

BRADFORD DISTRICT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

APPENDIX 4 5 YEAR LAND SUPPLY ASSESSMENT- July 2015

The requirement to maintain a rolling 5 year supply of deliverable land for housing was established within PPG3 and has been reaffirmed within the National Planning Policy Framework (NPPF). Paragraph 47 of the NPPF states,

“To boost significantly the supply of housing, local planning authorities should:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements”

Further advice, in particular regarding the correct methodology for calculating the 5 year land supply position, has been provided by the CLG and Planning Inspectorate.

There are three main stages to assessing the 5 year land supply:

1 Establish the Housing Delivery Target for the 5 Year Period

Work on the production of a new Plan, the Core Strategy, is at an advanced stage having been scrutinised at **Examination in Public** hearings in March 2015. It contains what the Council considers is a robust and objective assessment of housing need and then sets an appropriate housing target. The Core Strategy is therefore used within this assessment to establish the level of supply required over the 5 year period.

Paragraph 47 of the NPPF states that the 5 year housing requirement should be supplemented by an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

It also states that 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. The Council considers that given the backlog in delivery against plan targets of 7,687 over the period 2004 -13 and given that this under delivery spans periods of differing economic conditions, then the application of a 20% buffer would accord with the NPPF;

In terms of dealing with the plan based backlog of 7,687 there are two alternative approaches which have been adopted by different Councils. The **‘Liverpool method’** involves requiring the backlog of supply to be resolved

over the full plan period (which is to 2030 in the Core Strategy Submission Draft). The ‘**Sedgefield method**’ involves assuming the backlog is resolved in full over 5 years.

During the Core Strategy Examination hearings the Government Inspector heard evidence on which approach was most appropriate to the circumstances within Bradford. The Inspector asked for and is considering two alternative delivery trajectories based on these two alternatives. The Council has strongly argued that the Liverpool method should be applied. It considers that achieving the development rates implied by such a heavy front loading of the trajectory as implied by the Sedgefield approach would be undeliverable and could have the undesirable and unsustainable effect of meeting demand from neighbouring areas rather than Bradford’s own need, the backlog for which is concentrated on the inner urban areas.

The Council will however adopt the approach which is advocated by the Inspector. In the meantime both approaches to the requirement are set out in this appendix:

5 Year Target Utilising The Sedgefield Method For Resolving Backlog

Base Target		
2200 x 5	=	11,000 (Core Strategy Submission Draft Annual Target)
Backlog		
Backlog	=	7,687 (net completions vs plan target 2004-13)
Buffer		
$(11,000 + 7,687) \times 0.2$	=	3,737 (20% buffer as required by NPPF)
Total 5 Year Land Supply Requirement		
$11,000 + 7,687 + 3,737$	=	22,424

5 Year Target Utilising The Liverpool Method For Resolving Backlog

Base Target		
2200 x 5	=	11,000 (Core Strategy Submission Draft Annual Target)
Backlog		
Backlog	=	$(7,687 / 15) \times 5 = 2,562$
Buffer		
$(11,000 + 2,562) \times 0.2$	=	2,712 (20% buffer as required by NPPF)
Total 5 Year Land Supply Requirement		
$11,000 + 2,562 + 2,712$	=	16,274

The base requirement for the five years 2013/14 to 2017/18 is therefore 11,000 dwellings which when adjusted to include the 20% buffer and to reflect under delivery over the period 2004-2013 gives a final 5 year requirement of either 22,424 under the Sedgefield method or 16,274 under the Liverpool method.

2 Identify Sites That Have the Potential to Deliver Housing During the 5 year Period

These are made up of sites from within the SHLAA as follows:

- Sites Under Construction
- Sites with Planning Permission not yet implemented
- Unimplemented housing allocations from the RUDP and unallocated sites with the potential to make a contribution to housing delivery during the 5 year period.

3 Assessing the Deliverability of the Identified Potential Sites

This stage has been carried out by utilising the results of the SHLAA – thus all sites within the 5 year land supply have been subject to robust assessments of their suitability, availability and achievability. The site appraisals which inform the SHLAA results have also in some instances, been adjusted as a result of the advice from the SHLAA Working Group. The process has thus included a significant input from the development sector.

Schedule of Sites within the 5 Year Land Supply

The table at the end of this appendix shows the total number of sites expected to come forward for development within the first 5 years of the SHLAA trajectory and the quantum of homes likely to be delivered from these sites within years 1-5. The second part of the table shows the total remaining number of homes from these sites which are expected to continue to be developed from year 6 onwards

5 Year Land Supply Position Based on Expected Delivery

Utilising the Sedgefield Method for Resolving backlog:

No. of Sites	361
Total Delivery Capacity 2013-18	10,465
5 Year Requirement	22,424
% of Required 5 Year Land Supply	46.6%
No of years supply	2.33

Utilising the Liverpool Method for Resolving backlog:

No. of Sites	361
Total Delivery Capacity 2013-18	10,465
5 Year Requirement	16,274
% of Required 5 Year Land Supply	64.3%
No of years supply	3.32

Under both of the proposed approaches the current deliverable land supply falls substantially below the required level.

