

# Updated Housing Trajectory

August 2016

## **Introduction**

The National Planning Policy Framework (NPPF) sets out the requirement for local planning authorities to provide information on housing policy and performance, including the preparation of a housing land supply trajectory. The housing trajectory is required to demonstrate that the Council can deliver its development plan housing targets and associated infrastructure.

In this way it supports the 'plan, monitor and manage approach' to housing delivery by monitoring both past and anticipated completions across a period of time. It can help indicate at an early stage whether any steps need to be taken to ensure that planned housing requirements are met.

However, a housing trajectory is not intended to produce 'perfect forecasts' of the future, nor necessarily absolute answers regarding the past and present.

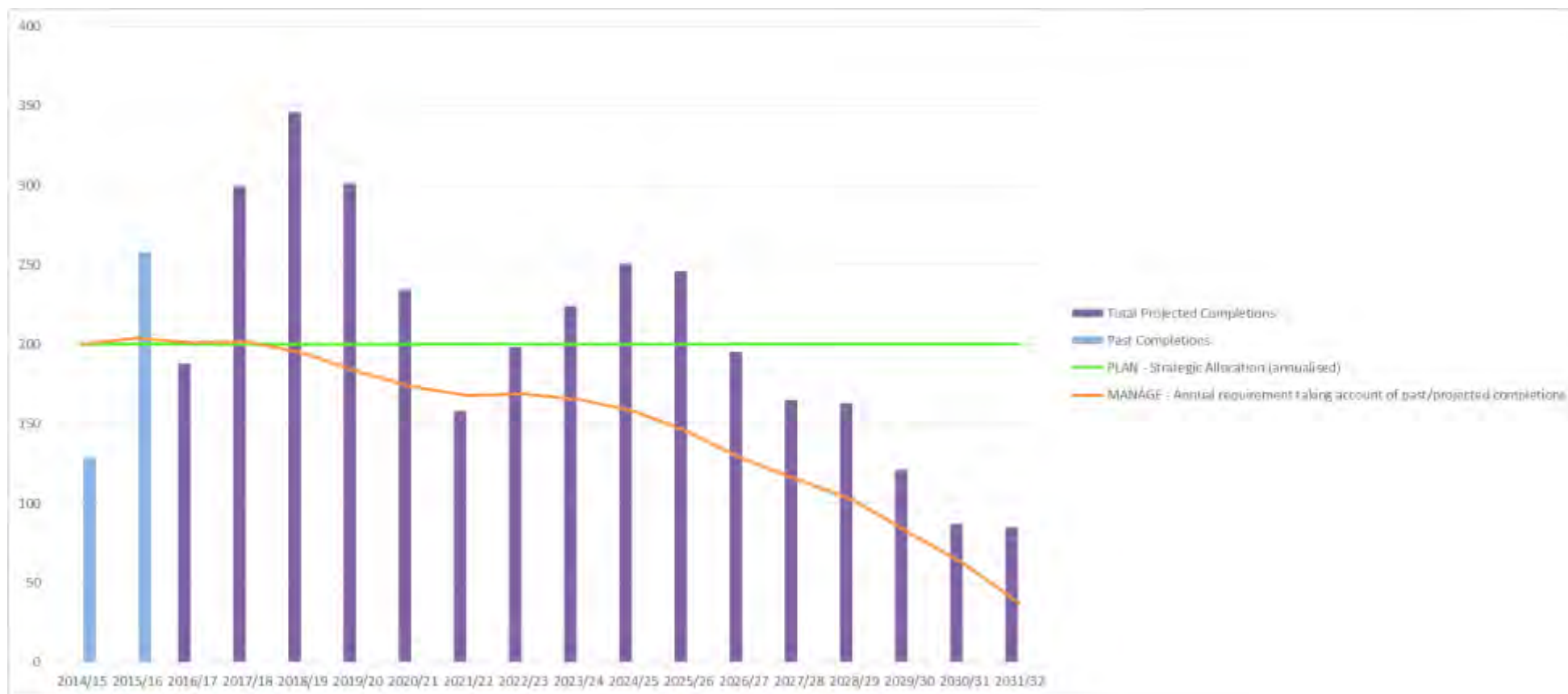
The updated Housing Trajectory covers the period from April 2014 to March 2032. The updated Housing Trajectory will provide key background evidence to the Submission Draft of the Eden Local Plan. The current Housing Trajectory can be found on pg. 26 of the Submission Draft Eden Local Plan 2014-32.

Previous versions of the Housing Trajectory can be found in the Council's Annual Monitoring Reports, published in December each year<sup>1</sup>. These trajectories relate to the delivery of housing towards the Core Strategy target of 239 dwelling per annum.

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<sup>1</sup> <http://www.eden.gov.uk/planning-and-development/planning-policy-for-eden/current-policy/annual-monitoring-report/>

## Updated Housing Trajectory (August 2016)



The above graph is based on our best projections for the future delivery of housing within the District. For the first five years, covering the period between April 2016 and March 2021, the figures used mirror those included in our Five Year Land Supply position statement. This document has also been produced in support of the Submission Draft Local Plan, but includes all of the sites identified in our Housing Land Supply Statement published in June 2016

Beyond the five year period, we have used our allocation strategy to predict when development may come forward. This approach uses knowledge we have gained from developers and land owners regarding the anticipated rate of delivery on our larger and more strategic sites. For the smaller sites (less than 4), we use an average rate of delivery for the remainder of the plan period calculated based on the delivery of 'residual requirement' found in the table which supports Policy LS2 of the Eden Local Plan.

Below is the table containing the data used to formulate the above trajectory:

	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	TOTAL
Completions - Affordable	24	52																	76
Completions - Market	105	203																	308
Past Completions	129	258																	387
Total Projected Completions	0	0	188	299	346	301	234	158	198	224	251	246	195	165	163	121	87	85	3648
Cumulative Completions	129	387	575	874	1,220	1,521	1,755	1,913	2,111	2,335	2,586	2,832	3,027	3,192	3,226	3,476	3,563	3,648	
PLAN - Strategic Allocation (annualised)	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	3600
MONITOR - No. dwellings above or below cumulative allocation	-71	-13	-25	74	220	321	355	313	311	335	386	432	427	392	226	276	163	48	
MANAGE - Annual requirement taking account of past/projected completions	200	204	201	202	195	183	173	168	169	165	158	145	128	115	102	82	62	37	

With the exception of 2016/17, we expect housing delivery to be significantly above past delivery rates. We have a number of significant schemes in the pipeline, which we expect to deliver a significant boost to our housing supply during the first 10 years of the plan period. Examples of these sites are:

- Site E1 – Carleton (Penrith), which is expected to deliver at a rate of 30 units per annum. Phase 1 (Site E1a) of this site is already under construction.
- Site N1 – Fairhill/Salkeld Road (Penrith), which is expected to deliver at a rate of 30 units per annum.
- Site N3 – Raiselands (Penrith), which is expected to deliver at a rate of 25 units per annum.
- Site AP5 – Back Lane (Appleby) which is currently under construction and expected to deliver at a rate of 25 to 30 units per annum.

There are also a number of schemes in our current ‘Local Service Centre’ villages which we expect to deliver a significant amount of housing during the first phases of the Local Plan period.

The Housing Land Supply Statement (August 2016) provides a comprehensive list of all significant housing sites that we expect to be delivered between April 2016 and March 2021.