



Housing Land Availability

Information Paper

2006/07



Contents

Contents

List of Figures

Appendix

Glossary

Executive Summary

Introduction	1
Purpose of the Paper	1
Current Monitoring Situation	2
What the Document Includes	2

Monitoring Information

Housing Completions	3
Greenfield Brownfield Divide	3
Completions by House Type	4
Housing Density	4
Affordable Units	5

Future Housing Supply

Future Housing Supply	6
Housing Trajectory	7
Housing Trajectory for the Adopted RSS timeframe	7
Housing Trajectory for the Emerging Regional Plan timeframe	10
Assessment of Future Housing Supply	11
A 15 Year Continuous Supply	15
Brownfield Trajectory	18
Affordable Housing Trajectory	19
Final Conclusions	20

List of Figures

Figure 1: Housing Completions	3
Figure 2: Greenfield Brownfield split	3
Figure 3: House Type and Bedroom Numbers	4
Figure 4: Housing Completions by Density	4
Figure 5: Affordable Housing Completions	5
Figure 6: Adopted plan requirements for Harborough District	7

Figure 7: Whole District Housing Trajectory based on the adopted RSS Plan Period	9
Figure 8: Whole District Housing Trajectory based on the Emerging Regional Plan Period	10
Figure 9: Cumulative Shortfall for the Whole District to 2021	12
Figure 10: Cumulative Shortfall in the Whole District to 2026	14
Figure 11: Past and expected future housing supply on PDL	18
Figure 12: Past and expected future affordable housing supply	19

Appendix

A: Bedroom Count by Settlement
B: Summary of Assumptions
C (i), (ii) and (iii): Assessment of Future Housing Supply
D: Details of Existing Commitments
E (i) and (ii): Housing Trajectory tables
F: Evidence Table of Contact with Developers
G: Brownfield and Affordable Housing Trajectory tables

Glossary

National Documents and Terms

PPS: Planning Policy Statement

PPG: Planning Policy Guidance

PDL: Previously Developed Land (often referred to as brownfield land)

Dph: dwellings per Hectare (Ha)

Regional Documents and Terms

RSS: Regional Spatial Strategy

SRS: Sub Regional Strategy

PUA: Principle Urban Area

LPA: Local Planning Authority

LLR SP: Leicester, Leicestershire and Rutland Structure Plan

CLPA: Central Leicestershire Policy Area

RoD: Rest of District (policy area)

Local Documents and Terms

LDF: Local Development Framework

LDD: Local Development Document

DPD: Development Plan Document

SPD: Supplementary Planning Document

SPG: Supplementary Planning Guidance

AMR: Annual Monitoring Report

UCS: Urban Capacity Study

HDC: Harborough District Council

LPA: Local Planning Authority

Policy Reference

KB/1: Kibworth Allocated Housing Site (policy reference)

MH/3: Market Harborough Allocated Housing Site (policy reference)

GG/2: Great Glen Allocated Housing Site (policy reference)

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. Having produced a paper in accordance with this in 2006 the Council has now produced an update for 2007. Following the publication of the new national housing guidance (PPS3) this document has been updated and monitoring approaches have been altered to remain in-keeping with the new guidance.

The Information Paper will set out the following information:

- i. To provide details on housing completions in the last housing year (2006/07)
- ii. To expand upon this completion information and identify housing types, bedroom numbers and densities of completed units.
- iii. To provide information on affordable housing completion across the district.
- iv. To identify housing trajectory through to 2021 to measure potential future supply against the requirements of the Adopted RSS.
- v. To identify housing trajectory through to 2026 to measure potential future supply against the requirements of the draft Regional Plan.
- vi. To assess future housing supply against the requirement to demonstrate a 5 year supply of deliverable land for housing.
- vii. To assess the position of Harborough Districts housing supply in accordance with the additional 2 timeframes (6-10 and 11-15 years) required in PPS3.
- viii. To identify both a brownfield and affordable housing supply trajectory for the first 5 year supply period
- ix. To identify any potential need for the release of further housing land across the District
- x. To act as material consideration in any future planning appeals relating to the supply of housing land in Harborough District.

