

## **Five year housing land supply statement 1<sup>st</sup> April 2017-31<sup>st</sup> March 2022**

The Council has identified a supply of deliverable housing land for **6,288** homes between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2022. This compares to a five year housing land supply requirement (including 5% buffer) of 4,280 (Core Strategy requirement, calculated using the 'Sedgefield method'). **This amounts to a housing land supply of 7.35 years.**

The National Planning Policy Framework (NPPF) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide 5 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. The NPPF also states that local planning authorities should identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. Furthermore, local planning authorities should illustrate the expected rate of housing delivery (for both market and affordable housing) through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.

Bath & North East Somerset Council maintains a housing trajectory and updates this annually. The housing trajectory meets the requirements set out in the NPPF. This year, the housing trajectory has also been reviewed and scrutinised by external consultants BNP Paribas, Bristol. The BNP Paribas report is available on the website.

The NPPF requires that a buffer of 5% is added to the supply requirement 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%. In recent years, the Council has added a 20% buffer, due to under-delivery early on in the plan period. However, delivery has exceeded the annualised

requirement for the past two years, and it is anticipated delivery will be significantly above the annualised amount for most of the remainder of the plan period. While a backlog of 466 remained in April 2017, it is expected that this will have been met entirely by April 2018. Therefore, the Council considers it is now appropriate to add a 5% buffer to the supply requirement, instead of a 20% buffer.

The Council has identified a deliverable housing land supply for **6,288** homes between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2022. This compares to a five year supply requirement (including 5% buffer) of 4,280. **This amounts to a housing land supply of 7.35 years.** This has been calculated using the 'Sedgefield method'. Further details of sites, including rates of delivery, for both market and affordable housing can be found within the housing trajectory. This is available on the Council's website.

October 2017