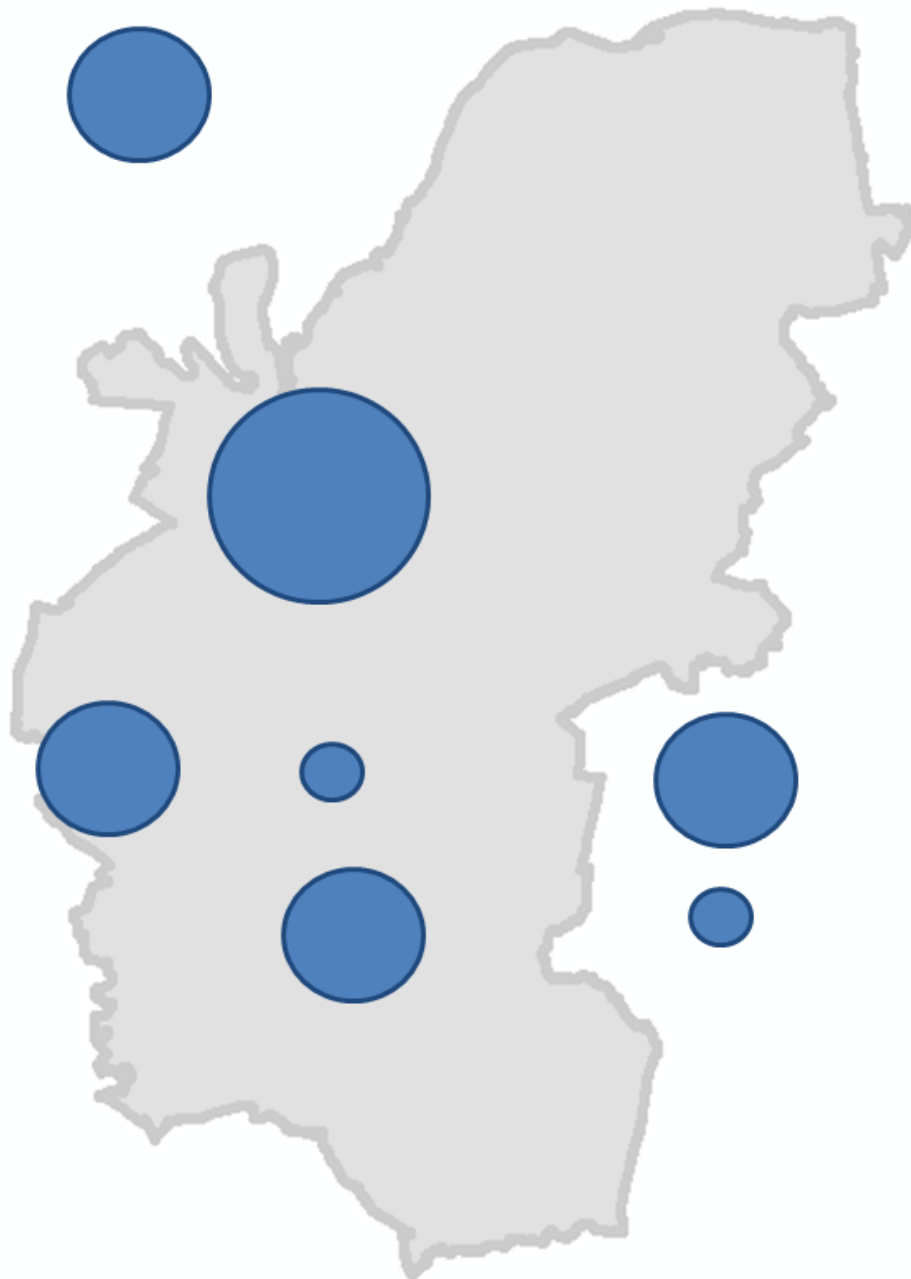


Borough Council of King's and West Norfolk Local Plan Review (2016 – 2036):

Dwelling Numbers & Strategic Distribution of Growth – Update



Local Plan review (2016 -2036) Dwellings Numbers & Strategic Distribution of Growth

FOAN

The Full Objectively Assessed Need for the review period is 670 dwellings per year. This equates to 13,400 dwellings in total.