This Information Paper will also be used to inform the preparation of the Housing and Employment Allocations Development Plan Document (due for adoption in 2011) As well as the Annual Monitoring Report (due in December 2007).

Housing Completions

In the 2006/07 financial year a total of 472 dwellings were built (gross). In addition 22 dwellings were lost making the net housing completion figure 450 for this year.

74 of the dwellings were completed on greenfield sites with 376 on brownfield, giving a 84% brownfield completion rate. The figures show that the Council

has surpassed its own target of 35% brownfield completions for the last 4 years as well as meeting the national target of 60% for the last 3.

Housing Trajectory

The housing trajectories generate predicted future completions for the remainder of the adopted RSS plan period (2001 - 2021) and the emerging Regional Plan time period (2001 – 2026).

They are generated using actual housing completions and expected rates of delivery for large windfall sites and allocated sites.

A small site allowance has not been used in this report due to lack of evidence to support its inclusion. The same can be said for brownfield windfall allowances after existing commitments have expired. This is to ensure that the report conforms fully to PPS3.

The housing trajectory also contains an estimated delivery timeframe for the remaining Local Plan allocation at Great Glen (GG/2). This is also in accordance with PPS3 which requires the council to include all allocated sites regardless of their planning status.

The First Five Years Housing Supply

In the report the first 5 year supply covers the years 2007/08 to 2011/12. Over this period the adopted RSS requires Harborough to develop some 1887 dwellings. In the emerging Regional Plan this figure falls to 1725 dwellings. In reality based on supply from current large site commitments and adopted sites the district is expected to provide a total of 1930 dwellings over this timeframe.

To ensure all the sites included in the first 5 years supply conform to the requirements of the new national guidance they have been assessed against the 3 key criteria in para 54 of PPS3. This ensured they were all:

- Available,
- Suitable and
- Achievable.

The make up of the 5 year supply can be identified as follows:

1. Expected completions from UCS sites: 833
2. Expected completions from additional windfalls: 430
3. Expected completions on KB/1: 240
4. Expected completions on MH/3: 238
5. Expected completions on GG/2: 175
6. Expected completions from other Allocated sites: 14

Total: 1930

It is important to note at this time that if the Council was to prioritise the emerging Regional Plan target of 1725 dwellings then the initial 5 year supply

would be met without the release of the remaining allocated site at Great Glen.

Conclusions

The Information Paper provides the following key conclusions in relation to the adopted RSS and emerging Regional Plan requirements:

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 2895 dwellings are projected for the period 2007/08 – 2020/21 meaning a total of 5058 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 adopted RSS Plan period of 2492 dwellings. The District however does not begin to incur a cumulative shortfall until the end of the housing year 2011/12.
4. The size of this shortfall is largely due to the inability to include a robust small site allowance or windfall projection. This culminates in the last 6 years of the time frame only delivering 480 dwellings including a figure of '0' in the last 2 years.
5. The projected shortfall for the adopted RSS 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 along with the potential release of GG/2 this is not expected to occur until after the housing year 2011/12.
6. Any future allocations will be assessed through the Local Development Framework process.

Emerging Regional Plan

1. A total of 2895 dwellings are projected for the period 2007/08 – 2025/26 meaning a total of 5058 dwellings for the whole plan period compared to the 8625 required by the Draft RSS.
2. The overall total development (5058 dwellings) over the whole plan period identifies a shortfall in housing development of 3567 dwellings.
3. Although this shortfall is considered to be very high it is important to note that a '0' figure has been projected for the last 7 years of the plan period.

4. At current estimated development rates however, the District does not begin to incur a cumulative shortfall until the end of the housing year 2013/14.
5. The projected shortfall for the Regional Plan period (to 2026) 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 alongside the potential release of GG/2 this is not expected to occur until after the housing year 2013/14.
6. Any future allocations will be assessed through the Local Development Framework process.

