

**Housing Land Availability**

**Information Paper**

**2005/06**

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## **Executive Summary**

### **Introduction**

Following two high profile appeals the Inspectors' final reports suggested that it would be beneficial for the Council to produce and adopt a document setting out housing land availability to assist in future decisions regarding adopted Local Plan housing allocations.

The Information Paper will set out the following information:

- Housing Completions within the CLPA, Rest of District and District as a whole
- % of completions on Brownfield land
- Small site completions
- Comparisons with Urban Capacity Study
- Projected completion rates for Large windfall sites and the remaining Local Plan Allocations now granted planning permission
- A review of the remaining Local Plan allocation without planning permission
- Housing Trajectory for completions to 2015/16 and to 2020/21
- Comparisons of future housing supply with Leicestershire, Leicester and Rutland Structure Plan targets and the figures in the revised adopted RSS.

This Information Paper will also be used to inform the preparation of the Housing and Employment Allocations Development Plan Document (due for adoption in 2009/10).

### **Housing Completions**

In the 2005/06 financial year a total of 270 dwellings were built (gross). In addition 15 dwellings were lost making the net housing completion figure 255 for this year.

Of the 255 dwellings built 61 were in the Central Leicestershire Policy Area (CLPA) and 194 in the Rest of District (RoD).

93 of the dwellings were completed on greenfield sites with 162 on brownfield, giving a 64% brownfield completion rate. The figures show that the Council has surpassed its own target of 35% brownfield completions for the last 3 years as well as meeting the national target of 60% for the last 2.

### **Housing Trajectory**

The housing trajectories generate predicted future completions for the remainder of the Leicestershire, Leicester and Rutland Structure Plan period (1996-2016) and the adopted RSS plan period (2001 - 2021). They set out future projections for housing delivery against the 2 policy areas identified in

the Structure Plan (the CLPA and the RoD) as well as for the District as a whole.

They are generated using actual housing completions, a small site allowance, urban capacity and other brownfield windfall completions and expected completion rates on Local Plan allocations.

## **Conclusions**

The Information Paper provides the following key conclusions in relation to the Structure Plan and RSS requirements

### **Structure Plan**

1. Combining the outcome and conclusions for the 2 separate policy areas the future supply of housing across the District appears to exceed the requirements of the Structure Plan.
2. A total of 3728 dwellings are projected for the period 2006/07 – 2015/16 meaning a total of 8267 dwellings for the whole plan period compared to the 7550 required by the Structure Plan.
3. The Councils projected level of completions for the remainder of the Structure Plan period suggest there will be no requirement for further housing allocations to be released over this time. The development of KB/1 and MH/3 alongside a number of large scale Brownfield developments means the council is 'well stocked' of housing supply for the foreseeable future.
4. The situation does not change if GG/2 was to be released. The release of the site would simply increase the surplus in the CLPA and District as a whole by 300 dwellings.
5. A review of housing completions and commitments however will be set out in the 2006 AMR against the draft RSS housing requirements. The emerging Residential and Employment Allocations DPD will address the need to allocate additional land to meet the requirements of the RSS.

### **Adopted RSS**

1. Combining the outcome and conclusions for the 2 separate policy areas the future supply of housing across the District appears to fall short of the requirements assumed by the adopted RSS.
2. A total of 4513 dwellings are projected for the period 2006/07 – 2020/21 meaning a total of 6226 dwellings for the whole plan period compared to the 7550 required by the adopted RSS.
3. This identifies a shortfall in housing completions within the District during the Regional Plan period. The District however does not begin to incur a cumulative shortfall until the end of the housing year 2013/14. This is largely a result of higher windfall completions in the earlier years of the plan period.
4. The projected shortfall for the Regional Plan period (to 2021) suggests there may be a need to release further land for housing development in

the future. With the development of MH/3, KB/1 and a collection of larger windfall developments this is not expected to occur until after the housing year 2013/14.

### **Overall Conclusion**

1. It is acknowledged by the Council that Draft PPS3 requires less emphasis on windfall development and more focus on allocating sites. In light of this changing national guidance the Council has attempted to take a conservative approach to projecting windfall developments and has considered the effect of the release of the remaining Local Plan allocation on housing land supply during the periods to 2016 and 2026.
2. The remaining Local Plan allocations will be reviewed through the Core Strategy and Housing Allocations DPD's and associated Sustainability Appraisals. This work is expected to be completed in 2009/10 before the need to release any further greenfield land for development. This would allow the Council to promote and implement the strengths of the new planning system (in particular PPS1) and crucially allow the Council to confirm the adoption of the most sustainable sites within Harborough District through the LDF process.

## **Introduction**

In August 2004 Harborough District Council published the 'Monitoring of Housing Land' Supplementary Planning Guidance (SPG). This was in line with Alterations to the Local Plan policy ALT2, which required the publication of annual housing supply figures in a SPG format. The commencement of the Planning and Compulsory Purchase Act (September 2004) replaces SPG's with Supplementary Planning Documents (SPD) which form part of the Local Development Framework (LDF). Production of SPD's requires an accompanying Sustainability Appraisal (SA). A SPD has not been produced in relation to Housing Supply for 2005 or 2006, as it is deemed inappropriate to produce specific policy or carry out SA on housing supply in relation to the Local Plan in this way. This Information Paper will however be used to inform the preparation of the Housing and Employment Allocations Development Plan Document (due for adoption in 2009/10).

## **Purpose of this Paper**

Following two high profile appeal cases in 2005, with relation to Local Plan housing allocations at Kibworth (KB/1) and Great Glen (GG/2) (April 2005) and Market Harborough (MH/3) (October 2005), the housing land availability data produced by Harborough District Council was an important material consideration in determining the outcome of these appeals. The Inspectors' final reports suggested that it would be beneficial for the Council to produce and adopt a document setting out housing land availability, similar in nature to the SPG, to assist in future decisions regarding adopted Local Plan housing allocations. Reference will be made to the Inspectors Reports throughout this Information Paper.

In order to provide this information, in a format that can be used for future policy decisions, the Council is publishing a Housing Land Availability Information Paper. This outlines housing completions for the last housing year (April 1<sup>st</sup> 2005 – March 31<sup>st</sup> 2006) and identifies future potential supply trajectories for the remainder of the Leicestershire, Leicester and Rutland Structure Plan period (to 2015/16) as well as the adopted RSS plan period (to 2020/21). The two separate plan periods have been used based on recommendations resulting from the above mentioned appeal cases. The Structure Plan period to 2016 has been used as it contains adopted figures specific to Harborough District. The Regional Plan period has been used as it projects figures for a longer future time period and has an effective commencement date of 2001/02. Although the adopted Regional Spatial Strategy (RSS) does not include figures specific to Harborough the above mention Inspectors Reports identified that the figures for Leicestershire were very similar to those identified within the Structure Plan. Therefore it has been assumed that the same ratios can be used for projecting completions to 2021 for Harborough District.

The East Midlands Regional Assembly is currently undertaking a review of the RSS (which for the first time will identify District housing requirements). The draft Regional Plan is currently available for a 12 week public consultation hence figures published within this are not formal policy and may consequently be subject to change. Therefore, for the purpose of the

Information Paper the adopted figures in the Structure Plan and the assumed figures for the adopted RSS are used for the housing trajectory.

### **The Current Monitoring Situation**

In line with the Planning and Compulsory Purchase Act (2004) Harborough District published its first Annual Monitoring Report (AMR) in December 2005. The purpose of the AMR was to achieve two key aims:

1. To show annual progress in preparing the new Local Development Framework (which replaces the old-style 'Local Plan').
2. Monitor the effectiveness of its policies in relation to national and local targets.

When monitoring the effectiveness of existing policies, key focus was placed upon chapter 4 of the Local Plan (Housing). The AMR (2005) therefore acted as a reporting mechanism for housing completions (2004/05) and identified a trajectory for future supply. Although this will continue to be the case in line with PPS12, the AMR is not formally adopted or a publicly consulted document therefore limiting its weighting in planning decisions. It is this aspect that has encouraged Harborough District Council to produce a Housing Land Availability Information Paper.

### **What this Document Includes**

The key aims of this document are set out below:

- i. To provide details on housing completions in the last housing year (2005/06)
- ii. To identify housing trajectory through to 2016 to measure potential future supply against the requirements of the Structure Plan.
- iii. To identify housing trajectory through to 2021 to measure potential future supply against the requirements of the Adopted RSS.
- iv. To distinguish housing trajectory for both the Central Leicestershire Policy Area (CLPA) and the Rest of District (RoD), as well as the District as a whole.
- v. To inform the housing assessment within the AMR (to be published in December 2006).
- vi. To identify any potential need for the release of further housing land across the District
- vii. To act as material consideration in any future planning appeals relating to the supply of housing land in Harborough District.

### **Settlements included within the CLPA include:**

The settlements included within the CLPA policy area are:

- |                        |                    |
|------------------------|--------------------|
| • Broughton Astley     | • Little Stretton  |
| • Burton Overy         | • Scraptoft        |
| • Fleckney             | • Smeeton Westerby |
| • Great Glen           | • Stoughton        |
| • Houghton on the Hill | • Thurnby          |
| • Kibworth Beauchamp   | • Wistow           |
| • Kibworth Harcourt    |                    |

All other settlements are included within the Rest of District policy area.



