination in 2018.

A planning appeal decision in October 2017 (APP/Z1510/W/17/3172575, Land off Wethersfield Road, Finchingfield, decision dated 19 October 2017) concluded that this issue was a matter more properly to be considered by the Inspector who will examine the emerging Local Plan, who will be able to assess which method is best based on all the relevant information. Previous to that appeal decision, two Inspectors had indicated the view that in the absence of an up to date adopted Plan based on this approach, the Sedgefield approach should instead apply by default until such time as it was considered at the Local Plan Examination. In all of these cases, it was accepted that there had not been persistent under-delivery, and therefore the standard buffer of 5% should apply to the calculation of the 5 year supply target.

Taking these decisions into account, Braintree District Council has calculated the 5 year supply position in the context of considering current planning applications according to both the Liverpool approach and the Sedgefield approach; and allowing for a buffer of 5%. The results are set out below.

Table 1: summary of 5 year supply position as at 30 September 2017 for period October 2017 to September 2022

	Liverpool approach	Sedgefield approach
5 year supply target, number of homes	4,321 (864 p.a.)	5,502 (1,100 p.a.)
5 year supply identified	4,296 (859 p.a.)	4,296 (859 p.a.)
Number of years' supply	4.97	3.90
Shortfall against target, number of homes	25	1,206

On this basis, the review found that as at 30 September 2017 the forecast supply for the period 2017-2022 was **4.97** years by the Liverpool approach and **3.90** years by the Sedgefield approach, in the context of considering current planning applications.

The Council is taking action to increase the supply of housing land in the District, by the progress of the Draft Local Plan and by granting planning permission where development is considered to be sustainable in the terms of the National Planning Policy Framework. A total of 2,054 homes were granted planning permission in the year 2016/2017. Draft site allocations are already coming forward and will add to housing supply. The review has taken into account decisions made on planning applications up to 30 September 2017, and updated information on identified sites. The review did not yet take into account the additional draft allocations that will be included in the Local Plan. It also did not take into account the Council's decisions to approve in principle the development of 140 homes on

land at Stonepath Drive Hatfield Peverel; and 120 homes at Gleneagles Way Hatfield Peverel, as both of these applications have been called in by the Secretary of State.

The Council will keep the 5-year supply position under review to take into account updated information in the future.

Table 2A: Assessment of the 5 year supply position in Braintree District as at 30 September 2017: Liverpool approach		
	Element	Dwellings
Objectively Assessed Need (OAN)		
a)	Total OAN figure 2013-2033 (at 716 dpa)	14,320
b)	5-year Assessed Need based on OAN figure (a X 5)	3,580
c)	Completions 1 April 2013 to 30 September 2017	1,562
d)	Shortfall against OAN figure 1 April 2013 to 30 September 2017 ((716 X 4.5 = 3,222) - C)	1,660
e)	Shortfall spread over remaining emerging Local Plan Period October 2017- March 2033 (d/15.5 years)	107
f)	Revised annual figure taking into account shortfall (716 + e)	823
g)	5 year figure including shortfall (f X 5)	4,115
h)	5% buffer (g X 5%)	206
i)	5 year figure + shortfall + 5 per cent buffer (g + h)	4,321
j)	Annual Residual Need (i/5 years)	864
Supply		
	Forecast supply from 1 October 2017 to 31 March 2022 Comprising:	
	Sites with Planning Permission	2,890
	Braintree Growth Location	230
k)	Resolution to approve subject to signing of S106 Agreements	769
	Windfall Allowance (2 X 75 plus 1 X 38)	188
	Non-Implementation allowance (5 X 15 dpa)	-75
	Sum of supply 1 October 2017-31 March 2022	4,002
l)	Plus one half of total current identified supply 2022/23 of 588 (to reflect the rolled forward supply period 1 October 2017–30 September 2022)	294
m)	Five year supply 1 October 2017 – 30 September 2022	4,296
n)	5 year supply position (k/l)	4.97

Table 2B: Assessment of the 5 year supply position in Braintree District as at 30 September 2017: Sedgfield approach

	Element	Dwellings
Objectively Assessed Need (OAN)		
a)	Total OAN figure 2013-2033 (at 716 dpa)	14,320
b)	5-year Assessed Need based on OAN figure (a X 5)	3,580
c)	Completions 1 April 2013 to 30 September 2017	1,562
d)	Shortfall against OAN figure 1 April 2013 to 30 September 2017 ((716 X 4.5 = 3,222) - C), to add to the 5 years of basic Assessed Need at 716 p.a. (b)	1,660
e)	5 year figure including shortfall (basic 5 year supply target before 5% buffer added: = b) + d))	5,240
f)	Revised annual figure taking into account shortfall (e/5)	1,048
g)	5% buffer (f X 5%)	51
h)	5 year figure + shortfall + 5 per cent buffer	5,502
i)	Annual average target (h/5 years)	1,100
Supply		
j)	Forecast supply from 1 October 2017 to 31 March 2022 Comprising:	
	Sites with Planning Permission	2,890
	Braintree Growth Location	230
	Resolution to approve subject to signing of S106 Agreements	769
	Windfall Allowance	188
	Non-Implementation allowance (5 X 15 dpa)	-75
	Sum of supply 1 October 2017-31 March 2022	4,002
k)	Plus one half of total identified supply 2022/23 of 588 (to reflect rolled forward 5 year supply period 1 October 2017 – 30 September 2022)	294
l)	Five year supply 1 October 2017 – 30 September 2022	4,296
m)	5 year supply position (k/i)	3.90

Note: figures are subject to rounding to the nearest whole number

KMC.31/10/2017