Total Capacity of Sites within the 5 Year Land Supply (including delivery beyond year 5)

No of Sites	361
Total Delivery Capacity 2013+ (inc residual)	16,567

This table represents the supply of land based on the total capacity of all 361 sites which are considered as delivering some or all of their supply within the 5 year period. This larger figure reflects the fact that many of the sites within the 5 year land supply are expected to have started delivering new homes within the 5 year period but will not have been fully developed until after it. Further supply could theoretically come forward in future 5 year land supply assessments from the following sources:

- From further new sites which gain planning permission and will be included in the next 5 year land supply assessment.
- Current unconstrained sites in the SHLAA where the owner takes steps to bring the site forward for development, where currently they appear in year 6 as “uncertain”

Of course it is equally possible that the circumstances of some sites which are currently within the 5 year land supply calculation could change leading to their delivering less housing within the relevant period.

Conclusion

The SHLAA shows that there was a supply equivalent to less than 50% of the required amount based on the Sedgefield method for dealing with backlog. Even if the Liverpool method for dealing with backlog were used the supply would only represent 64% of that required. There is therefore still a significant shortage of deliverable housing land in the district. The scale of the shortfall is caused not just by the availability of land but due to market conditions which remain relatively weak in some areas and this leads to cautious expectations of how quickly sites will be built out.

The table below sets out in tabular form those sites which contribute toward the 5 year supply.

Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Site Yield	No. Built	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	18+			
								2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030					
SE/024	Sticker lane	1.69		Urban Capacity	Greenfield	69					30	30	9													69			
SE/029	Kesteven Close, Holmewood	0.66		Urban Capacity	PDL	21					21																21		
SE/030	Landscope Avenue, Holmewood	0.62		Urban Capacity	PDL	25.5					25.5																25.5		
SE/032	Stonyhurst Square, Holmewood	0.31		Urban Capacity	Greenfield	10.5					10.5																10.5		
SE/033	Land at Muirhead Fold, Holmewood	0.60		Urban Capacity	PDL	19					19																19		
SE/035	Bolling Hall Laundry - Off Rooley Lane	0.43		Urban Capacity	PDL	17.5					17.5																17.5		
SE/076	New Lane, Laisterdyke	1.02		Housing Land Register	Greenfield	42					30	12															42		
SE/102	Grayswood Drive, Holmewood	0.41		Urban Capacity	PDL	17					17																17		
SE/111	Mead View, Holmewood	0.26		Urban Capacity	Greenfield	9					9																9		
SE/114	Somerton Drive, Holmewood	0.27		Urban Capacity	PDL	9.5					9.5																9.5		
SE/116	Broadstone Way, Holmewood	0.23		Other	Greenfield	10					10																10		
SH/005	Wood End Crescent/Leeds Road	2.16		Housing Land Register	PDL	136	52	30	30	24																	84		
SH/015	Land South Of 47 Otley Road, Charlestown	0.36		Housing Land Register	Greenfield	8				8																	8		
SH/018	Otley Road	0.60		Housing Land Register	PDL	19					19																19		
SH/032	Westroyd Avenue, Leeds Road, Windhill	0.37		Urban Capacity	PDL	14			14																		14		
SH/042	Queens Road / Ferncliffe Road - Saltaire	0.63		Other	PDL	45.0					30	15															45		
SH/045	The Old School, Wrose Brow Road, Shipley	0.22		Housing Land Register	PDL	9				9																	9		
SH/046	46 Kirkgate	0.06		Housing Land Register	PDL	7				7																	7		
SH/047	31 Briggate	0.01		Housing Land Register	PDL	5				5																	5		
SI/005	Daisy Hill	3.47		Housing Land Register	Greenfield	105				14	26		30	30	5												105		
SI/016	132 Skipton Road	0.43		Housing Land Register	PDL	8			8																		8		
SI/017	Keighley Road	0.31		Housing Land Register	PDL	12				12																	12		
SI/018	Weaving Shed, Waterloo Mills	0.07		Housing Land Register	PDL	5		5																			5		
SI/001	North Dene Road	1.36	Safeguarded Land	Safeguarded Land	Greenfield	43					30	13															43		
SI/002	Breakmoor Avenue	1.43		Call for Sites	Greenfield	45					30	15															45		
SI/003	Brownbank Lane	20.44	Safeguarded Land	Safeguarded Land	Greenfield	536.5					40	40	40	40	40	40	40	40	40	40	40	40	40	40	30	20	20	510	26.5
SI/007	Keighley Road, Belton Road	13.13	Safeguarded Land	Call for Sites	Greenfield	344.5					40	40	40	40	40	40	40	27.5	20	17							344.5		

