

1817. Appendix 3 - Housing Trajectory

Housing trajectory and the five year land supply

- 1.1 The housing trajectory, shows that the plan provides a five year land supply of 5.98 years as of April 2017. This will be updated to reflect data for 2018 in a topic paper prior to submission of the plan to the Secretary of State.
- 1.2 The five year land supply in appendix 3 is calculated using the 'Liverpool methodology' this means that any backlog from previous years is spread throughout the plan period. The reason for this is that the development strategy plans to deliver a significant amount of housing in the new Garden Communities. These have a longer lead-in time that means that they do not deliver early in the plan-period but once they start delivering, they will provide significant levels of housing throughout the rest of the plan period, and beyond.
- 1.3 The trajectory is 'stepped' to reflect the higher delivery in the later years once the garden communities start to see housing completions.
- 1.4 The five year land supply calculation is set out below.

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-33	2032-33	Total	
Completions 2011-16	521	540	390	463	554	722																	3190	
Existing Commitments (At 1 April 2016)	0	0	0	0	0	0	519	636	651	483	316	227	219	160	160	110	110	110	110	88	40	0	3939	
Windfall Allowance	0	0	0	0	0	0	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	1120	
Allocations – Towns / Villages							0	0	56	273256	369351	196	54	45	90	110	50	50	50	80	100	120	4643 1608	
Garden Communities	0	0	0	0	0	0	0	0	0	0	0	100	150	200	300	370	450	550	650	650	650	750	4820	
Total Delivery	521	540	390	463	554	722	589	706	777	826809	755737	593	493	475	620	660	680	780	880	888	860	940	14712 14677	
Plan Target (2014 base)	568	568	568	568	568	568	568	568	568	568	568	704	704	704	705	705	705	705	705	705	705	705	705	14000

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-33	2032-33	Total
Easton Park Garden Community	0	0	0	0	0	0	0	0	0	0	0	50	75	100	125	150	175	200	250	250	250	300	1925
West of Braintree Garden Community	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	70	100	150	150	150	150	150	970
North Uttlesford Garden Community	0	0	0	0	0	0	0	0	0	0	0	50	75	100	125	150	175	200	250	250	250	300	1925
Total Delivery	0	0	0	0	0	0	0	0	0	0	0	100	150	200	300	370	450	550	650	650	650	750	4820

In total the Garden Communities are expected to deliver 4,820 homes in Uttlesford during the plan period and 13,680 post plan period.

5YLS calculation in full (5% Liverpool)

Target – years 2017/18-2021/22 = $(568 \times 5 =) 2,840$

Shortfall – years 2011/12-2016/17 = $((568 \times 6) - (521+540+390+463+554+722) =) 218$

The shortfall that is carried forward into the first five years, under the Liverpool methodology = $218 \times (5/16) = 68$

Target plus shortfall = $(2,820 + 68 =) 2,908$

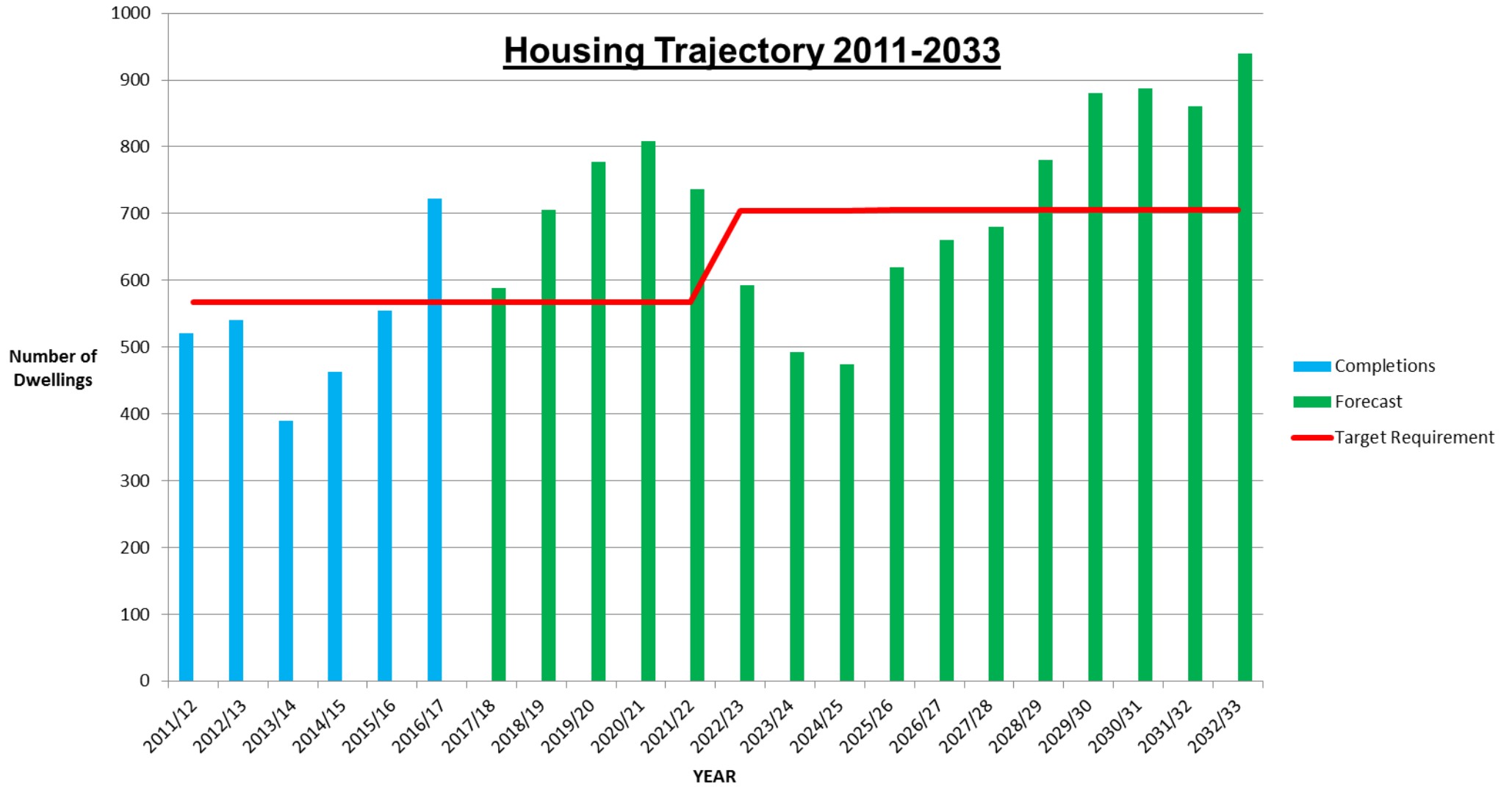
Adding in a 5% buffer to ensure choice and competition in the market for land [Final Target] = $(2,908 \times 1.05 =) 3,054$

Supply in years 2017/18-2021/22 = $(589 + 706 + 777 + ~~826~~ 809 + ~~755~~ 737) = 3,653,618$

% of target available of deliverable sites = $(100 \times (3,653,618 / 3,054) =) 120,118\%$

Supply in years = $(5 \times 100 \times (3,653,618 / 3,054) =) 5,985.92$

Housing Trajectory 2011-2033



INSERT UPDATED GRAPH