

## Housing Trajectory – Further Information

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### Introduction

During the Matter A hearing the Inspector invited the City Council to revisit the housing trajectory. The inspector considered that the sum of the trajectory for the ten year period 2013/14-2022/23 was almost 6,000 dwellings less than the supply for the same period (as indicated by the 2013 SHLAA)<sup>1</sup>. The implication being that there was the potential to deliver additional housing earlier in the plan period.

In revisiting the trajectory the City Council consider that it would be best to use the most up to date information as the starting point. The Inspector's analysis has therefore been repeated for the period 2014/15-2023/24 using the 2014 SHLAA. This shows that supply was 5,000 dwellings greater than would be delivered under the trajectory.

### Considerations

In revisiting the trajectory the City Council have taken account of:

- Performance to date
- Recent trends and indicators
- The supply available in each time period (acknowledging that actual supply will vary from year to year within the period)
- The requirement to maintain a 5-Year supply of deliverable sites including a 5% buffer for the duration of the plan period

### **Potential Revised Trajectory**

A potential revised trajectory is set out below. This trajectory has fewer steps than the BDP trajectory, increases provision more quickly, makes better use of supply but retains a small amount of flexibility to minimise risk to the 5-Year supply.

Time period	Years in period	Dwellings per annum	Dwellings in period	Comment
2011-14	3	1,650	4,950	Average of actual delivery
2014-19	5	2,500	12,500	Maximise development but allow small flexibility allowance for non-delivery on any specific site.
2020-31	12	2,800	33,600	Even distribution of balance

### SHLAA 2014

Time Period	Dwellings
Short Term - Within 5 Years	14,041
Medium Term – 6 to 10 Years	16,518
Longer Term – beyond 10 years	16,271

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<sup>1</sup> A supply of 29,560 dwellings and a trajectory for 23,780 dwellings.

### Implications for Maintaining a 5-Year Supply

Year	BDP Delivery Trajectory <sup>2</sup>	5-Year Requirement <sup>3</sup>	2014 SHLAA capacity <sup>4</sup>	Number of Years Supply
2011/12	1,650	-	-	-
2012/13	1,650	-	-	-
2013/14	1,650	-	-	-
2014/15	2,500	13,125	14,041	5.3
2015/16	2,500	13,440	14,536	5.4
2016/17	2,500	13,755	15,032	5.5
2017/18	2,500	14,070	15,527	5.5
2018/19	2,500	14,385	16,022	5.6
2019/20	2,800	14,700	16,518	5.6
2020/21	2,800	14,700	16,468	5.6
2021/22	2,800	14,700	16,419	5.6
2022/23	2,800	14,700	16,370	5.6
2023/24	2,800	14,700	16,321	5.6
2024/25	2,800	14,700	16,271	5.5
2025/26	2,800	14,700	16,271	5.5
2026/27	2,800	14,700	16,271	5.5
2027/28	2,800	-	-	-
2028/29	2,800	-	-	-
2029/30	2,800	-	-	-
2030/31	2,800	-	-	-

This trajectory rolls forward the supply each year to anticipate the 5-Year supply at that time. For instance, in 2015/16 the supply (14,536) is made up of four fifths of 14,041 (the supply for the first 5 years) and one fifth of 16,518 (the supply for years 6 to 10). This smooth's out the changes between the SHLAAs three time periods and provides a better indication of the 5-Year supply likely to be available in any given year.

One effect of this smoothing out of the time periods is that the seemingly large surplus of supply over planned delivery as noted by the inspector is much smaller and that surplus is necessary to facilitate meeting an increasing trajectory.

A number of other scenarios were considered, however, to increase the trajectory any further in the earlier part of the plan period would result in there being insufficient supply to maintain a 5-Year supply or in the 5-year supply being marginal and at risk.

<sup>2</sup> Rounded numbers sum to 51,050

<sup>3</sup> Including a 5% buffer

<sup>4</sup> SHLAA capacity sums to 46,830. (51,780 including completions to date). Supply available in individual years will vary