Overall Conclusion

Having assessed all areas of housing monitoring and future supply the final conclusions can be drawn:

1. All figures and monitoring criteria have attempted to comply with national guidance (PPS3) to the best of the Councils capability.
2. There is sufficient housing supply within Harborough to account for the first 5 years housing supply for the district as a whole. This is in accordance with the targets in both the adopted RSS and the emerging Regional Plan.
3. Although the district appears to fall short in the second 2 timeframes (6-10 years and 11-15 years) it is fair to suggest that these will be covered by the forthcoming Core Strategy and the Allocations DPD.
4. Although cumulative shortfalls are seen against the adopted RSS in the final year of the 5 year supply (2011/12) this is due to lower completions in earlier years of the plan period (outside of the 5 year timeframe) and is in no way a reflection of the housing delivery within the first 5 years of the future projections.
5. A cumulative shortfall in relation to the emerging Regional Plan is not experienced until 2013/14.
6. It is important to note that all figures have been calculated with the release of GG/2 in mind. PPS3 requires Local Planning Authorities to include all adopted sites within their housing trajectory regardless of planning status as in their very nature as adopted sites they are achievable and both available and suitable for development.
7. There is also evidence to suggest that current commitments will mean Harborough will continue to meet the national 60% Brownfield target for the next 2 housing years. The release of allocated Greenfield sites however has a strong impact in the years after this.

8. Evidence suggests that the Council is approaching full compliance with density requirements set in PPS3.
9. There is also evidence to suggest that Harborough will continue to fall short of achieving its affordable housing target of 80 dwellings per annum, suggesting more needs to be done to meet the affordability issue across the district. It may be however that the release of GG/2 would contribute towards achieving this annual target.

Areas to Note

1. It is acknowledged by the Council that PPS3 requires less emphasis on windfall development and more focus on allocating sites unless a robust evidence base can be demonstrated. In light of this changing national guidance the Council has attempted to identify evidence for including permitted sites and future projections within the housing trajectory. Unfortunately this evidence is not considered to be suitably robust to justify inclusion within the housing trajectory. The work carried out by in these areas has been retained within the report but has not been considered when making future projections.
2. At April 2007 in order to achieve the first 5 year supply required by PPS3 the Council will within the early part of the period (2007/08 – 2011/12) need to grant planning permission for the remaining Local Plan allocation at Great Glen. As highlighted above however the release of this site will be influenced by the adoption of the housing figures in the draft Regional Plan. If this adopted site is not delivered in the five year period, the Council would be in no position to refuse other speculative housing proposals if they conform with broad national guidance identified in paragraph 69 of PPS3.
3. Future housing allocations will be considered through the Core Strategy and Housing Allocations DPD's. These documents will be supported by the Strategic Housing Land Availability Assessment (as required by PPS3). This work is expected to be completed in 2011 before the need to release any further major greenfield land for development. This will allow the Council to promote the use of previously developed land and the most sustainable sites for housing within Harborough District through the LDF process.

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Housing Land Availability

Information Paper

2006/07

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 SPGs with Supplementary Planning Documents (SPD) which form part of the Local Development Framework (LDF). Production of SPDs requires an accompanying Sustainability Appraisal (SA). A SPD has not been produced in relation to Housing Supply, 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 therefore follow on from last years housing paper and be used to inform the preparation of the Housing and Employment Allocations Development Plan Document (due for adoption in 2011).

Purpose of this Paper

The housing land availability data produced by Harborough District Council was an important material consideration in determining the outcome of 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 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 1st 2006 – March 31st 2007) and identifies future potential supply trajectories for the adopted Regional Spatial Strategy (RSS) plan period (to 2020/21) and the Draft Regional Plan (to 2026). The two separate plan periods have been used based on recommendations resulting from the above mentioned appeal cases as well as guidance in para 53 of PPS3.

It is important to note that previous papers published by the Council have placed focus upon the Leicestershire, Leicester and Rutland Structure Plan (LLR SP) when monitoring housing delivery. As this document no longer provides a 10 or 15 year time horizon for future monitoring and has been superseded by the adopted RSS in terms of Housing Figures, the Council will no longer monitor against this document. This approach is based solely on the comments made in the 2 appeal decisions previously discussed. These decisions clearly informed the District Council that all future housing projections should be based on the most recently adopted document. In this instance this is the adopted RSS to 2021. It is acknowledged by the Council however that performance against the LLR SP, especially between 1996 and 2002, was particularly good with annual targets comfortably surpassed each year.

