

Bradford Local Plan

Core Strategy Examination

Matter 4a: Housing Requirement

Further Statement on the 5 Year land Supply

Date: 10th March 2015

Venue: Victoria Hall, Saltaire

1.1 During the course of the discussions on Policy HO1 and on what constituted an objective assessment of housing need, the Council were asked to provide an updated calculation of the 5 year land supply based on the Submission Plan and the assumption that the 5 year land supply requirement includes a 20% buffer.

1.2 The need for a 20% buffer is consistent with:

a) Paragraph 47 of the Government’s National Planning Policy Framework which states that Council’s should;

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%(moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; (my emphasis)

b) the backlog in plan based delivery of 7,687 over the period 2004-13 and the fact that over this period the plan based targets have been met in only 2 out of 9 years;

1.3 The revised 5 year land supply calculation is therefore as follows:

Base Target		
2200 x 5	=	11,000 (Submission Draft Annual Housing Target)
Buffer		
11,000 x 0.2	=	2,200 (20% buffer as required by NPPF)
Backlog		
Backlog	=	7,687 (net completions vs plan target)
Total 5 Year Land Supply Requirement		
11,000 + 2,200 + 7,687	=	20,887

1.4 The latest estimate of deliverable supply amounts to 8,554 dwellings. The updated 5 year land supply calculation is therefore as follows:

5 Year Requirement		20,887
5 Year Supply		8,554
Supply as a % of Requirement	(8,554 / 20,887)	41%
Supply expressed in number of years	(0.41 x 5)	2.05 years