### **Housing Completions**

The table highlights the number of completions and dwellings lost since the start of the Structure Plan period. It also identifies the Central Leicestershire Policy Area (CLPA) and Rest of District (RoD) policy areas for housing completions, as detailed in the Structure Plan.

**Figure 1 - Housing Completions**

Year	Total Gross Completions	Dwellings lost	Total Net completions	CLPA	RoD
1996/97	415	-	415	167	248
1997/98	440	-	440	152	288
1998/99	595	-	595	184	411
1999/00	759	-	759	149	610
2000/01	617	-	617	64	553
2001/02	700	1	699	147	552
2002/03	283	-	283	112	171
2003/04	279	-	279	148	131
2004/05	206	9	197	49	148
2005/06	270	15	255	61	194
Totals	4564	25	4539	1233	3306

\*CLPA and RoD figures are both net totals

### **Greenfield Brownfield Divide**

The table below identifies the number of net completions built on greenfield and brownfield land since the start of the Structure Plan period. The table also shows the Councils improving standards in delivering completions on previously developed land. The figures show that the Council has surpassed its own target of 35% brownfield completions for the last 3 years as well as meeting the national target of 60% for the last 2.

**Figure 2 - Greenfield Brownfield split**

Year	Greenfield	Brownfield*	Total Net Completions	% Brownfield**
1996/97	-	-	415	-
1997/98	-	-	440	-
1998/99	-	-	595	-
1999/00	-	-	759	-
2000/01	-	-	617	-
2001/02	467	232	699	33%
2002/03	212	71	283	25%
2003/04	173	106	279	38%
2004/05	76	121	197	61%
2005/06	93	162	255	64%
Totals	1021	692	4539	-

\*Dwellings lost have been subtracted from Brownfield completions

\*\* Figures have been rounded to the nearest whole number

### **Small Site Allowance**

The tables below highlight the small site net completions since the start of the Structure Plan period.

**Figure 3 Small Site Completions**

Year	Green	Brown*	CLPA	RoD	Total Net Completions
1996/97	-	-	16	113	129
1997/98	-	-	21	50	71
1998/99	-	-	20	98	118
1999/00	-	-	8	71	79
2000/01	-	-	20	56	76
2001/02	23	45	12	56	68
2002/03	27	57	22	62	84
2003/04	30	72	29	73	102
2004/05	16	66	22	60	82
2005/06	22	71	14	79	93
Totals	118	311	184	718	902

\*Dwellings lost have been subtracted from Brownfield completions

**Figure 4 – Small Site Completions on Brownfield**

Policy Area	Average Small Site Completions	Average Small Site Brownfield Completions	% Brownfield
CLPA	20	15	75%
RoD	66	47	71%
Whole District	86	62	72%

The small site allowance used in the Housing Trajectory is based on the figures recorded in the above tables. The figures were calculated in accordance with paragraphs 35 and 36 of PPG3 by taking an average of the previous 5 years brownfield completions, starting in 2001/02. Totals since 2001/02 are used as no figures for brownfield completions on small sites are available for earlier years. This provided the following calculations:

2001/02 – 2005/06 total = 429 (311 on brownfield sites)

Average for 5 years = 86 (62 on brownfield sites)

When the same calculation is used for the CLPA and RoD figures the following small site allowances are produced:

CLPA – 99 divided by 5 = 20 (15 on brownfield sites)

RoD – 330 divided by 5 = 66 (47 on brownfield sites)

The figures identified above for average brownfield completions are the figures used in compiling the Housing Trajectories for the District.

NOTE: Figures are rounded to nearest whole number.

## **Urban Capacity**

In January 2003 Harborough District Council finalised its Urban Capacity Study (UCS). The completion of such a study was a requirement of PPG3 and allowed Harborough District Council to identify a number of potential sources for brownfield development within 22 of the Districts settlements. The aim of the study was to estimate the total number of potential housing completions on Urban Capacity Study sites between 2003 and 2016. As a result of this a number of annual projections were identified for use within housing trajectory. These are identified in the table below:

**Figure 5 – Urban Capacity Study Projected Completions**

<b>CLPA</b>	
Expected Completions between 2003 - 2016	791 - 1011
Annual Expectation	61 - 78
<b>Rest of District</b>	
Expected Completions between 2003 - 2016	1059 - 1320
Annual Expectation	82 - 102
<b>Total District</b>	
Expected Completions between 2003 - 2016	1850-2331
Annual Expectation	143 - 180

To assess the extent to which such estimates have been realised a summary of completion rates on urban capacity sites is necessary. This is identified in the table below:

**Figure 6 – Completions on Urban Capacity Sites**

<b>Annual Completions on Urban Capacity Sites</b>	<b>CLPA</b>	<b>RoD</b>	<b>Total</b>
2003/04	7	15	22
2004/05	4	43	47
2005/06	36	70	106

Figure 6 highlights that the actual number of completions on UCS sites has been below the estimated rate identified in the UCS. The figures do however identify a notable increase in completions over the 3 year period, highlighted by a 382% increase between 2003/04 and 2005/06 and 126% increase between 2004/05 and 2005/06.

This rise in UCS completions can be expected to continue given the number of commitments in place on similar sites throughout Harborough District. This is identified in the table below.

**Figure 7 – Current Commitments on Urban Capacity Sites as of 31<sup>st</sup> March 2006**

	<b>Outline Consent</b>			<b>Detailed Consent</b>			<b>Under Construction</b>		
	<b>CLPA</b>	<b>RoD</b>	<b>Total</b>	<b>CLPA</b>	<b>RoD</b>	<b>Total</b>	<b>CLPA</b>	<b>RoD</b>	<b>Total</b>
<b>All Sites</b>	33	341	374	248	315	563	53	83	136
<b>Of which small sites</b>	4	1	5	7	17	24	10	16	26
<b>Of which large sites</b>	29	340	369	241	298	539	43	67	110

Figure 7 highlights that there are currently 1073 commitments for dwellings located on urban capacity sites, with the vast majority of these situated on larger developments (1018). These UCS commitments contribute to 69.25% of current large windfall commitments.

In light of past completions, existing commitments and emerging policy the Council has taken the decision to review the expected delivery of urban capacity sites. In doing this a number of considerations have been made. When highlighting these considerations reference will be made to the initial figures (as identified in figure 5). These are as follows:

1. The Councils emerging Core Strategy sets out a hierarchy for development within Harborough District, placing focus on Market towns, Urban Fringe settlements, Rural Centres and Local Centres. Not all of the UCS settlements are included within this hierarchy. As a result the contributions of small settlements which fall below local centres in the settlement hierarchy, in terms of dwellings completed on UCS sites, have been removed from the initial figures (as in figure 8 line B).
2. Sites identified in the study which have been granted planning permission for non-residential use have been discounted from the original figures (as in figure 8 line D).
3. Actual completions, sites under construction and sites with outline or detailed planning permission on large sites have also been removed from the initial figure (as in figure 8 line I).
4. Any development of any kind on small sites has been discounted from the completions and permissions to eliminate double counting with the small site projection.
5. Figure 8, Row J highlights the remaining yield. For the purpose of this housing trajectory the lowest figure has been used to provide the most conservative projection of urban capacity in Harborough District.
6. The remaining UCS yield has only been utilised in the trajectory once existing commitments have been completed.
7. In the CLPA UCS projections are used from 2010/11.
8. In the RoD UCS projections are used from 2013/14
9. It is important to note that due to the nature of the Railway Yard Site in Kibworth there is a remaining 6 dwellings due to be completed in 2010/11. This completion projection was based on a consultation response on behalf of the appropriate developer. As this figure alone would provide an uncharacteristic UCS completion rate for 2010/11 it has been added to the remaining UCS yield for the CLPA. This means that for the year 2010/11 projected UCS completions are 69 instead of 63. The figure of 63 is then used for the remaining 5 years of the

Structure Plan period (as in figure 9). By calculating the figures for the CLPA in this way a smaller, more conservative annual figure is provided for the remaining Structure Plan period. This means projections are taking account of a smaller and declining contribution from urban capacity sites.

10. Urban Capacity projections are only used up to and including 2015/16. This is due to the UCS only projecting potential urban capacity to the end of the Structure Plan period. After this year a figure of 0 is used to project urban capacity. The Council is however working towards updating the UCS to produce projections to 2021 and 2026.

**Figure 8 – Revised urban capacity figures**

		CLPA	RoD	Whole District
<b>A</b>	Expected Completions 2003 - 2016 (UCS constrained yield)	791 - 1011	1059 - 1320	1850 - 2331
<b>B</b>	Expected Completions 2003 - 2016 in line with emerging Core Strategy*	741 - 947	961 - 1201	1702 - 2148
<b>C</b>	Actual Completions 2003-2006 on UCS sites	47	128	175
<b>D</b>	Constrained Yield of Sites with Non Residential Consent	0	58 - 72	58 - 72
<b>E</b>	Remaining Possible Delivery (Constrained yield 2006-2016) B - (C+D)	694 - 900	775 - 1001	1469 - 1901
<b>F</b>	Outline Commitments (large sites)	15	340	355
<b>G</b>	Detailed Commitments (large sites)**	255	264	519
<b>H</b>	Under Constructions (large sites)	43	67	110
<b>I</b>	Total Existing Commitments (F+G+H)	313	671	984
<b>J</b>	Remaining Possible Delivery (E-I)	381 - 587	104 - 330	485 - 998

\* These figures have removed the expected completions in settlements outside the main settlement hierarchy in the emerging Core Strategy

\*\* In the RoD the detailed commitments for UCS sites at Lubenham and Great Easton have been removed as both settlements are not identified in the settlement hierarchy (34 dwellings in total). These commitments are instead included in the non urban capacity windfall projections.