The adopted RSS period has been used as it is the most recent and has the longest remaining plan period containing housing supply figures (to 2021). Although it is accepted that the housing figures for Harborough District are not specifically laid out in the adopted Regional Spatial Strategy (RSS) advice from the above mentioned appeals identified the ratio used in the LLR SP as the method to be used for calculating the figures within the adopted RSS. When this method is applied to the adopted RSS it generates the same requirements set out in the Structure Plan but to 2021 instead of 2016. Although the ratios from the LLR SP were applied to the adopted RSS for the above mentioned appeal processes the Central Leicestershire Policy Area (CLPA) and Rest of District (RoD) split will not be retained for assessment in this paper. This is because the targets set in the LLR SP are not monitored in this paper meaning it would therefore not be relevant to include the specific policy areas associated with that document

The key problem with using the adopted RSS however is that the end date (2021) no longer meets the required 15 year time horizon identified in para 53 of PPS3. With this in mind Harborough District Council (HDC) has opted to produce an additional housing trajectory to 2026 in line with the draft Regional Plan. This document is due for adoption in 2008, at which point it will formally replace the housing figures contained within the current RSS.

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 (2006/07)
- ii. To expand upon this completion information and identify housing types, bedroom numbers and densities of completed units.
- iii. To provide information on affordable housing completion across the district.
- iv. To identify housing trajectory through to 2021 to measure potential future supply against the requirements of the Adopted RSS.
- v. To identify housing trajectory through to 2026 to measure potential future supply against the requirements of the draft Regional Plan.
- vi. To assess future housing supply against the requirement to demonstrate a 5 year supply of deliverable land for housing.
- vii. To assess the position of Harborough Districts housing supply in accordance with the additional 2 timeframes (6-10 and 11-15 years) required in PPS3.
- viii. To identify both a brownfield and affordable housing supply trajectory for the first 5 year supply period
- ix. To inform the housing assessment within the AMR (to be published in December 2007).
- x. To identify any potential need for the release of further housing land across the District
- xi. To act as material consideration in any future planning appeals relating to the supply of housing land in Harborough District.

Monitoring Information

Housing Completions

The table below highlights the number of dwellings completed and dwellings lost since the start of the Regional Plan period. Appendix C provides more detailed figures relating to specific areas of housing completion (for example small sites and urban capacity).

Figure 1: Housing Completions

Year	Total Gross Completions	Dwellings lost	Total Net completions
2001/02	700	1	699
2002/03	283	-	283
2003/04	279	-	279
2004/05	206	9	197
2005/06	270	15	255
2006/07	472	22	450
Totals	2210	47	2163

Greenfield Brownfield Divide

The table below identifies the number of net completions built on greenfield and brownfield land since the start of the Regional Plan period. The table also shows HDC's 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 4 years as well as meeting the national target of 60% for the last 3.

Figure 2: Greenfield Brownfield split

Year	Greenfield	Brownfield*	Total Completions	% Brownfield**
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%
2006/07	74	376	450	84%
Totals	1095	1068	2163	-

*Dwellings lost have been subtracted from Brownfield completions

** Figures have been rounded to the nearest whole number

Completions by Household Type

The table below identifies the number and type of houses built across the District in the last housing year (2006/07). The figures show:

- That detached dwellings remained the most common house type completed in the year,
- That the most common number of bedrooms in completed units was 2.
- Although this is the case it does not mean the most common type of unit was a 2 bed detached.
- That the high number of 2 bed dwellings reflects the increase in apartment dwellings completed across the district.

In addition Appendix A identifies the type of completions (ie number of 2 bed apartments or 5 bed detached etc) by site size and by settlement.

