

**Bradford Local Plan**

**Core Strategy Examination**

**Matter 4a: Housing Requirement**

**Further Statement on a revised housing trajectory  
incorporating a 20% buffer**

**Date: 10<sup>th</sup> 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 a revised housing trajectory which was based on the Submission Draft Plan annual housing targets but with an assumption that the NPPF 20% buffer was brought forward to the first 5 years of the plan (2015-20).

1.2 This has the effect of bringing forward 20% of the 5 year plan based target of 11,000 dwellings (2,200 in total) – this increases the required delivery over years 1-5 but then decreases it for years 6-15 compared to a trajectory with no buffer. It does not affect the total housing requirement. In this scenario delivery of the backlog of 7,687 dwellings is still spread out over the full 15 year plan period. If the backlog were to also be ‘resolved’ and thus brought forward to years 1-5 the front loaded delivery would be accentuated further as would the uplift between recent annual delivery which based on AMR data has been between 700 & 900 per annum and recovering only very slowly from the trough resulting in large part from the recession. It is unlikely that such a front loaded trajectory is achievable given that the land supply will not be refreshed until the Allocations DPD is in place (currently envisaged within the Local Development Scheme to be at the end of 2017) and given likely economic conditions within the district over the next few years.

- Basic Housing target = 2,200 / year
- 5 year buffer addition = 440 (for years 1 to 5)
- Year 6-15 is target is then reduced as buffer already built out
- 15 year backlog is added =  $7,687 / 15 = 512.4$  (for years 1-15)

