

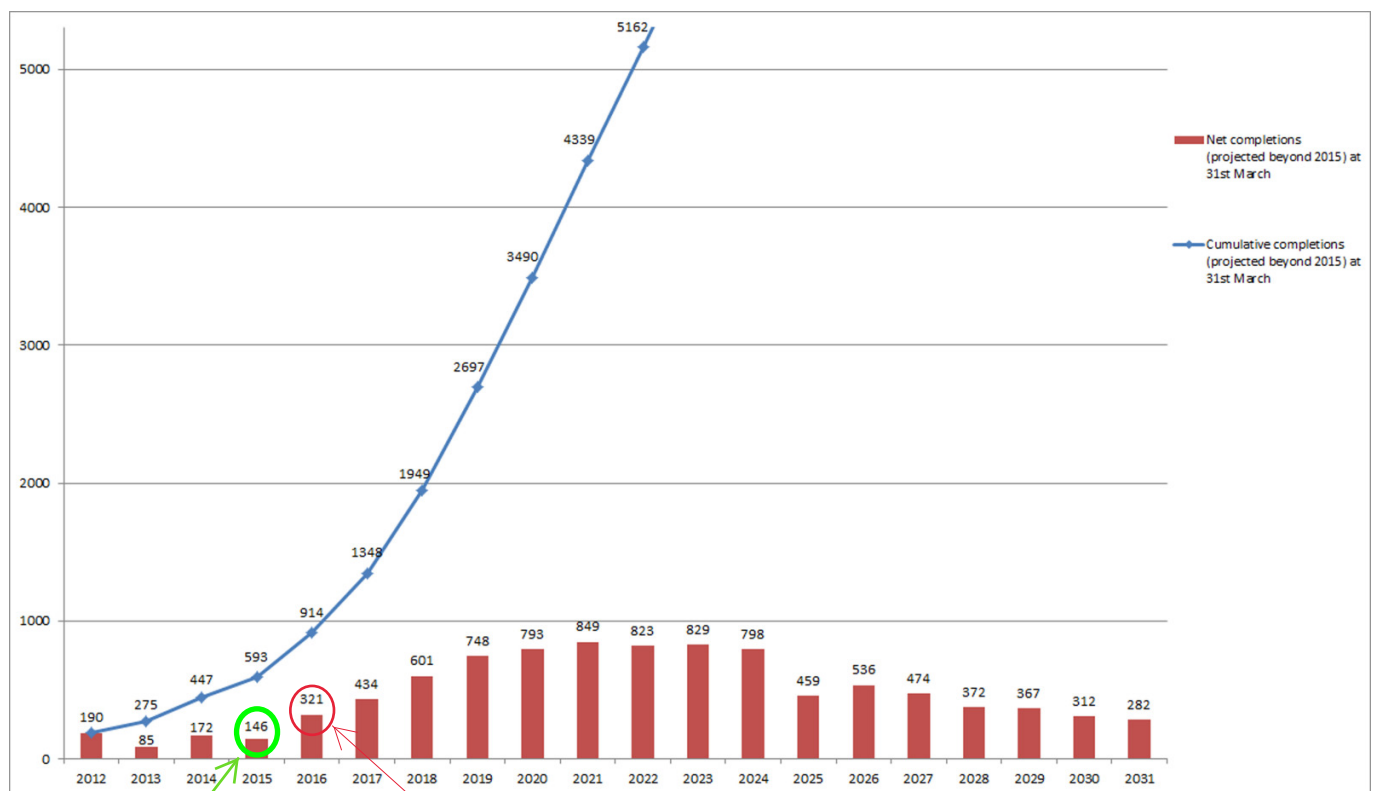
Five year housing requirement = 265 dwellings per year + deficit (467) +20% buffer	2,150
Annual completion rate (for these 5 years)	430
Years supply = (Total / Annual completion rate)	4.7

Table 37 : Five year housing land supply

7.21 Table 7 shows that we cannot demonstrate a five year supply of land for housing. We currently have a supply that will cover 4.7 years. This is higher than last year, largely due to the identification of new housing sites, and increased densities on existing sites, within the SLAA, and a number of office to residential permitted development schemes.

7.22 We are currently working on a new Local Plan for the Borough, this will provide more certainty for the market, hopefully providing the conditions to encourage developers to bring forward their sites. Our Local Plan will also consider Green Belt release in order to meet our new housing target and to ensure we can meet our five year requirement once adopted.

7.23 Our housing trajectory shows that we would be able to meet our local housing target by 2031. In fact, by 2023, we would have met this target.



2014/15 actual completions

Picture 6 Housing Trajectory 2015

2014/15 Prediction for 2015/16