To calculate the remaining urban capacity potential within Harborough District the low figures were used to provide a conservative supply and minimise reliance on windfall delivery (as required in draft PPS3). As identified above the figures were used for the CLPA from 2010/11 and from 2013/14 for the RoD. This generated the following calculations:

**CLPA**

381 divided by 6 = 63.5

This figure is then rounded down to 63 in keeping with a conservative approach to windfalls.

**RoD**

104 divided by 3 = 34.6

This figure is then rounded down to 34 in keeping with a conservative approach to windfalls.

This provides the following table of projected urban capacity completions:

**Figure 9: Remaining Urban Capacity Projections**

<b>Year</b>	<b>CLPA</b>	<b>RoD</b>	<b>Whole</b>
2010/11*	69	-	69
2011/12	63	-	63
2012/13	63	-	63
2013/14	63	34	97
2014/15	63	34	97
2015/16	63	34	97

## **Brownfield Windfall Completions**

When reviewing the Urban Capacity Study in the previous section it became apparent that not all brownfield completions and commitments were identified within the Urban Capacity Study. This suggests that an additional allowance needs to be incorporated into the housing trajectory to take account of such developments once existing commitments expire.

To project these types of completions accurately and to ensure this allowance remains in accordance with the Urban Capacity Study, a 3 year average of past completions will be used. This will mean windfall completions prior to the completion of the UCS will not skew future projections. It is accepted that this is a short timescale from which to draw an average completion figure however to project windfall completions that have not been included in the UCS, the timeframes must remain the same. This will allow for a sound projection to be included in the housing trajectories. It will also remove the abnormally high figures in 2001/02 which would have had an inaccurate affect on the average figures used in the trajectories. This will also ensure a conservative approach to windfall projections is retained in accordance with Draft PPS3.

To ensure this eliminates double counting the average will only focus on large sites and will not include any sites that are covered by the UCS. The annual average will also take account of the emerging Core Strategy for Harborough District in that it will only focus on towns and villages within the Settlement Hierarchy. This approach was also adopted for reviewing the UCS, so remains in keeping with other aspects of the housing trajectories.

The figures used for this calculation are as follows:

**Figure 10: Windfall Completions**

Year	CLPA		RoD		Whole District	
	Brown	Total	Brown	Total	Brown	Total
1996/97	-	128	-	18	-	146
1997/98	-	67	-	54	-	121
1998/99	-	72	-	93	-	165
1999/00	-	38	-	46	-	84
2000/01	-	1	-	46	-	47
2001/02	20	20	159	180	179	200
2002/03	0	0	11	11	11	11
2003/04	11	25	9	9	20	34
2004/05	14	14	16	30	30	44
2005/06	16	35	6	23	22	58
<b>03 - 06 Total</b>	<b>41</b>	<b>74</b>	<b>31</b>	<b>62</b>	<b>72</b>	<b>136</b>
<b>03 - 06 average</b>	<b>13.6</b>	<b>24.6</b>	<b>10.3</b>	<b>20.6</b>	<b>24</b>	<b>45.3</b>

As the 2003 – 2006 average completions are calculated to decimals they will be rounded down to the nearest whole number to retain a conservative approach towards brownfield windfall projections. This will remain in keeping with emerging national guidance in Draft PPS3.

Although the whole District total is 24 the 2 policy areas rounded down give a total of 23. It will be the rounded down figure of 23 that will be used in the trajectories.

Therefore the figures used in the housing trajectory for projecting non urban capacity windfall development are as follows:

**CLPA** – 13 (from 2009/10 onwards)

**RoD** – 10 (from 2010/11 onwards)

**District as a Whole** – 23



### **Housing Trajectories**

The housing trajectory will generate predicted future completions for the remainder of the Leicestershire, Leicester and Rutland Structure Plan period (1996-2016) and the adopted RSS time period (2001/2021). The Structure Plan period is used as a timeframe as it contains adopted figures specific to Harborough District. Projections to 2021 however have also been compiled following recommendations by the Planning Inspectorate. Although the adopted Regional plan figures are not specific to Harborough District the same ratio applied in the Structure Plan has been used for the RSS to provide completion targets for Harborough District to 2021. These targets are as follows:

**Figure 11: Adopted plan requirements for Harborough District**

<b>Plan Period</b>	<b>Time Frame</b>	<b>CLPA</b>	<b>Rod</b>	<b>Whole District</b>
Structure Plan	1996 - 2016	2700	4850	7550
Adopted RSS	2001 - 2021	2700	4850	7550

In order to produce the relevant housing trajectories a number of assumptions and scenarios have to be made. These will be outlined in the relevant sections below. They have also been highlighted in Annex B.

### **Housing Trajectories in Harborough District**

The 1996-2016 Leicestershire, Leicester and Rutland Structure Plan identified two separate policy areas within Harborough District. These two areas were the Central Leicestershire Policy Area (CLPA) and the Rest of the District (RoD). As a result of these two policy areas being identified separate housing requirements were also set out. The following section will identify housing trajectory for both the policy areas, highlighting assumptions and scenarios for each, with regard to both timeframes identified above. Following this a housing trajectory will be developed for the District as a whole, combining the assumptions made in each policy area. The settlements included within the CLPA and RoD are identified on page 2.

### **Rest of District Housing Trajectory.**

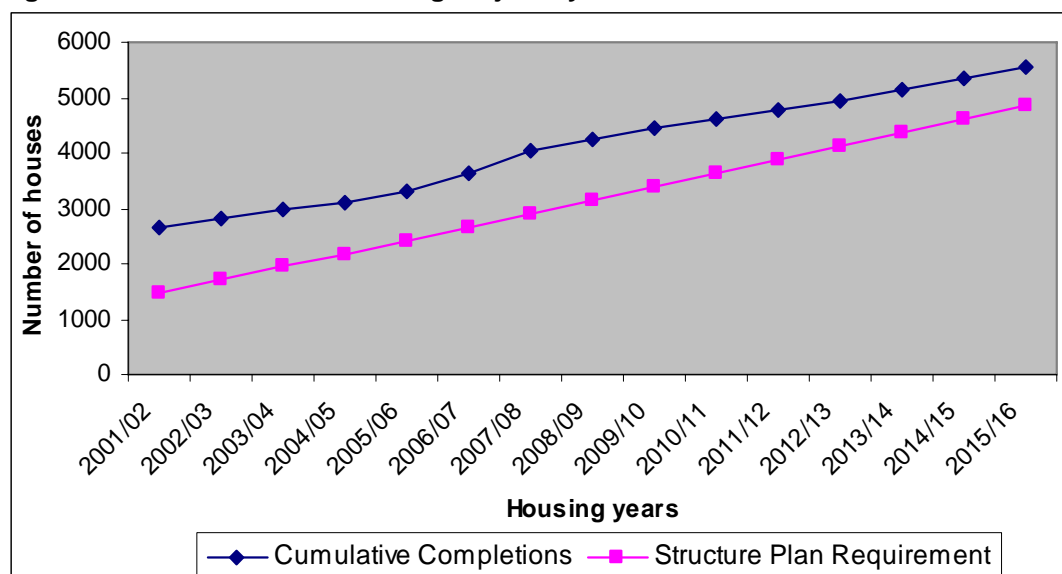
The graph below (figure 12) displays an estimated housing trajectory for the Rest of the District (RoD) for the period 2001/02-2015/16 based on figures in Annex C (ii). It is important to note that the graph makes a number of assumptions and is presented for information only and does not represent Council policy. The assumptions therefore are mere predictions for the housing supply within the RoD area up to March 31<sup>st</sup> 2016.

The graph in figure 13 then displays an estimated housing trajectory for the RoD in relation to the adopted RSS timeframe (2001-2021) based on figures in Annex D (ii). It is important to note that the figures used in this projection are based on assumptions identified within the Inspectors Report for the MH/3 appeal decision. This assumes that the same ratios are used for the RSS figures that were used for the Structure Plan.

