



Five Year Housing Land Supply Statement as at 31 March 2020

October 2020

Introduction

1. This statement sets out how the Council calculates its five-year housing land supply. In doing so it reports on the housing completions at 31 March 2020 and the supply of deliverable sites for the subsequent five-year period, 1 April 2020 to 31 March 2025.

Background

2. The National Planning Policy Framework (NPPF), revised 24 July 2018, requires local authorities to 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, or against their local housing need where the strategic policies are more than five years old.

Deliverable Housing Supply

3. The Council has produced and published an accompanying Five-Year Housing Supply Sites Schedule which identifies specific sites that have been assessed as having a realistic prospect of delivery within the five-year period.
4. The Sites Schedule provides information which includes the planning status of sites, whether works have started and the projected phasing of the delivery of units on each site. All sites included in the Sites Schedule are not subject to any constraints that would jeopardise their development by 2025. A summary of the Sites Schedule is shown in Table 1.
5. In considering a deliverable supply the Council has applied a 10% non-implementation discount to all sites with planning permission and prior approvals. The discount is used to safeguard against the fact that a proportion of sites may not start in the five-year period and that their permission will lapse.

Table 1: Deliverable Supply as at 31 March 2020

	Dwellings
Sites with planning permission subject to section 106	85
Extant planning permissions on unallocated large sites	75
Extant planning permissions on small sites	296
Prior Approval (residential)	563*
Non-implementation discount (10% of supply)	-101.9
Brownfield Register Sites (with pre-planning permission)	325*
Total	1,242.1

Note: Prior Approvals in the site schedule include the Central Office Ford Motor Company for 325 dwellings. This site is also included on the Brentwood Brownfield Register. To avoid double counting the Prior Approvals in the above table are less 325, which have been counted in the Brownfield Register Sites.

Housing Requirement

6. The Government introduced a standardised methodology for calculating local housing need alongside the NPPF in July 2018. This calculates local housing need using the national household growth projection and applying an affordability adjustment. To limit increases there is a potential cap dependant on the status of relevant strategic policies for housing.
7. Under the standardised methodology it is not necessary to factor in previous levels of under delivery into the calculation of local housing need, since any such under delivery will be reflected in the affordability adjustment. This is confirmed in Planning Practice Guidance: Housing Need Assessment, which states:

“Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.”

(Paragraph 031, Reference ID: 68-031-20190722)

8. Government guidance on calculating local housing need is set out in ‘How is the minimum annual local housing need figure calculated using the standard methodology’ (Ministry of Housing, Communities and Local Government, July 2018). Using this approach, the local housing need for Brentwood Borough calculates as 453 homes per year, the detailed calculation is set out in Table 2 (please see the guidance for further explanation).

Table 2: Local Housing Need (as at October 2020)

	Dwellings
ONS (2014) project households 2019	33,243
ONS (2014) projected households 2020	33,574
Projected increase in households 2020-2030	3,237
Annual projected increase in households 2020-2030	324
Median house price 2019	
Median house price 2019	410,000
Median workplace earnings 2019	
Median workplace earnings 2019	33,490
Affordability Ratio	
Affordability Ratio	12.4
Adjustment factor - applied to projected increase in households 2020-2030	
Adjustment factor - applied to projected increase in households 2020-2030	0.52
Adjustment factor	
Adjustment factor	490.86
Projected increase in households 2019-2029 capped at 40%	
Projected increase in households 2019-2029 capped at 40%	4,536.0
Annual capped housing need for 5-year supply	
Annual capped housing need for 5-year supply	453.6
Total	453

Buffer

9. The NPPF requires that the supply of specific deliverable sites should in addition to local housing need 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) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
10. The question of significant under delivery of housing is informed against the Housing Delivery Test. This defines significant under delivery as below 85% of the housing requirement, over the previous three years.
11. The Government introduced the methodology for calculating local housing need alongside the NPPF in July 2018. The Government published the Housing Delivery Test outcome for all local planning authorities in February 2019. The Housing Delivery Test 2018 measurement was calculated as 51% for Brentwood Borough.
12. Under the Housing Delivery Test, the Council is required to add an additional buffer of 20% to the local housing need for persistent under delivery, as delivery has fallen below 85% of housing requirement.

Five Year Housing Land Supply at March 2020

13. The deliverable five-year housing land position for the period 1 April 2020 – 31 March 2025 is set out in Table 3.

Table 3: Housing land supply at 31 March 2020

		Dwellings
1	Housing need at 453 homes per year 01/04/2020 - 31/03/2025	2,265
2	Housing need plus 20% buffer for period 01/04/2020 - 31/03/2025	2,718
3	Annual rate for 5-year requirement plus 20% buffer	543.6
4	Total deliverable housing supply for period 01/04/2020 - 31/03/2025	1,242.1
5	Total deliverable housing supply in years for period 01/04/2020 - 31/03/2025 (4 divided by 3)	2.28

14. On the basis of the five-year housing requirement and the forecasted housing supply Brentwood Borough can demonstrate a supply of housing for 2.28 years.
15. The high proportion of designated Green Belt within the Borough (89% of the total Brentwood Borough area) makes it extremely difficult to achieve a five-year supply, due to the fact sites on the edge of settlements, currently within the Green Belt are not available for development purposes until the emerging Local Plan is adopted.
16. The Council has submitted its Local Plan to the Secretary of State, Regulation 22. It is anticipated that the Examination in Public will take place in the coming months, and subject to approval by the appointed Planning Inspector, will be adopted in 2021. As part of the local plan process, the greenbelt boundaries will be changed allowing for 7,752 homes over the plan period (456 homes a year), which will significantly improve the Council's 5 Year Housing Supply once adopted.

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Published January 2020 by Brentwood Borough Council

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