

# Five Year Land Supply Statement

For the five year period commencing 1<sup>st</sup> October 2016

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 (source: SHMA update, Summer 2015) new homes over the period 2011 to 2031. 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 ½ year period from **1st April 2011 to 30th September 2016** a total of 7,613 new dwellings were completed within Central Bedfordshire. This is a shortfall of 499.5 dwellings when assessed against what needed to be provided during that period.

$$\begin{aligned} 1,475 \times 5.5 \text{ (years)} &= 8,112.5 \\ 8,112.5 - 7,613 &= 499.5 \end{aligned}$$

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"<sup>1</sup>. The derivation of the five year supply requirement is set out below:

$$\begin{aligned} 29,500/20 \text{ (years)} &= 1,475 \\ 1,475 \times 5 \text{ (years)} &= 7,375 \\ 7,375 + 499.5 \text{ (shortfall)} &= 7,874.5 \\ 7,874.5 + 20\% \text{ buffer} &= 9,449.4 \end{aligned}$$

When applying the 'Sedgefield Method' (where all the shortfall is added to the five year supply period), at 1st October 2016 the five year housing supply requirement for Central Bedfordshire is 9,449 dwellings.

The Housing Trajectory (available on the website) has been updated for 1st October 2016. 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 (01/10/16-30/09/21) a total of 9,238 dwellings are considered to have a 'realistic prospect' of being delivered. This is 211 dwellings less than is required.

At 1st October 2016 this council can demonstrate 4.89 years supply of deliverable housing sites

$$\begin{aligned} 9,449.4/5 &= 1,889.88 \\ 9,238/1,889.8 &= 4.89 \text{ (years)} \end{aligned}$$

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.

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<sup>1</sup> National Planning Policy Framework paragraph 47