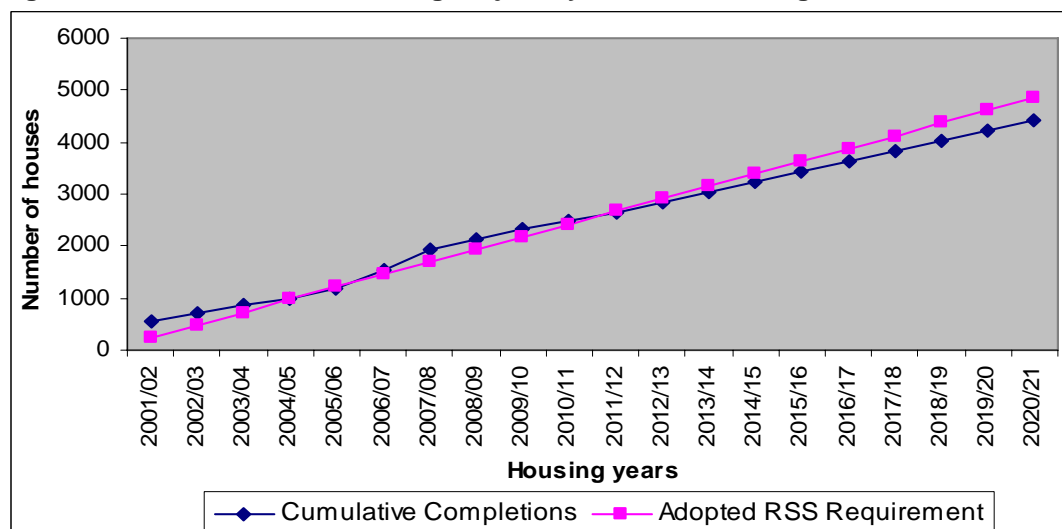
The figures make a number of assumptions regarding windfall completions and allocations. The details of the assumptions reflected in the graph are outlined below:

1. The total requirement for the RoD over both Plan periods is 4850. This figure has been divided by 20 to give an average annual requirement for completions over both the plan periods. As this calculation gives an answer of 242.5, 2001/02 is set as 243 while 2002/03 is set as 242. This pattern is continued to 2016 in figure 12 and 2021 in figure 13.
2. The cumulative completions is calculated in the following way:
  - (a) Projected allocated sites - This assumes that the remaining RoD allocation at Ullesthorpe will be completed in the 2006/07 housing year (further details of this are shown in annex B). Completion figures for the MH/1 site at Farndon Road, Market Harborough are included over a different timescale following discussions with the developer. This incorporates an estimated completion rate of 60 dwellings a year over an 11 year period. This would mean the site being completed by approximately 2019/20.
  - (b) Projected small sites – This is based on a small site average (47) which is calculated from the total small site brownfield completions in the RoD (sites less than 10 dwellings) between 2001/02 and 2005/06 (see Figures 3 and 4).
  - (c) Projected large (non urban capacity) windfall sites – This is based on existing large site permissions and has incorporated discussions with Development Control Officers, Building Control Officers and the developers of the appropriate sites. Completion rates for each site have been identified and included in the projected figures. Details of these windfall sites are included in annex A (ii). As these commitments expire in 2010/11 an average figure is then used for the remainder of the plan periods. This figure is identified on pages 9 and 10.
  - (d) Projected Urban Capacity Sites – This is based on existing commitments on sites identified within Harborough's UCS. Completion rates for each site have been identified following discussion with Development Control Officers, Building Control Officers and the developers of the appropriate sites. As these commitments expire in 2012/13 a remaining UCS figure is used for the rest of the Structure Plan period. A 0 figure is used after 2016 as the UCS only projected potential urban capacity to the end of the Structure Plan period. A break down of these figures is shown on pages 5, 6, 7 and 8.
  - (e) Assumption is also made that no further allocations (including those identified and adopted within the Allocations DPD) will be developed within the RoD area within either Plan period.

**Figure 12 - Rest of District Housing Trajectory based on the Structure Plan Period**



**Figure 13 - Rest of District Housing Trajectory based on the Regional Plan Period**



### **Central Leicestershire Policy Area Housing Trajectory**

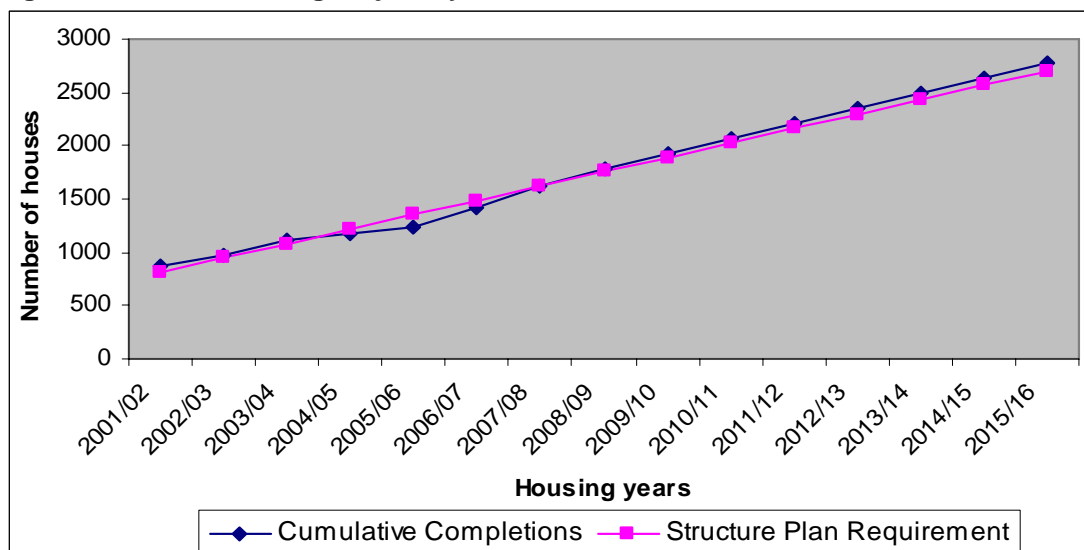
The Graph below (figure 14) displays an estimated housing trajectory for the Central Leicestershire Policy Area (CLPA) for the period 2001/02-2015/16 based on figures in Annex C (i). It is important to note that the graph makes a number of assumptions and is presented for information only and does not represent Council policy. The assumptions therefore are mere predictions for the housing supply within the CLPA up to March 31<sup>st</sup> 2016.

The graph in figure 15 then displays an estimated housing trajectory for the CLPA in relation to the adopted RSS timeframe (2001/02-2020/21), based on figures in Annex D (i). It is important to note that the figures used in this projection are based on assumptions identified within the Inspectors Report. This assumes that the same ratios are used for the RSS figures that were used for the Structure Plan.

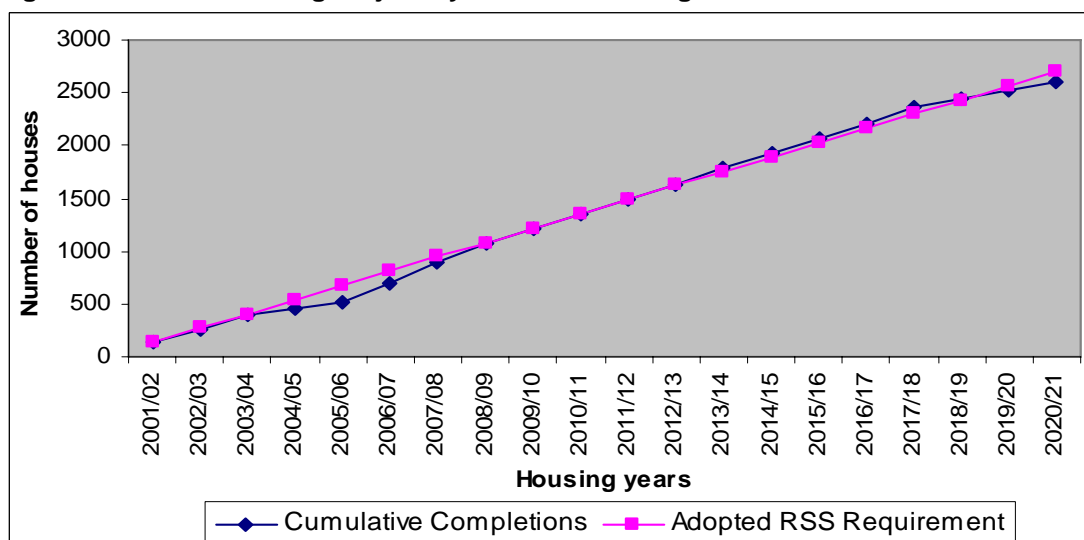
The figures make a number of assumptions regarding windfall completions and allocations. The details of the assumptions reflected in the graph are outlined below:

1. The total requirement for the CLPA over both plan periods is 2700. This figure has been divided by 20 to give an average annual requirement for completions over both periods. This provides a figure of 135 dwellings a year and is calculated cumulatively across the graphs to provide a target for the housing completions within the CLPA.
2. The cumulative completions are calculated in the following way:
  - a) Projected allocated sites - This assumes that the remaining CLPA allocations at Billesdon, Broughton Astley and Great Glen will be completed in the 2006/07 housing year (further details of this are shown in annex B). Completion figures for the KB/1 site at Warwick Road, Kibworth are included over a different timescale following discussions with the developer. This incorporates an estimated completion rate of 59 dwellings in the first year followed by 60 dwellings a year there after. This would mean the site being completed by approximately 2017/18.
  - b) Projected small sites – This is based on a small site average (15) which is calculated from the total small site brownfield completions in the CLPA (sites less than 10 dwellings) between 2001/02 and 2005/06 (see Figures 3 and 4).
  - c) Projected large (non urban capacity) windfall sites – This is based on existing large site permissions and has incorporated discussions with Development Control Officers, Building Control Officers and the developers of the appropriate sites. Completion rates for each site have been identified and included in the projected figures. Details of these windfall sites are included in annex A (i). As these commitments expire in 2009/10 an average figure is then used for the remainder of the plan periods. This figure is identified on pages 9 and 10.
  - d) Projected Urban Capacity Sites – This is based on existing commitments on sites identified within Harborough's UCS. Completion rates for each site have been identified following discussion with Development Control Officers, Building Control Officers and the developers of the appropriate sites. These commitments expire in 2010/11 although the final year only provides 6 dwellings. A remaining UCS figure is used for the rest of the Structure Plan period including 2010/11 with the additional 6 dwellings included in the projection for 2010/11. A 0 figure is used after 2016 as the UCS only projects potential urban capacity to the end of the Structure Plan period. A break down of these figures is shown on pages 5, 6, 7 and 8.
  - e) Assumption is also made that no further allocations (including those identified and adopted within the Allocations DPD) will be developed within the CLPA within either plan period. The following section however will include separate housing trajectory to assess the affect of the remaining Local Plan Allocation (at Great Glen) on housing Supply in Harborough District.

