

Appendix E

Housing Trajectory

1. The housing target of around 15,950 dwellings equates to an average per annum target of 798 dwellings over the revised 20 year plan period (from 2016/17 to 2035/36).
2. Expected delivery across the plan period is set out in figure 1, on the following page. This shows a lower level of completions forecast for the start of the plan period and pre-plan period (adoption has been assumed to be 2020/21), whilst towards the middle of the plan period delivery is expected to be much higher, and well above target. This is partly due to infrastructure, availability and other constraints identified for a number of sites which are likely to affect lead-in times and delivery in the earlier years of the plan period. This is particularly apparent for some of the large Strategic Sites which are likely to take a number of years to develop alongside associated infrastructure. Expected delivery rates for proposed allocations at the site level are presented in figure 2.
3. If the 798 per year target was used across the whole plan period, at the point of adoption housing land supply would be below five years (4.5 years) and the housing delivery test result would be 61% (meaning that presumption in favour of sustainable development would apply).
4. A stepped target is therefore considered appropriate, with lower delivery for the pre-plan period and the first three years from adoption (allowing lead-in times for larger sites which account for a significant proportion of the housing supply), followed by an increased target for the remaining 13 years of the plan period (when the larger Strategic Sites are expected to start delivering).
5. A stepped target is consistent with National Planning Practice Guidance¹ which states: "A stepped housing requirement may be appropriate where... strategic sites will have a phased delivery or are likely to be delivered later in the plan period"
6. The proposed stepped target is 498 dwellings per year between 2016/17 - 2022/23 (3,486 over 7 years) and 959 per year between 2023/24 - 2035/36 (12,467 over 13 years). The target for the 20 years would total 15,953 dwellings meaning that, in line with policy guidance, the planned housing requirement would be fully met within the plan period. There would still be under delivery in the earlier years, however this would be to a lesser extent. The housing land supply at adoption in 2020/21 would be 6.1 years (incorporating a 20% buffer and, following the Sedgfield method, the shortfall since 2016/17) and the housing delivery test result would be 98%.

¹ Planning Policy Guidance – Housing Supply and Delivery: Paragraph 021, Reference ID: 68-021-20190722

Supply Source	Pre-Adoption				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Plan Period Total
	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	2031/32	2032/33	2033/34	2034/35	2035/36	
Completions to date	671	315	462																		1,448
Commitments (Sites with planning permission)				482	517	200	28	20	4			-7	24								1,268
Suitable HELAA sites below allocation threshold							2	4	5									8			19
Proposed Allocations ²					4	294	565	1526	1708	1637	1317	989	893	692	592	492	400	365	266	175	11,915
Windfall								133	82	51	51	51	51	51	139	139	139	139	139	139	1,304
Overall total by year	671	315	462	482	521	494	595	1,683	1,799	1,688	1,368	1,033	968	743	731	631	539	512	405	314	15,954
Housing target by year	498	498	498	498	498	498	498	959	959	959	959	959	959	959	959	959	959	959	959	959	15,953
Performance against target (within individual year)	173	-183	-36	-16	23	-4	97	724	840	729	409	74	9	-216	-228	-328	-420	-447	-554	-645	
Cumulative housing target	498	996	1,494	1,992	2,490	2,988	3,486	4,445	5,404	6,363	7,322	8,281	9,240	10,199	11,158	12,117	13,076	14,035	14,994	15,953	
Performance against cumulative target	173	-10	-46	-62	-39	-43	54	778	1618	2347	2756	2830	2839	2623	2395	2067	1647	1200	646	1	

Figure 1: Housing Trajectory and Estimated performance against the Housing Target

² See Figure 2 for a break-down of estimated delivery by site

	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	2031/32	2032/33	2033/34	2034/35	2035/36	Plan Period Total	
HS3 (Pea08) 80 Bridge Road East, WGC										16	16										32	
HS1 (Pan01b) Land at Bericot Way (North), WGC						21																21
HS8 (Pea24) St Michaels House, Holwell Road, WGC															11	11						22
HS5 (Hol19) Hyde Valley House, Hyde Valley, WGC							17															17
(WGC4a) North east of WGC - Extra Capacity														75								75
(Han40a) Town Centre North- Campus, WGC									50	100	100											250
(Pea106) 73-83 Bridge Road East, WGC							35	100	100													235
(Pea103) 29 Broadwater Road, WGC							72	56														128
(Pea102) Bio Park, Broadwater Road, WGC												59	60	60								179
(Pea104) YMCA, 90 Peartree Lane, WGC							15															15
(Pea105) 61 Bridge Road, WGC							21															21
(Hol23) Neighbourhood Centre, Hollybush Lane, WGC																				16		16
(Pea97) Former Norton Building, WGC							61	61														122
HS15 (WGr1) Land east of London Road, Woolmer Green								50	60	40												150
(WGr3) Land Adj to 52 London Road, Woolmer Green									12	13												25
(WE100) 51-53 London Road, Woolmer Green								34														34
SDS6 (Hat15) Symondshyde New Village											46	100	100	150	150	150	150	140	100	50		1136
HS33 (GTLAA08) Barbraville, Hertford Road, Mill Green										4												4
(StL1) Land North of New Road, Stanborough									45	45												90
(StL17) Land adj. Great North Road, Stanborough							5															5
(StL15) Land East of the Great North Road , Stanborough												8										8
(StL13) Land at Roebuck Farm, Lemsford									12	15												27
TOTAL PROPOSED ALLOCATIONS					4	294	565	1,526	1,708	1,637	1,317	989	893	692	592	492	400	365	266	175		11,915