

Five Year Land Supply Statement

For the five year period commencing 1st October 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 32,000 new homes over the period 2015 to 2035 (source: SHMA for Luton and Central Bedfordshire July 2017). This is equivalent to 1,600 per year and is used as a basis to calculate the authority's five year supply requirement.

During the 2.5 year period from **1st April 2015 to 31st September 2017** a total of 4,335 new dwellings were completed within Central Bedfordshire. This is a surplus of 335 dwellings when assessed against what was needed to be provided during that period.

$$\begin{aligned} 1,600 \times 2.5 \text{ (years)} &= 4,000 \\ 4,335 - 4,000 &= 335 \end{aligned}$$

In recognition of the level of housing completions which have been recorded by our quarterly monitoring, this council no longer regards itself to be a persistent under deliverer. A buffer of 5% should therefore be added to the five year requirement as per paragraph 47 of the National Planning Policy Framework.

The derivation of the five year supply requirement is set out below:

$$\begin{aligned} 32,000 - 4335 &= 27,665 \text{ (homes remaining)} \\ 27,665/17.5 \text{ (years remaining)} &= 1,580.86 \\ 1,580.86 \times 5 \text{ (years)} &= 7,904.29 \\ 7,904.29 \times 1.05 &= \mathbf{8,300} \end{aligned}$$

Between 1st April 2015 and 31st September 2017 a total of 4,335 dwellings have been completed.

The remaining requirement between 1st October 2017 and 31st March 2035 is 27,665 dwellings. This means that over the remaining 17.5 years of the OAN period, an average of 1,580.86 dwellings will be required per year, or 7,904 over the five year supply period. When the 5% buffer is added the five year requirement is **8,300**.

The Housing Trajectory (available on the website) has been updated for 1st October 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 Housing Trajectory shows that over the five year supply period (01/10/17 - 31/09/22) a total of **9,862** dwellings are considered to have a 'realistic prospect' of being delivered. This is **1,563** dwellings more than is required.



At 1st October 2017 this council can demonstrate **5.94 years** supply of deliverable housing sites.

$$\begin{array}{rcl} 8,300/5 & = & 1,660 \\ 9,862/1,660 & = & 5.94 \text{ (years)} \end{array}$$

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.