Figure 3: House Type and Bedroom Numbers

House Type	Number of Bedrooms					Totals
	1	2	3	4	5	
Detached	7	9	22	80	54	172
Semi Detached	2	11	39	12	0	64
Terraced	2	33	65	25	0	125
Flat / Apartment	22	88	0	1	0	111
Totals	34	143	129	122	59	472

Note: Figures are based on gross completions

Housing Density

The following table (Figure 4) identifies the number of completions in the 2006/07 housing year based on site density. Paragraph 47 of PPS3 sets a minimum density requirement of 30 dwellings per Ha (dph) although does allow Local authorities to set a higher figure if they see fit. The completions used in this assessment are only from large sites of 10 or more dwellings as smaller sites are less strict in terms of density requirements.

Figure 4: Housing Completions by Density

Density Range	Number of Large site completions
less than 30 dph	50
30-50 dph	197
more than 50dph	62
Total	309

Figure 4 shows:

- That 84% of large site completions across the District in 2006/07 were at a density of more than 30 dph.
- That although there were still 50 dwellings completed at a density below 30 dph these were sites granted planning permission prior to the minimum target being introduced in PPG3 and later being re-emphasised in PPS3.

Affordable Units

In July 2004 Harborough District Council completed a Housing Needs Study (HNS) in line with national policy requirements. The Council is currently in the process of reviewing this document and is expected to approve its completion later this year.

The 2004 HNS demonstrated that there is a net shortfall of affordable housing in the district. The total estimated annual housing need was assessed to be 854 units. This figure is made up of a backlog of existing housing need and additional housing need arising each year. The total supply within the district was then identified as 599 highlighting a shortfall of 255 units a year. It has been recognised by the Council however that this figure is realistically unachievable to deliver given current and past rates of housing completions (see figure 1). As such the 2007 Housing Strategy for Harborough District has carried over the corporate aim to deliver 80 affordable units per annum.

The table below (figure 5) highlights the number of affordable housing completions since the start of the RSS timeframe. Although annual figures are still below the corporate target of 80 dwellings, the relatively high level of completions in this financial year offers some encouragement that the Affordable Housing SPD (adopted in February 2006) is beginning to bring forward more affordable housing throughout Harborough District.

Figure 5: Affordable Housing Completions

Year	Total Net Dwellings Completed	of which Affordable units	% of Net Completions which are Affordable
2001/02	699	55	8
2002/03	283	29	10
2003/04	279	61	22
2004/05	197	29	15
2005/06	255	26	10
2006/07	450	54*	12
Total	2163	254	-

*This figure is 15 dwellings lower than the figure provided by Harborough Home search. This is due to 15 dwellings at Hill Court, which have been transferred to Harborough Home search having not been issued final completion certificates. With this in mind these 15 dwellings will be carried into the 2007/08 housing year.

Future Housing Supply

Paragraph 59 of PPS3 states that “Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends”.

It is acknowledged that the Council does not have in place a suitable “robust evidence base” to support the inclusion of windfall figures within its housing trajectory. Therefore, projected windfall completions (with the exception of sites already committed) will not form part of the housing trajectories included in Appendix E.

A break down however of specific areas of housing provision is detailed in Appendix C. This appendix demonstrates:

- Potential small site allowance
- Potential Urban Capacity provision
- Potential additional windfall provision

As this information is not included within the housing trajectory (due to a lack of a “robust evidence base” to support these projections) it has been left out of the main body of the report and included as an additional Appendix.

Housing Trajectories

The housing trajectory generates predicted future completions for the remainder of the adopted RSS time period (2001 - 2021). The RSS period has been used as it is the most recent document containing housing supply figures and has the longest remaining plan period. Although it is accepted that these are not specifically laid out for Harborough District, advice from the earlier mentioned appeals identified the ratio used in the LLR SP as the method to be used for calculating the figures within the adopted RSS. In addition to these figures housing trajectory has also been produced for the emerging Regional Plan (2001 – 2026). Although these figures are yet to be formally adopted they are the only working targets which cover the 15 year time horizon outlined in PPS3. The targets set for Harborough in the 2 documents are identified in the table below:

Figure 6: Adopted plan requirements for Harborough District

Plan Period	Time Frame	Whole District
Adopted RSS	2001 - 2021	7550
Draft Regional Plan	2001 - 2026	8625

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 Appendix B.