**Figure 14 - CLPA Housing Trajectory based on the Structure Plan Period**



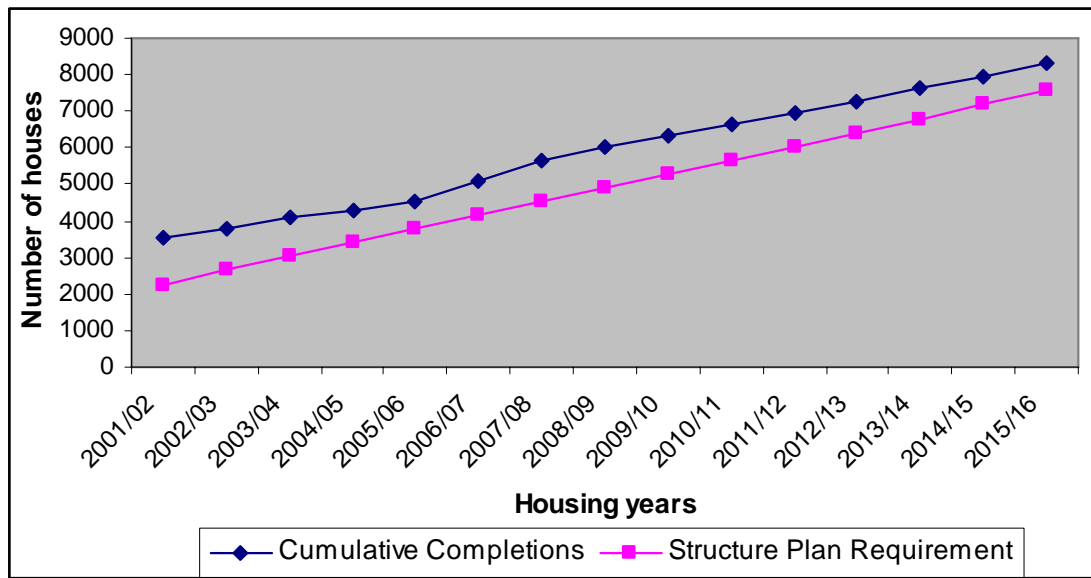
**Figure 15 - CLPA Housing Trajectory based on the Regional Plan Period**



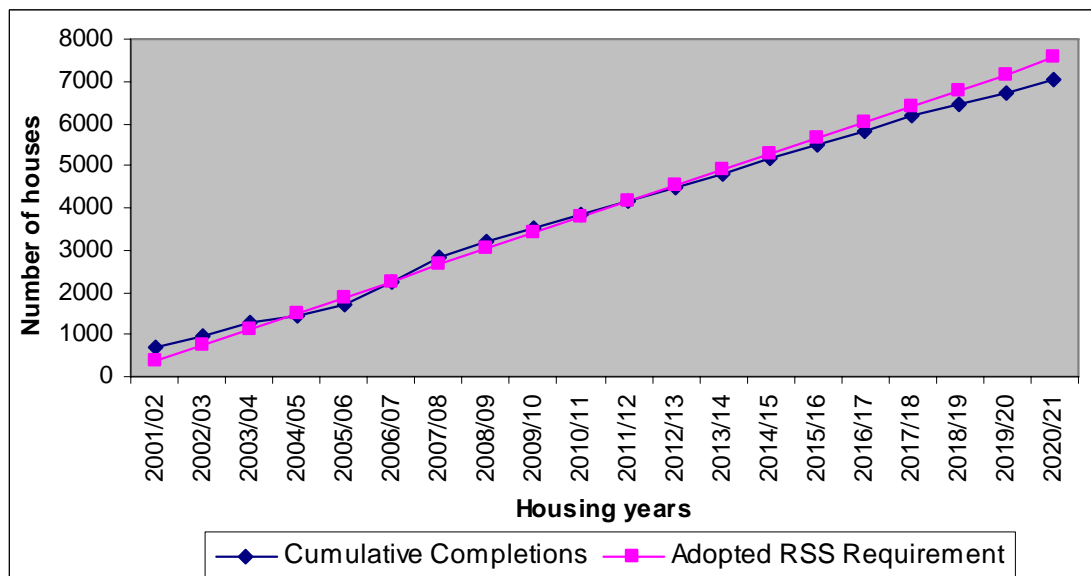
### **Whole District Housing Trajectory**

Having compiled housing trajectories for both the CLPA and the RoD the graphs and figures can be combined to create trajectories for the Whole District. The graphs below (figures 16 and 17) show the combined trajectories and reflect the assumptions made for each individual area. Both Plan requirements are set out in line with the RoD scenario as the total requirement (7550) divided by the 20 year period equals 377.5. All other assumptions regarding windfall completions and the completion of remaining allocations with planning permission (as detailed above) are combined and reflected in both the graphs below.

**Figure 16 - Whole District Housing Trajectory based on the Structure Plan Period**



**Figure 17 - Whole District Housing Trajectory based on the Regional Plan Period**



## **Remaining Local Plan Allocations**

Annex B to PPS 12 suggests that housing trajectories should be compiled with reference to all current allocated sites within the relevant District or Borough as well as contributions from other sources.

This view is also supported by Draft PPS3 which suggests including allocated sites rather than placing reliance on windfall development. Whilst this document is limited in its weighting prior to its final publication, production of a housing trajectory including GG/2 is considered to conform to this emerging government policy, which is expected to be published later this year.

Annex B of PPS12 also suggests that the Council “can tailor their housing trajectories to suit their own circumstances”. With this in mind and in light of consultation responses, emerging national guidance and informal advice from Government Office the Council considers it appropriate to monitor the potential contribution of the remaining Local Plan Allocation at Great Glen (GG/2). It is important to note however that this information is provided to portray a scenario that may happen if the site is released.

Therefore Annex E to this Information Paper highlights Housing Trajectories which include projected completion rates for the Great Glen site. These trajectories cover the Structure Plan (Annex E (i) + (ii)) and Adopted RSS (Annex E (iii)+(iv)) plan periods for both the CLPA and Whole District. No Housing Trajectory is included for the RoD in this circumstance as the release of GG/2 would have no impact on the RoD figures shown in Annex C and D.

**Figure 18 – Affect of Great Glen Allocation (GG/2)**

<b>Plan Period</b>	<b>Policy Area</b>	<b>Figures With GG/2</b>	<b>Figures Without GG/2</b>
<b>Structure Plan (1996 – 2016)</b>	<b>CLPA</b>	473 Surplus	173 Surplus
	<b>RoD</b>	544 Surplus	544 Surplus
	<b>Whole</b>	1017 Surplus	717 Surplus
<b>Adopted RSS (2001 – 2021)</b>	<b>CLPA</b>	17 Surplus	283 Shortfall
	<b>RoD</b>	1041 Shortfall	1041 Shortfall
	<b>Whole</b>	1024 Shortfall	1324 Shortfall

## **Conclusions**

In light of figure 18 above and Annex E the following conclusions can be drawn with regard the release of Local Plan Allocation GG/2 at Great Glen.

1. When focusing on the Structure Plan figures it is clear that the District more than meets its housing requirement with or without the release of GG/2. In fact when looking at the figures for completions without GG/2 it is evident that the Council will have to manage an over supply of housing without the added pressure of managing the release of such a large site at Great Glen.
2. In light of emerging guidance (Nationally, Regionally and Locally) and advice from recent Inspectors Reports for the Kibworth and Market Harborough Allocations it is acknowledged by the Council that the

Structure Plan Figures should be given less attention than the adopted RSS.

Therefore the situation appears to change and the Council appear to experience a shortfall in housing supply up to 2021.

This is largely due to the lower levels of completions at the start of the Adopted RSS Plan period (2001) compared to the higher completion rates at the start of the Structure Plan period (1996). This is highlighted in Figure 1.

3. As a result it would appear that a release of GG/2 may be supported, however it is important to note that the actual surplus identified in figure 18 does not become apparent within the District for several years. The first annual shortfall in the CLPA without GG/2 is experienced in 2017 with the first cumulative shortfall 2 years after that. Although the first annual shortfall in the District as a whole is seen in 2009 this is largely due to the shortfall in the RoD, a policy area which does not include Great Glen. In the District as a whole the first cumulative shortfalls are not experienced until 2014.
4. It is acknowledged that the release of GG/2 would significantly amend the housing land availability position. Firstly removing the shortfall in the CLPA and secondly meaning no annual or cumulative shortfalls are seen in the District as a whole until 2010 and 2017 respectively.
5. It is also acknowledged by the Council that Draft PPS3 requires less emphasis on windfall development and more focus on allocating sites. In light of this changing national guidance the Council has attempted to take a conservative approach to projecting windfall development. These approaches are outlined on pages 5 to 9 of this report. The findings of this conservative approach have also been built into the housing trajectories for Annex E and affect the figures shown in figure 18.
6. The remaining Local Plan allocations will be reviewed through the Core Strategy and Housing Allocations DPD's and associated Sustainability Appraisals. This work is expected to be completed in 2009/10 before the need to release any further greenfield land for development. This would allow the Council to promote and implement the strengths of the new planning system (in particular PPS1) and crucially allow the Council to confirm the adoption of the most sustainable sites within Harborough District through the LDF process.



