

## **North Herts District Council Local Plan EIP Statement**

### **Statement from Graveley Parish Council**

#### **Matter 4- The housing strategy: the supply of land for housing (Policy SP8)**

#### **Statement Graveley Parish Council**

#### **The five year housing land supply**

**4.3 Overall, is there a supply of specific deliverable sites sufficient to provide five years worth of housing, with an appropriate buffer ( moved forward from later in the plan period) to ensure choice and competition in the market for land? In particular:**

***a) What is the five year requirement?***

ED3 states the 5 year requirement to be 4,151 house and compares to a projected delivery of 4,412 houses. The latter figure includes a windfall allowance of 183 houses, which if deducted from the projected number reduces coverage to 5.09 years, highlighting that NHDC has no room for manoeuvre on the 5 year land bank. This is despite NHDC planners actively encouraging developers to bring forward development in the last 12 months to support the 5 year land bank calculation.

**Graveley Parish Council, October 2017.**