

APPENDIX 5/7

Table 2: Eastleigh Housing Trajectory Summary by Year (discounted)

	20011/12	20012/13	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	2031/32	2032/33	2033/34	2034/35	2035/36	Total	
Completions	402	275	394	145	458	607	1,210	1,225	1,052	691	589	617	707	953	810	901	811	711	496	486	416	416	421	436	419	15,648	
<i>Commitment</i>						557	1,054	983	586	313	260	260	260	189	80	120	140	70								5	4,877
<i>Resolutions</i>							106	192	344	230	217	185	265	350	290	255	145	105									2,684
<i>Other allocations</i>										22	48	12	72	82	106	132	132	132	142	102	92	22	22	27	42	16	1,203
<i>Small Site</i>							50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	1,000
<i>Windfalls</i>																	86	86	86	86	86	86	86	86	86	860	
<i>SGO</i>										50	50	50	50	50	258	258	258	258	258	258	258	258	258	258	258	258	3,350
Cumulative	402	677	1,071	1,216	1,674	2,281	3,491	4,716	5,768	6,459	7,048	7,665	8,372	9,325	10,135	11,036	11,847	12,558	13,054	13,540	13,956	14,372	14,793	15,229	15,648	13,974	
Requirement	15,848	15,573	15,179	15,034	14,576	13,969	12,759	11,534	10,482	9,791	9,202	8,585	7,878	6,925	6,115	5,214	4,403	3,692	3,196	2,710	2,294	1,878	1,457	1,021	602		
	16250																										

This trajectory is a summary of the anticipated annual delivery of new housing from the various components of housing land supply taking into account the discounts for non-implementation outlined in the (separate) main trajectory report. As a discounted trajectory it applies percentage discounts to various components of supply and to the individual years of the trajectory. Accordingly the totals do not tally exactly. It also follows that this should not be considered accurate on a year by year basis as any discounts would not, in reality, be spread evenly by year.

Completions in the five years 2011/12 to 2015/2016 are actual recorded housing completions.

Commitment refers to those sites which had the benefit of a valid planning permission at the base date of the local plan (1st April 2016) or received permission subsequently. This component of supply is discounted by 5% to allow for non-implementation which equates to 257 dwellings.

Resolutions refers to those sites which had not been granted planning permission but were in receipt of a Council resolution to grant permission subject to compliance with certain requirements, usually the satisfactory completion of legal agreements, either at the base date of 1st April 2016 or subsequently. This component of supply is discounted by 10% which equates to 298 dwellings

Other Allocations refers to sites which were allocated in the draft 2011-29 local plan which on which no planning permissions or resolutions have been issued. This primarily comprises two large Hampshire County Council sites on which pre-application discussions are currently underway. This is discounted by 20% equating to 302 dwellings.

Small Sites and **Windfalls** refer to allowances for unidentified development on sites of less than / more than 10 dwellings respectively based on evidence of the contribution such sites have made to housing supply in Eastleigh borough in the past. Both are discounted by 20% compared to past rates and a windfall allowance is only included for the latter 10 years of the plan period.

SGO refers to the assumption that 3,350 dwellings will be delivered on the north of Bishopstoke & north and east of Fair Oak Strategic Growth Option should this be confirmed as the council's preferred option at the 20th July 2016 Cabinet / Full Council meeting. The figure of 3,350 assumes an 8 year lead-in time for the main development (with only the 250 dwellings at Pembers Hill Farm being delivered in the medium term at a nominal rate of 50 dwellings per year) and then an annual delivery rate of 258 dwellings per year. This figure is derived from studies of large scale development elsewhere as outlined in a separate report. It is applied consistently across the plan period although it is recognised that, in reality, delivery will be lower in the early years and will vary year on year. Assuming this average annual rate of development and a total capacity of 5,200 dwellings, the SGO would be complete by approximately 2044.

Requirement is a cumulative residual figure resulting in a figure in red to be met through wholly new housing site allocations in the local plan.

Great care has been taken to ensure that there is no overlap or double counting between the various components of supply. The full trajectory report contains site-by-site, permission-by-permission and year-by-year listings for each component of supply in order that this can be tracked.

This table shows a total outstanding residual requirement of 602 dwellings compared to 593 (652 with the addition of a 10% discount) in the main trajectory report. This is due to rounding of the percentage discount to whole dwelling numbers as it is applied to individual years. Assuming that the preferred SGO option is agreed by the Council and that all of the components of supply deliver as anticipated, this (652) is the figure to be met by new allocations in the local plan.

The main 20th July Cabinet report refers to a need for the local plan to deliver c5,200 dwellings on greenfield sites. Broadly speaking this equates to the following in the above table:

Other Allocations – 1,203 dwellings +
Strategic Growth Option – 3,350 dwellings +
Residual Requirement – 652 dwellings (see paragraph above) = 5,205 dwellings

All figures quoted are net figures and so take account of losses to the dwelling stock. The approach used in drawing up the trajectory and the assumptions used in respect of each component are set out in detail in separate reports.