## **Future Housing Supply in Harborough District over the Structure Plan Period (1996 – 2016)**

Following production of housing trajectory for the CLPA, RoD and the District as a whole the following conclusions can be drawn with regard future housing supply.

### **Rest of District**

1. Projections highlight a steady flow of completions on the remaining sites allocated within the existing Local Plan. This is largely a result of the gradual development expected on the MH/3 site at Farndon Road in Market Harborough.
2. Projections highlight a peak in non urban capacity windfall completions in 2006/07 with significant contributions from the Denbeigh Arms site in Lutterworth and the Roman Way site in Market Harborough.
3. There is also a projected peak in 2006/07 for urban capacity completions with the main contributors being the Lathkill Street and Scotland Road developments, both situated in Market Harborough.
4. Due to the size and nature of the Harborough Rubber development completions are expected to span a longer time scale than some of the other larger sites such as Lathkill Street and the Scraptoft Campus site in the CLPA.
5. There is potential for current large windfall sites to be developed over a longer time period meaning a lower level of annual completions.
6. The overall total development (5394 dwellings) over the whole plan period however more than meets the Structure Plan target (4850). This positive outcome however may have to be reviewed when considering the new draft RSS figures. Housing completions and commitments will be set out in the 2006 AMR against the draft RSS housing requirements. The emerging Residential and Employment Allocations DPD will address the need to allocate additional land to meet the requirements of the RSS.

### **CLPA**

1. Projections highlight a steady flow of completions on the remaining sites allocated within the existing Local Plan. This is largely a result of the gradual development expected on the KB/1 site at Warwick Road in Kibworth.
2. Projections highlight a peak in non urban capacity windfall completions in 2007/08. This is largely due to contributions from the Hill Court site in Bushby and the School Road site in Kibworth.
3. There is projected peak in 2006/07 for urban capacity completions with the main contributor being the Scraptoft Campus site.
4. Due to a fewer number of sites and smaller scale developments in general, windfall completions from existing sites (urban capacity and non urban capacity) are expected to culminate in 2010/11. It is expected after this year that all types of windfall completions on larger sites will stay relatively stable.
5. There is potential for current large windfall sites to be developed over a longer time period meaning a lower level of annual completions.

6. The overall total development (2873 dwellings) over the whole plan period more than meets the Structure Plan target (2700 dwellings). This positive outcome however may have to be reviewed when considering the new draft RSS figures. Housing completions and commitments will be set out in the 2006 AMR against the draft RSS housing requirements. The emerging Residential and Employment Allocations DPD will address the need to allocate additional land to meet the requirements of the RSS.

### **Whole District**

1. Combining the outcome and conclusions for the 2 separate policy areas the future supply of housing across the District appears to exceed the requirements of the Structure Plan.
2. A total of 3728 dwellings are projected for the period 2006/07 – 2015/16 meaning a total of 8267 dwellings for the whole plan period compared to the 7550 required by the Structure Plan.
3. This suggests that there is room for manoeuvre in housing supply in the coming years. For example should fewer windfall sites come forward for development in the later years of the plan period the Structure Plan targets should still be met as a result of higher completions in the years 2006/07 and 2007/08 especially.
4. This added flexibility also allows for existing developments to take longer to be developed than is projected without affecting the Councils ability to meet the Structure Plan target.
5. The Councils projected level of completions for the remainder of the Structure Plan period suggest there will be no requirement for further housing allocations to be released over this time. The development of KB/1 and MH/3 alongside a number of large scale Brownfield developments means the council is 'well stocked' of housing supply for the foreseeable future.
6. A review of housing completions and commitments however will be set out in the 2006 AMR against the draft RSS housing requirements. The emerging Residential and Employment Allocations DPD will address the need to allocate additional land to meet the requirements of the RSS.

## **Future Housing Supply in Harborough District over the Adopted RSS Plan Period (2001 – 2021)**

Following production of housing trajectory for the CLPA, RoD and the District as a whole the following conclusions can be drawn with regard future housing supply.

### **Rest of District**

1. Projections highlight a steady flow of completions on the remaining sites allocated within the existing Local Plan. This is largely a result of the gradual development expected on the MH/3 site at Farndon Road in Market Harborough.
2. Projections highlight a peak in non urban capacity windfall completions in 2006/07 with significant contributions from the Denbeigh Arms site in Lutterworth and the Roman Way site in Market Harborough
3. There is also a projected peak in 2006/07 for urban capacity completions with the main contributors being the Lathkill Street and Scotland Road developments, both situated in Market Harborough.
4. Due to the size and nature of the Harborough Rubber development completions are expected to span a longer time scale than some of the other larger sites such as Lathkill Street and the Scraptoft Campus site in the CLPA.
5. There is potential for current large windfall sites to be developed over a longer time period meaning a lower level of annual completions.
6. There is also potential for windfall completions in the later stages of the plan period to be higher than predicted. This is due to the use of a 0 figure for the urban capacity projections after 2016. This is because no projections were made in the urban capacity study for this period.
7. The overall total development (3809 dwellings) over the whole plan period identifies a shortfall in housing development of 1041 dwellings.
8. At current estimated development rates however, the Rest of District area does not begin to incur a cumulative shortfall until the end of the housing year 2011/12.
9. This outcome however will be reviewed in line with the new draft RSS figures. Housing completions and commitments will be set out in the 2006 AMR against the emerging RSS housing requirements, which will set targets to 2026.
10. The emerging Residential and Employment Allocations DPD will address the need to allocate additional land to meet the requirements of the emerging RSS.

### **CLPA**

1. Projections highlight a steady flow of completions on the remaining sites allocated within the existing Local Plan. This is largely a result of the gradual development expected on the KB/1 site at Warwick Road in Kibworth.
2. Projections highlight a peak in non urban capacity windfall completions in 2007/08. This is largely due to contributions from the Hill Court site in Bushby and the School Road site in Kibworth.

3. There is projected peak in 2006/07 for urban capacity completions with the main contributor being the Scraftoft Campus site.
4. Due to a fewer number of sites and smaller scale developments in general, windfall completions from existing sites (urban capacity and non urban capacity) are expected to culminate in 2010/11. It is expected after this year that all types of windfall completions on larger sites will stay relatively stable.
5. There is also potential for windfall completions in the later stages of the plan period to be higher than predicted. This is due to the use of a 0 figure for the urban capacity projections after 2016. This is because no projections were made in the urban capacity study for this period.
6. There is potential for current large windfall sites to be developed over a longer time period meaning a lower level of annual completions.
7. The overall total development (2417 dwellings) over the whole plan period identifies a shortfall in housing development of 283 dwellings.
8. At current estimated development rates however, the CLPA area does not begin to incur a cumulative shortfall until the end of the housing year 2018/19.
9. This outcome however will be reviewed in line with the new draft RSS figures. Housing completions and commitments will be set out in the 2006 AMR against the draft RSS housing requirements, which will set targets to 2026.
10. The emerging Residential and Employment Allocations DPD will address the need to allocate additional land to meet the requirements of the emerging RSS.

### **Whole District**

1. Combining the outcome and conclusions for the 2 separate policy areas the future supply of housing across the District appears to fall short of the requirements assumed by the adopted RSS.
2. A total of 4513 dwellings are projected for the period 2006/07 – 2020/21 meaning a total of 6226 dwellings for the whole plan period compared to the 7550 required by the adopted RSS.
3. This identifies a shortfall in housing completions within the District during the Regional Plan period. The District however does not begin to incur a cumulative shortfall until the end of the housing year 2013/14. This is largely a result of higher windfall completions in the earlier years of the plan period.
4. The projected shortfall for the Regional Plan period (to 2021) suggests there may be a need to release further land for housing development in the future. With the development of MH/3, KB/1 and a collection of larger windfall developments this is not expected to occur until after the housing year 2013/14.
5. This outcome however will be reviewed in line with the new draft RSS figures. Housing completions and commitments will be set out in the 2006 AMR against the draft RSS housing requirements, which will set targets to 2026.
6. The emerging Residential and Employment Allocations DPD will address the need to allocate additional land to meet the requirements of the emerging RSS.

