

## Housing Supply and Trajectory

The information below show the housing supply position in the Borough at 31<sup>st</sup> March 2014 as follows:

	<u>No. of dwellings</u>
Core Strategy housing requirement 2008 - 2028	5600
Of which: market	3920
affordable (30%)	1680
Net completions 2008-2014	735
Of which: market	493
affordable	242
5 year supply at 31.3.14 (sites with planning permission):	2711
Of which: market	2039
affordable	672
Residual housing requirement	2154
Of which: market	1387
affordable	766

Based on the above, the estimated future delivery of housing over the Core Strategy plan period 2008-2028 is shown on the trajectory below:



## Housing Trajectory Notes

1. The trajectory illustrates the anticipated delivery of market and affordable housing over the plan period 2008-2028 as required by paragraph 47 of the NPPF to achieve an overall requirement of 5600 dwellings in the plan period as required at policy H1.
2. The plan requires that 30% of these are affordable (policy H3). This results in 3920 market dwellings and 1680 affordable dwellings over the plan period. Annually the overall requirement equates to 280 dwellings per year which (shown as a red line on the chart) comprising 196 market dwellings and 84 affordable dwellings.
3. Actual completions for the six years 2008/9 to 2013/14 amount to 735 dwellings. The information is derived from the Council's own Housing Land Surveys.
4. For the five year period 2014/2015 to 2018/19 anticipated delivery is made up of sites with planning permission which are considered deliverable in the 5 year period. At 31<sup>st</sup> March 2014 this is 2711 dwellings. These are distributed over the five year period. The increase in years 3 to 5 of this 5 year period indicates that development of two large sites (the strategic site at Standen and land at Barrow) is expected to start in 2016/17. The estimated rate of delivery is 100 dwellings per site per year.
5. The residual requirement for the period beyond 2018/19 is 2154 dwellings. In this period beyond 2018/19 the sites at Standen and Barrow will still contribute significantly to housing delivery. It is estimated that the site at Standen will contribute 740 dwellings in this period and be complete by 2026/7 and the site at Barrow will contribute 204 dwellings and be complete by 2020/21.
6. Any shortfall in provision in this period against the strategic requirement will be made up through the site allocations process and other sites which may come forward with planning permission. The update of the Strategic Housing Land Availability Assessment (SHLAA) in 2013 demonstrated that there is more than adequate land with potential for housing that is deliverable/developable for housing to meet the strategic housing requirement. Decisions about which sites will be brought forward will be taken through the preparation of the Sites Allocations DPD.
7. The adjusted target (shown as a grey line with triangles) represents at a particular point what the annualised target would be for the remaining years of the plan period taking account of the overall requirement of 5600 and actual/projected completions to date.
8. The housing trajectory will be reviewed and updated on a regular basis in the light of updated information on actual delivery and future supply. The most up to date information will be used to inform the Site Allocations DPD.