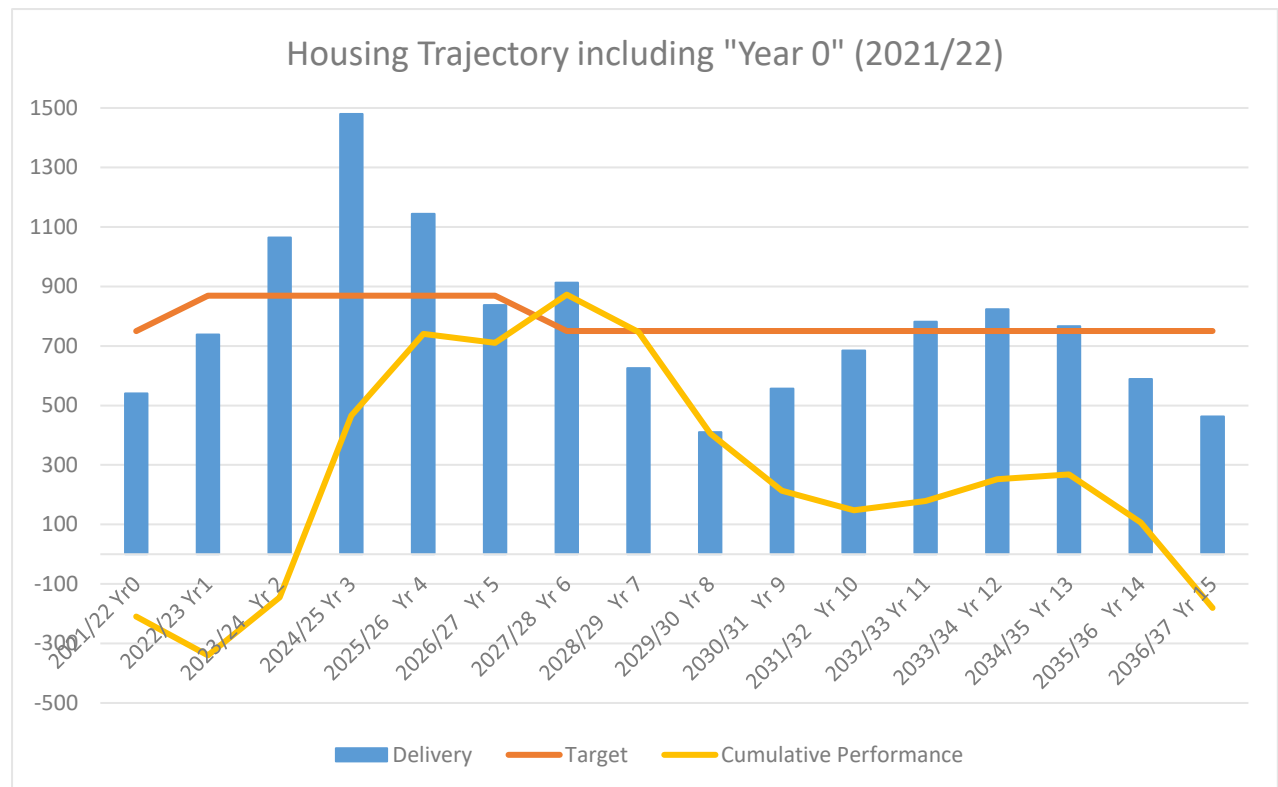


Action Note – Matter 2 Housing Trajectory Update

In response to the request by the Inspector, an updated Housing Trajectory incorporating the 2021/22 financial year has been produced. The Trajectory below adds in the following data:

- A Target of 750 units added to 2021/22
- Completions data of 540 units added to 2021/22
- Cumulative performance against the 790 requirement starting in 2022/23 has been updated



Commentary

1. Housing requirement/ Target is expressed as 750 dwellings in 2021/22, 869 dwellings per year 2022/23-2026/27, and 750.5 dwellings per year 2027/28-2036/37. This reflects the NPPF requirement to add a 10% buffer (brought forward from later in the Plan) to the 5-year supply requirement when demonstrating a 5-year supply through a recently adopted Local Plan.
2. There is an undersupply compared to target in years 0 & 1 of the revised Plan period (2021/22-2022/23).
3. There is oversupply compared to target for years 2-4 (2023/24-2025/26) of the Plan. This results in negative overall performance against target for years 0-2 (2021/22-2023/24) before the higher delivery rates lift performance into positive territory in year 3 (2024/25).
4. Performance remains positive (on specific, developable sites) until year 15 (2036/37).
5. The negative position at the end of the Plan period is minus 210 dwellings. This reflects that the Housing Land Supply (made up of specific, developable sites) in the forthcoming SHLAA Update (Nov 2022) is exactly equal to the housing requirement (11,850 dwellings). The undersupply is exactly equal to that incurred in Year 0 of the revised plan period.

6. If one were minded to test the 5-year housing land supply starting from Year 2 (2023/24, reflecting an Adoption date of April 2023), then the Housing Land Supply would total 5,439 dwellings against a 5 year target of 4,345 dwellings.
7. If one were minded to test the 5-year housing land supply from a starting date of Year 3 (2024/25) reflecting an Adoption date of April 2024, then the Housing Land Supply would total 5,000 dwellings against a 5 year target of 4,345 dwellings. This demonstrates that any Adoption date between April 2023-April 2024 will produce a sufficiency of sites to meet an NPPF-compliant housing land supply for the first 5 years of the plan post-Adoption.

Sensitivity Test – If the Plan requirement was 750 dwellings p.a.

The chart below shows the performance of the Housing Land Supply when tested against a 750 dwelling p.a. housing requirement. The shape of the “worm” is similar, but the effect of lowering the target by an average of 40 dwelling p.a. means that there is a plan-wide oversupply of 419 dwellings over the 16 years 2021/22-2036/37.