NSF

One of the proposed agreements as part of the Norfolk Strategic Framework (NSF) is that the quantity of homes planned will be increased by a buffer equal to not less than 10% of the OAN requirement. It is important to note that such a buffer will be treated as additional supply rather than as part of the housing target.

GMLP

The emerging Greater Norwich Local Plan (GMLP). Which is currently being prepared jointly by Norwich City Council, Broadland District Council and South Norfolk Council is aiming for a minimum buffer of 20%. This is based upon their previous delivery rates, the desire not to under deliver and based upon recommendation from the Local Plan Expert Group to Government.

Potential Planning Changes

In reality we may find ourselves caught up in changes to national planning policy in the way in which OAN and FOAN are to be calculated both in terms of Local Plan perpetration and five year housing land supply, and other potential reforms to the planning system (proposed to be explored through the 2017 Housing White Paper). Advice has been to carry on and take account of changes when they occur accordingly.

BCKLWN Need & Supply

Going back to the FOAN for the Borough of King's Lynn and West Norfolk (13,400), adding a 10% buffer to this equates to 14,740 dwellings. The addition of a 20% buffer would equate to 16,080 dwellings. Given the current position on housing delivery, as set out in the 2016/17 Housing Trajectory and associated documents, the Borough Council is currently able to demonstrate a five year housing land supply position in excess of 5 years' worth (5.9) and that it anticipated that growth required by the Core Strategy (16,500) is likely to be achieved within the current plan period (2001 - 2026), minimum 10% buffer would seem appropriate.

The 2016/17 housing trajectory illustrates the following:

- Completions for 2016/17 = 395
- Commitments = 10,795, break down below:
 - Planning Permission from sites of 10 + units = 1,527
 - Planning Permission from sites 5 – 9 units = 368
 - Planning Permission from sites 1- 4 units = 907
 - SADMP (2016) Allocations = 7,993
- Completions (395) + Commitments (10,795) = 11,190

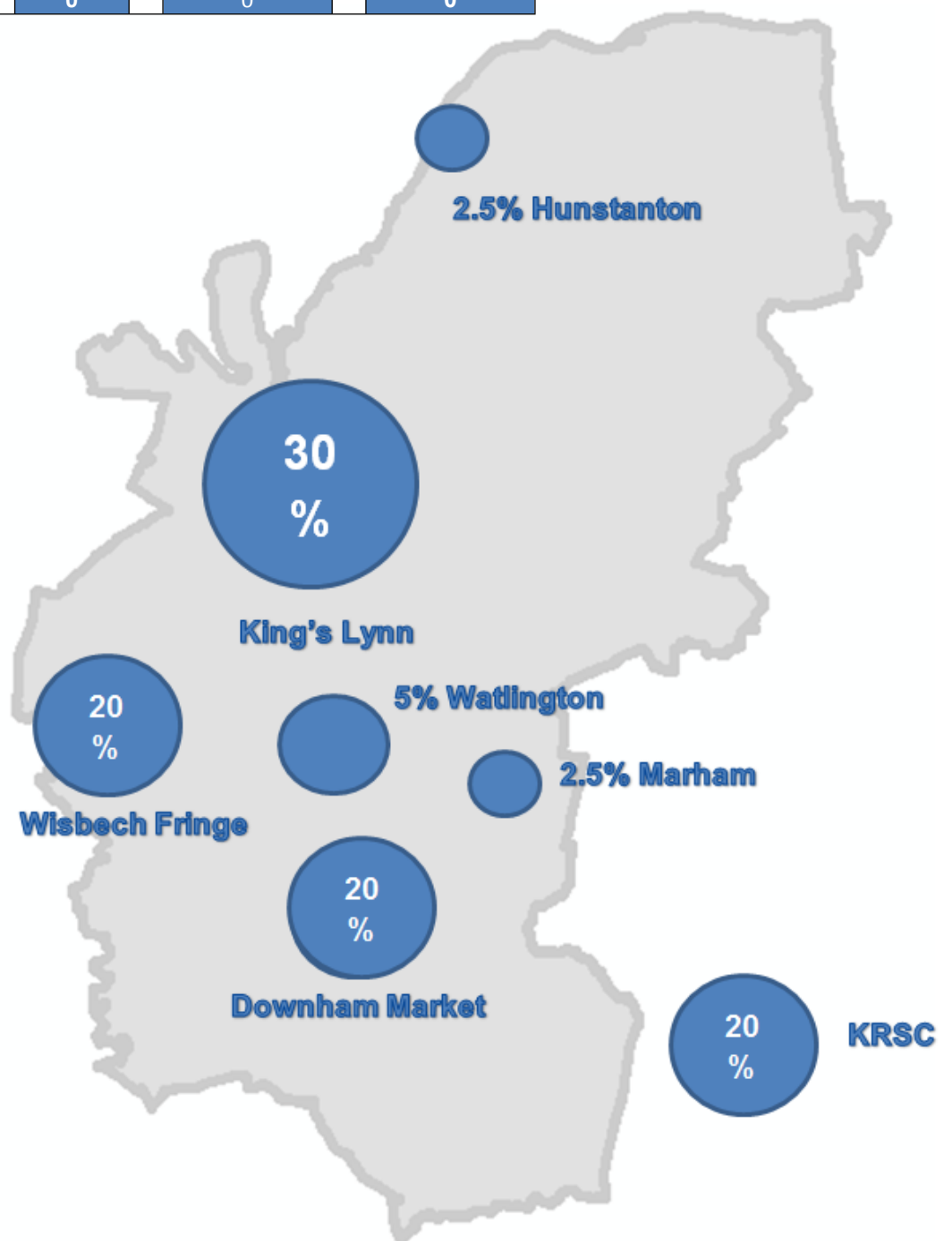
In total we would be looking for at least 3,550 dwellings through the Local Plan review allocation process, as:

- Need (13,400) + 10% Buffer (1,340) – Completions & Commitments (11,190) = 3,550

Numbers Being Sought

The numbers we are now seeking to find through the allocation process are lower than originally thought (based upon the 2015/16 housing trajectory) as the FOAN is now lower, at 670, rather than 710 previously and a large number of the SADMP allocations have come forward for higher numbers than the relevant policy specifies, due to impact of the 'at least' approach.

Preferred Strategic Growth Option	% of Growth	No. of Dwellings Required 2015/16	No. of Dwellings Required 2016/17
King's Lynn & Surrounding Area	30%	1,200	1,065
Wisbech Fringe	20%	800	710
Downham Market	20%	800	710
Hunstanton	2.5%	100	90
Watlington	5%	200	178
Marham	2.5%	100	90
KRSC	20%	800	710
Rural Villages	0	0	0
SVAH	0	0	0
New Settlement	0	0	0



Windfall Allowance

This calculation does not include a windfall allowance; currently our windfall allowance is 223 dwellings per year (131 dwellings on large sites of 10 or more dwellings and 92 dwellings on small sites, below 10 dwellings). This contains a 25% discount recognising that land is a finite resource (although allocations with the exception of King's Lynn Town are outside of settlement development boundaries) that In our five year housing land supply calculations the first 3 years do not include the allowance as it will take time for such development to come forward, this also avoids double counting. The windfall allowance within the plan period would therefore be 3,790.

FOAN = 13,400

FOAN + 10% for flexibility = 14,740

Completions and Commitments (11,190) + Proposed Allocations (3,550) = 14,740

Above (14,740) + Windfall (3,790) =18,530

This does not currently include the potential impact that a criteria based policy for sites adjacent to development boundaries may have in contributing to windfall developments in the future.

Conclusion

- The approach is consistent with the NPPF in seeking to boost significantly the supply of housing
- Seeks to meet the FOAN for the borough with a sufficient buffer
- Accords with previous advice (the SADMP Inspector) in relation to flexibility
- Would be in conformity with the emerging Norfolk Strategic Framework
- Reflects the latest evidence from the 2016/17 housing trajectory
- Further flexibility is added through windfall and other considerations including the 'at least approach' and a criteria based policy for site adjacent to development boundaries, as discussed and agreed at previous task group meetings