

Five Year Land Supply Statement

For the five year period commencing 1st January 2017

National planning policy requires all local authorities to identify a supply of specific deliverable sites to provide five years worth of new housing against their requirements.

The housing need for Central Bedfordshire is 29,500 new homes over the period 2011 to 2031 (source: SHMA update, Summer 2015). This is equivalent to 1,475 per year and is used as a basis to calculate the authority's five year supply requirement.

During the 5 ¾ year period from **1st April 2011 to 31st December 2016** a total of 8,075 new dwellings were completed within Central Bedfordshire. This is a shortfall of 406 dwellings when assessed against what needed to be provided during that period.

$$\begin{aligned} 1,475 \times 5.75 \text{ (years)} &= 8,481.25 \\ 8,481.25 - 8,075 &= 406.25 \end{aligned}$$

This shortfall must be added to the five year requirement together with a buffer of 20% "to provide a realistic prospect of achieving the planned supply and ensure choice and competition in the market"¹. The derivation of the five year supply requirement is set out below:

$$\begin{aligned} 29,500/20 \text{ (years)} &= 1,475 \\ 1,475 \times 5 \text{ (years)} &= 7,375 \\ 7,375 + 406.25 \text{ (shortfall)} &= 7,781.25 \\ 7,781 + 20\% \text{ buffer} &= 9,337.5 \end{aligned}$$

When applying the 'Sedgefield Method' (where all the shortfall is added to the five year supply period), at 1st January 2017 the five year housing supply requirement for Central Bedfordshire is 9,337.5 dwellings.

The Housing Trajectory (available on the website) has been updated for 1st January 2017. Sites listed are either allocated for housing development, have planning permission or are sites which have a strong expectation of being granted permission. The Trajectory shows that over the five year supply period (01/01/17 - 31/12/21) a total of 9,107 dwellings are considered to have a 'realistic prospect' of being delivered. This is 231 dwellings less than is required.

At 1st January 2017 this council can demonstrate 4.88 years supply of deliverable housing sites

$$\begin{aligned} 9337.5/5 &= 1867.5 \\ 9,107/1,867.5 &= 4.88 \text{ (years)} \end{aligned}$$

As the housing land supply position fluctuates, housing completion data for Central Bedfordshire is collected on a quarterly basis. This council is therefore able to monitor and update the five year supply position every three months.

¹ National Planning Policy Framework paragraph 47