## **Annex A (i) – Projected completions on large windfall sites in the CLPA (with existing planning permission)**

### **Non Urban Capacity Sites**

Settlement	Site Name	Green or Brown	Total Commitments	Site Start Date	Expected Start Date	Completed by?	Specific Time Scales				
							2006/07	2007/08	2008/09	2009/10	2010/11
Broughton Astley	Dunton Road	Brown	38		2007/08	2008/09	0	13	25	0	0
Bushby	Hill Court	Brown	24		2006/07	2007/08	0	24	0	0	0
	919 Uppingham Road	Brown	14		2006/07	2008/09	0	0	14	0	0
Great Glen	Glen Rise Garage	Brown	4 (2 u/c)	2003/04		2007/08	2	2	0	0	0
Kibworth	Cricket Club	Green	39 (39 u/c)	2005/06		2006/07	39	0	0	0	0
Beauchamp	6 School Road	Brown	17		2007/08	2007/08	0	17	0	0	0
Stoughton	Stoughton Lodge Farm	Brown	11 (6 u/c)	2005/06		2007/08	6	5	0	0	0
	CLPA Totals (non UCS)	Brown	108 (8 u/c)			Total	47	61	39	0	0
		Green	39 (39 u/c)								
		Total	147 (47 u/c)								

### **Urban Capacity Sites**

Settlement	Site Name	Green or Brown	Total Commitments	Site Start Date	Expected Start Date	Completed by?	Specific Time Scales				
							2006/07	2007/08	2008/09	2009/10	2010/11
Broughton Astley	Coltsfoot Way	Green	5	2005/06		2006/07	5	0	0	0	0
Bushby	905-905A Uppingham Road	Brown	2 (2u/c)	2005/06		2006/07	2	0	0	0	0
	907-909 Uppingham Road	Brown	14		2006/07	2007/08	0	14	0	0	0
Kibworth	4 Fleckney Road	Brown	14 (14 u/c)	2003/04		2006/07	14	0	0	0	0

Beauchamp	Former Railway Station (Area 1)	Brown	15		2008/09	2010/11	0	0	2	7	6
	Former Railway Station (Area 2)	Brown	19 (19 u/c)	2005/06		2008/09	7	7	5	0	0
Scraptoft	Former De Montfort University	Brown	244 (8 u/c)	2005/06		2009/10	64	60	60	60	0
	CLPA Totals (UCS)	Brown	308 (43 u/c)			Total	92	81	67	67	6
		Green	5 (0 u/c)								
		Total	313 (43 u/c)								

## **Annex A (ii) – Projected completions on large windfall sites in the RoD (with existing planning permission)**

### **Non Urban Capacity Sites**

Settlement	Site Name	Green or Brown	Total Commitments	Site Start Date	Expected Start Date	Expected completion	Specific Time Scales						
							2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Great Bowden	37 Bishops House	Brown	10		2006/07	2007/08	7	3	0	0	0	0	0
Great Easton	Land off Clarkesdale	Green	16		2006/07	2009/10	0	5	5	6	0	0	0
Hallaton	Cranoe Road	Brown	26		2006/07	2009/10	0	6	10	10	0	0	0
Husbands Bosworth	1-3 High Street	Brown	16 (4 u/c)	2005/06		2007/08	4	12	0	0	0	0	0
Lubenham	109 Main Street	Brown	18		2006/07	2008/09	0	9	9	0	0	0	0
Lutterworth	Denbeigh Arms	Brown	24 (24 u/c)	2005/06		2006/07	24	0	0	0	0	0	0
	Denbeigh Place	Brown	10		2006/07	2007/08	0	10	0	0	0	0	0
Market Harborough	109 St Marys Road	Brown	18		2006/07	2008/09	0	0	18	0	0	0	0
	5 Roman Way	Brown	24 (24 u/c)	2005/06		2006/07	24	0	0	0	0	0	0
	1-3 Caxton Street	Brown	17		2006/07	2007/08	0	17	0	0	0	0	0
	28 Fairfield Road	Brown	20 (20 u/c)	2005/06		2006/07	20	0	0	0	0	0	0
	BP Service Station	Brown	24		2006/07	2008/09	0	12	12	0	0	0	0
	Land at Rectory Lane	Brown	18		2006/07	2008/09	0	9	9	0	0	0	0

[illegible]



## Urban Capacity Sites

[illegible]

**Annex A (iii) – Projected completions on large windfall sites (with existing planning permission)**

Year	Expected Completions					
	Non UCS Commitments			UCS Commitments		
	RoD	CLPA	Whole District	RoD	CLPA	Whole District
2006/07	137	47	184	188	92	280
2007/08	130	61	191	178	81	259
2008/09	71	39	110	65	67	132
2009/10	16	0	16	60	67	127
2010/11	0	0	0	60	6	66
2011/12	0	0	0	60	0	60
2012/13	0	0	0	60	0	60
2013/14	0	0	0	0	0	0
2014/15	0	0	0	0	0	0
2015/16	0	0	0	0	0	0
2016/17	0	0	0	0	0	0
2017/18	0	0	0	0	0	0
2018/19	0	0	0	0	0	0
2019/20	0	0	0	0	0	0
2020/21	0	0	0	0	0	0
Total	354	147	501	671	313	984

**Non Urban Capacity Sites**

Of the 501 expected completions:

- 430 are on brownfield sites (322 in RoD and 108 in CLPA).
- 71 are on greenfield sites (32 in RoD and 39 in CLPA).
- 157 dwellings are currently under construction (118 on brownfield sites and 39 on greenfield sites).
- This leaves a remaining 344 dwellings with ‘detailed’ or ‘outline’ planning permission.

**Urban Capacity Sites**

Of the 984 expected completions:

- 979 are on brownfield sites (671 in RoD and 308 in CLPA).
- 5 are on greenfield sites (0 in RoD and 5 in CLPA).
- 110 dwellings are currently under construction 110 on brownfield sites and 0 on greenfield sites).
- This leaves a remaining 874 dwellings with ‘detailed’ or ‘outline’ planning permission.

**Whole District**

Of the 1485 expected completions:

- 1409 are on brownfield sites (993 in RoD and 416 in CLPA).
- 76 are on greenfield sites (32 in RoD and 44 in CLPA).
- 267 dwellings are currently under construction (228 on brownfield sites and 39 on greenfield sites).
- This leaves a remaining 1218 dwellings with ‘detailed’ or ‘outline’ planning permission.

## **Annex B – Assumptions made for Housing Trajectories**

Assumptions made for the tables in Annex C and D are relevant for both the Structure Plan period and the Adopted RSS Plan period. The assumptions are listed below to allow easy reference when referring to the tables.

- 33 remaining allocated plots are expected to be completed in the housing year 2006/07 (11 in RoD and 22 in CLPA).
- KB/1 expected to deliver its first completions in housing year 2007/08 with a total of 659 dwellings over an 11 year period (59 in 1st year then 60 a year for 10 years).
- MH/3 is not expected to deliver its first completions until 2009/10 with a total of 660 dwellings over an 11 year period
- A brownfield small site allowance of 62 dwellings a year (15 in the CLPA and 47 in the RoD)
- A non urban capacity brownfield windfall projection of 13 dwellings a year in the CLPA from 2009/10 onwards and 10 dwellings a year in the RoD from 2010/11 onwards.
- An urban capacity windfall projection of 63 dwellings a year in the CLPA from 2010/11 onwards (with the remaining 6 dwellings with permission also in 2010/11) and 34 dwellings a year in the RoD from 2013/14 onwards.
- There is a Projected over supply of 717 dwellings in comparison to the Structure Plan Period (173 in CLPA and 544 in the RoD).
- There is a shortfall of 1324 dwellings in comparison to the Adopted RSS Plan period (283 in the CLPA and 1041 in the RoD).

In relation to Annex E the following Information applies:

- The GG/2 Allocation would be expected to deliver its first completions in housing year 2007/08 with a total of 300 dwellings over a 7 year period (25 in the first and last years and 50 a year for the 5 years in between).
- This would increase the Surplus in the CLPA and Whole District over the Structure Plan Period by 300 dwellings.
- This would reduce the shortfall in the CLPA and Whole District over the Adopted RSS Plan Period by 300 dwellings.

**Annex C (i) - Housing Trajectory for CLPA Area over the Structure Plan Period**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past Completions - Allocated Sites	115	90	94	13	5										
Past Completions - Unallocated Sites	32	22	54	36	56										
Total Past Completions	147	112	148	49	61										
Projections - Allocated Sites (with permission)						22	59	60	60	60	60	60	60	60	60
Projected small sites						15	15	15	15	15	15	15	15	15	15
Projections - large windfall Sites						47	61	39	13	13	13	13	13	13	13
Projected UCS contribution						92	81	67	67	69	63	63	63	63	63
Total Projected Completions						176	216	181	155	157	151	151	151	151	151
Cumulative Completions	863	975	1123	1172	1233	1409	1625	1806	1961	2118	2269	2420	2571	2722	2873
PLAN - Strategic Allocation (per annum)						139	139	139	139	139	139	139	139	139	139
Planned SP Cumulative 96-16	810	945	1080	1215	1350	1485	1620	1755	1890	2025	2160	2295	2430	2565	2700

### **Annex C (ii) - Housing Trajectory for Rest of District Area over the Structure Plan Period**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past Completions - Allocated Sites	303	95	35	33	44										
Past Completions - Unallocated Sites	249	76	96	115	150										
Total Past Completions	552	171	131	148	194										
Projections - Allocated Sites (with permission)						11	0	0	60	60	60	60	60	60	60
Projected small Sites						47	47	47	47	47	47	47	47	47	47
Projected Large Windfall sites						137	130	71	16	10	10	10	10	10	10
Projected UCS contribution						188	178	65	60	60	60	60	34	34	34
Total Projected Completions						383	355	183	183	177	177	177	151	151	151
Cumulative Completions	2662	2833	2964	3112	3306	3689	4044	4227	4410	4587	4764	4941	5092	5243	5394
PLAN - Strategic Allocation (per annum)						158	158	158	158	158	158	158	158	158	158
Planned SP Cumulative 96-16	1455	1697	1940	2182	2425	2667	2910	3152	3395	3637	3880	4122	4365	4607	4850

