

Maintaining a 5-Year Land Supply throughout the Plan Period

During the Matter A hearing the Inspector invited the City Council to revisit the housing trajectory in order to better align it with the supply set out in the SHLAA. A note 'EXAM72 Housing Trajectory – Further Information' was subsequently produced. In addition to setting out a revised trajectory the note demonstrated that the revised trajectory would enable a five year land supply to be maintained throughout the plan period.

The inspector's Proposed Main Modification 62 (PMM62) sets out further changes to the trajectory. In addition the annual update of the SHLAA has been completed and the 2015 SHLAA is now available. This note updates the information in EXAM72 with regard to maintaining a 5-Year land supply throughout the plan period in the light of PMM62 and the updated SHLAA.

PMM62 Delivery Trajectory

Time period	Dwellings per annum
2011/12 - 14/15	1,650
2015/16 - 17/18	2,500
2018/19 - 30/31	2,850

SHLAA 2015 Supply

Time Period	Dwellings
Short Term - Within 5 Years	15,486
Medium Term – 6 to 10 Years	15,402
Longer Term – beyond 10 years	15,262

Implications for Maintaining a 5-Year Supply

Year	BDP Delivery Trajectory (PMM62)	5-Year Requirement (including 5% buffer)	2015 SHLAA capacity	Number of Years Supply
2011/12	1,650	-	-	-
2012/13	1,650	-	-	-
2013/14	1,650	-	-	-
2014/15	1,650	-	-	-
2015/16	2,500	13,860	15,486	5.6
2016/17	2,500	14,228	15,468	5.4
2017/18	2,500	14,595	15,451	5.3
2018/19	2,850	14,963	15,434	5.2
2019/20	2,850	14,963	15,417	5.2
2020/21	2,850	14,963	15,400	5.1
2021/22	2,850	14,963	15,372	5.1
2022/23	2,850	14,963	15,344	5.1
2023/24	2,850	14,963	15,316	5.1
2024/25	2,850	14,963	15,288	5.1
2025/26	2,850	14,963	15,260	5.1
2026/27	2,850	14,963	15,260	5.1
2027/28	2,850	-	-	-
2028/29	2,850	-	-	-
2029/30	2,850	-	-	-
2030/31	2,850	-	-	-

Note: Figures may not sum due to rounding

This trajectory rolls forward the supply each year to anticipate the 5-Year supply at that time. For instance, in 2016/17 the supply (15,468) is made up of four fifths of 15,486 (the supply for the first 5 years) and one fifth of 15,402 (the supply for years 6 to 10). The number of years supply set out in the table will be a minimum as, in practice; supply in excess of 5 years will roll forward to the following year.