### **Annex C (iii) - Housing Trajectory for Whole District over the Structure Plan Period**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past Completions - Allocated Sites	418	185	129	46	49										
Past Completions - Unallocated Sites	281	98	150	151	206										
Total Past Completions	699	283	279	197	255										
Projections - Allocated Sites (with permission)						33	59	60	120	120	120	120	120	120	120
Projections - small Sites						62	62	62	62	62	62	62	62	62	62
Projections - large windfall sites						184	191	110	29	23	23	23	23	23	23
Projected UCS contribution						280	259	132	127	129	123	123	97	97	97
Total Projected Completions						559	571	364	338	334	328	328	302	302	302
Cumulative Completions	3525	3808	4087	4284	4539	5098	5669	6033	6371	6705	7033	7361	7663	7965	8267
PLAN - Strategic Allocation (per annum)						297	297	297	297	297	297	297	297	297	297
Planned SP Cumulative 96-16	2265	2642	3020	3397	3775	4152	4530	4907	5285	5662	6040	6417	6795	7172	7550

**Annex D (i) - Housing Trajectory for CLPA area over the Adopted RSS Plan Period**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past Completions - Allocated Sites	115	90	94	13	5															
Past Completions - Unallocated Sites	32	22	54	36	56															
Total Past Completions	147	112	148	49	61															
Projections - Allocated Sites (with permission)						22	59	60	60	60	60	60	60	60	60	60	60	0	0	0
Projected small sites						15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Projections - large windfall Sites						47	61	39	13	13	13	13	13	13	13	13	13	13	13	13
Projected UCS contribution						92	81	67	67	69	63	63	63	63	63	0	0	0	0	0
Total Projected Completions						176	216	181	155	157	151	151	151	151	151	88	88	28	28	28
Cumulative Completions	147	259	407	456	517	693	909	1090	1245	1402	1553	1704	1855	2006	2157	2245	2333	2361	2389	2417
PLAN - Strategic Allocation (per annum)						146	145	146	145	146	145	146	145	146	145	146	145	146	145	146
Planned RSS Cumulative 01-21	135	270	405	540	675	810	945	1080	1215	1350	1485	1620	1755	1890	2025	2160	2295	2430	2565	2700

**Annex D (ii) - Housing Trajectory for Rest of District area over the Adopted RSS Plan Period**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past Completions - Allocated Sites	303	95	35	33	44															
Past Completions - Unallocated Sites	249	76	96	115	150															
Total Past Completions	552	171	131	148	194															
Projections - Allocated Sites (with permission)						11	0	0	60	60	60	60	60	60	60	60	60	60	60	0
Projected small Sites						47	47	47	47	47	47	47	47	47	47	47	47	47	47	47
Projected Large Windfall sites						137	130	71	16	10	10	10	10	10	10	10	10	10	10	10
Projected UCS contribution						188	178	65	60	60	60	60	34	34	34	0	0	0	0	0
Total Projected Completions						383	355	183	183	177	177	177	151	151	151	117	117	117	117	57
Cumulative Completions	552	723	854	1002	1196	1579	1934	2117	2300	2477	2654	2831	2982	3133	3284	3401	3518	3635	3752	3809
PLAN - Strategic Allocation (per annum)						244	243	244	243	244	243	244	243	244	243	244	243	244	244	244
Planned RSS Cumulative 01-21	242	485	727	970	1212	1455	1697	1940	2182	2425	2667	2910	3152	3395	3637	3880	4122	4365	4607	4850



**Annex D (iii) - Housing Trajectory for Whole District over the Adopted RSS Plan Period**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past Completions - Allocated Sites	418	185	129	46	49															
Past Completions - Unallocated Sites	281	98	150	151	206															
Total Past Completions	699	283	279	197	255															
Projections - Allocated Sites (with permission)						33	59	60	120	120	120	120	120	120	120	120	120	60	60	0
Projections - small Sites						62	62	62	62	62	62	62	62	62	62	62	62	62	62	62
Projections - large windfall sites						184	191	110	29	23	23	23	23	23	23	23	23	23	23	23
Projected UCS contribution						280	259	132	127	129	123	123	97	97	97	0	0	0	0	0
Total Projected Completions						559	571	364	338	334	328	328	302	302	302	205	205	145	145	85
Cumulative Completions	699	982	1261	1458	1713	2272	2843	3207	3545	3879	4207	4535	4837	5139	5441	5646	5851	5996	6141	6226
PLAN - Strategic Allocation (per annum)						389	389	389	389	389	389	389	389	389	389	389	389	389	390	390
Planned RSS Cumulative 01-21	377	755	1132	1510	1887	2265	2642	3020	3397	3775	4153	4530	4908	5285	5663	6040	6418	6795	7173	7550

**Annex E (i) - Housing Trajectory for CLPA Area over the Structure Plan Period including the Great Glen Allocation**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past Completions - Allocated Sites	115	90	94	13	5										
Past Completions - Unallocated Sites	32	22	54	36	56										
Total Past Completions	147	112	148	49	61										
Projections - Allocated Sites (with permission)						22	59	60	60	60	60	60	60	60	60
Projections - Allocated Sites (without permission)						0	25	50	50	50	50	50	25	0	0
Projected small sites						15	15	15	15	15	15	15	15	15	15
Projections - large windfall Sites						47	61	39	13	13	13	13	13	13	13
Projected UCS contribution						92	81	67	67	69	63	63	63	63	63
Total Projected Completions						176	241	231	205	207	201	201	176	151	151
Cumulative Completions	863	975	1123	1172	1233	1409	1650	1881	2086	2293	2494	2695	2871	3022	3173
PLAN - Strategic Allocation (per annum)						139	139	139	139	139	139	139	139	139	139
Planned SP Cumulative 96-16	810	945	1080	1215	1350	1485	1620	1755	1890	2025	2160	2295	2430	2565	2700

**Annex E (ii) - Housing Trajectory for Whole District over the Structure Plan Period including the Great Glen Allocation**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past Completions - Allocated Sites	418	185	129	46	49										
Past Completions - Unallocated Sites	281	98	150	151	206										
Total Past Completions	699	283	279	197	255										
Projections - Allocated Sites (with permission)						33	59	60	120	120	120	120	120	120	120
Projections - Allocated Sites (without permission)						0	25	50	50	50	50	50	25	0	0
Projections - small Sites						62	62	62	62	62	62	62	62	62	62
Projections - large windfall sites						184	191	110	29	23	23	23	23	23	23
Projected UCS contribution						280	259	132	127	129	123	123	97	97	97
Total Projected Completions						559	596	414	388	384	378	378	327	302	302
Cumulative Completions	3525	3808	4087	4284	4539	5098	5694	6108	6496	6880	7258	7636	7963	8265	8567
PLAN - Strategic Allocation (per annum)						297	297	297	297	297	297	297	297	297	297
Planned SP Cumulative 96-16	2265	2642	3020	3397	3775	4152	4530	4907	5285	5662	6040	6417	6795	7172	7550

**Annex E (iii) - Housing Trajectory for CLPA area over the Adopted RSS Plan Period including the Great Glen Allocation**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past Completions - Allocated Sites	115	90	94	13	5															
Past Completions - Unallocated Sites	32	22	54	36	56															
Total Past Completions	147	112	148	49	61															
Projections - Allocated Sites (with permission)						22	59	60	60	60	60	60	60	60	60	60	60	0	0	0
Projections - Allocated Sites (without permission)						0	25	50	50	50	50	50	25	0	0	0	0	0	0	0
Projected small sites						15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Projections - large windfall Sites						47	61	39	13	13	13	13	13	13	13	13	13	13	13	13
Projected UCS contribution						92	81	67	67	69	63	63	63	63	63	0	0	0	0	0
Total Projected Completions						176	241	231	205	207	201	201	176	151	151	88	88	28	28	28
Cumulative Completions	147	259	407	456	517	693	934	1165	1370	1577	1778	1979	2155	2306	2457	2545	2633	2661	2689	2717
PLAN - Strategic Allocation (per annum)						146	145	146	145	146	145	146	145	146	145	146	145	146	145	146
Planned RSS Cumulative 01-21	135	270	405	540	675	810	945	1080	1215	1350	1485	1620	1755	1890	2025	2160	2295	2430	2565	2700

**Annex E (iv) - Housing Trajectory for Whole District over the Adopted RSS Plan Period including the Great Glen Allocation**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past Completions - Allocated Sites	418	185	129	46	49															
Past Completions - Unallocated Sites	281	98	150	151	206															
Total Past Completions	699	283	279	197	255															
Projections - Allocated Sites (with permission)						33	59	60	120	120	120	120	120	120	120	120	120	60	60	0
Projections - Allocated Sites (without permission)						0	25	50	50	50	50	50	25	0	0	0	0	0	0	0
Projections - small Sites						62	62	62	62	62	62	62	62	62	62	62	62	62	62	62
Projections - large windfall sites						184	191	110	29	23	23	23	23	23	23	23	23	23	23	23
Projected UCS contribution						280	259	132	127	129	123	123	97	97	97	0	0	0	0	0
Total Projected Completions						559	596	414	388	384	378	378	327	302	302	205	205	145	145	85
Cumulative Completions	699	982	1261	1458	1713	2272	2868	3282	3670	4054	4432	4810	5137	5439	5741	5946	6151	6296	6441	6526
PLAN - Strategic Allocation (per annum)						389	389	389	389	389	389	389	389	389	389	389	389	389	390	390
Planned RSS Cumulative 01-21	377	755	1132	1510	1887	2265	2642	3020	3397	3775	4153	4530	4908	5285	5663	6040	6418	6795	7173	7550