Whole District Housing Trajectory for the Adopted RSS

The graph below (figure 7) displays an estimated housing trajectory for Harborough District for the period 2001/02-2020/21 based on figures in Appendix E(i). It is important to note that the graph makes a number of assumptions and 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 LLR SP. The information is therefore presented for information only and does not represent Council policy. The assumptions therefore are merely predictions for the housing supply across the district up to March 31st 2021.

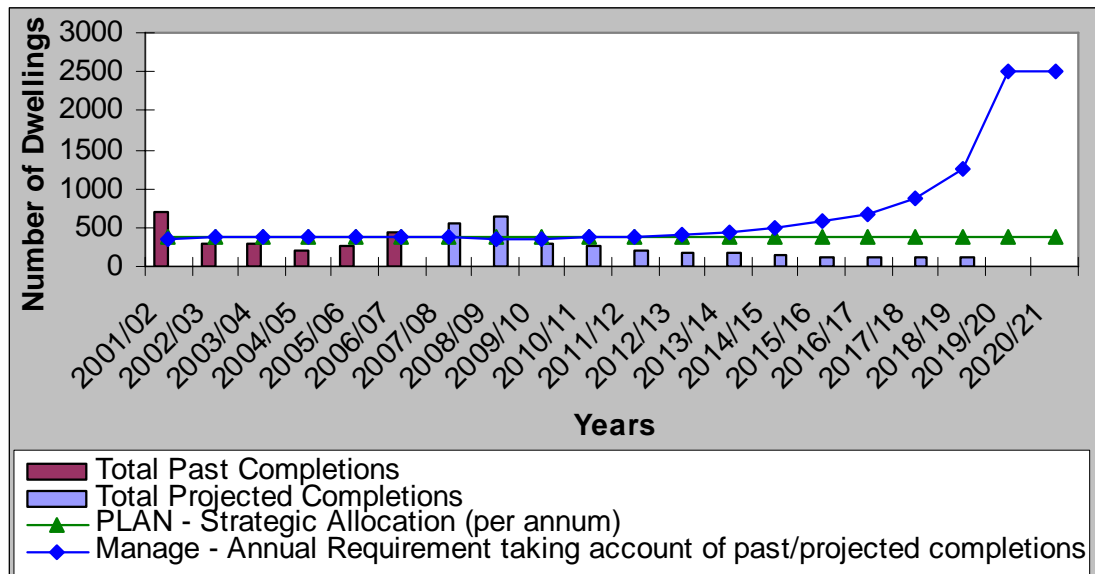
The figures make a number of assumptions regarding windfall completions and allocations. The details of the assumptions reflected in the graph are outlined below:

1. The total requirement for the district over the adopted RSS Plan period is 7550. This figure has been divided by 20 to give an average annual requirement for completions over the plan periods. As this calculation gives an answer of 377.5, 2001/02 is set as 377 while 2002/03 is set as 378. This pattern is continued to 2021 in figure 7.

2. The cumulative completions are calculated in the following way:

- (a) Projected allocated sites - This assumes that the remaining allocation at Ullesthorpe, Billesdon and Great Glen will be completed in the 2007/08 housing year (further details of this are shown in Appendix B). Completion figures for the MH/1 site at Farndon Road, Market Harborough and the KB/1 site at Warwick Road, Kibworth are included over a different timescale following discussions with the developer. These timeframes are identified in Appendix B.
- (b) Projected allocated sites (without permission) - This assumes that the remaining CLPA allocations at Great Glen will be developed in line with information provided by the developer, should the site be granted planning permission. The inclusion of this site within the housing trajectory is supported by both Annex B of PPS12 and by general policy guidance in PPS3. A breakdown of possible supply is highlighted in Appendix B.
- (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 appendix D. These commitments expire in 2010/11 meaning a '0' figure is used for the remainder of the plan period.
- (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 2011/12 meaning a '0' figure is used for the remainder of the plan period.
- (e) No small site allowance or further windfall projections are used in the housing trajectory due to the lack of a "robust evidence base".
- (f) Assumption is also made that no further allocations (including those identified and adopted within the Allocations DPD) will be developed within the District over the plan period.

Figure 7: Whole District Housing Trajectory based on the adopted RSS Plan Period

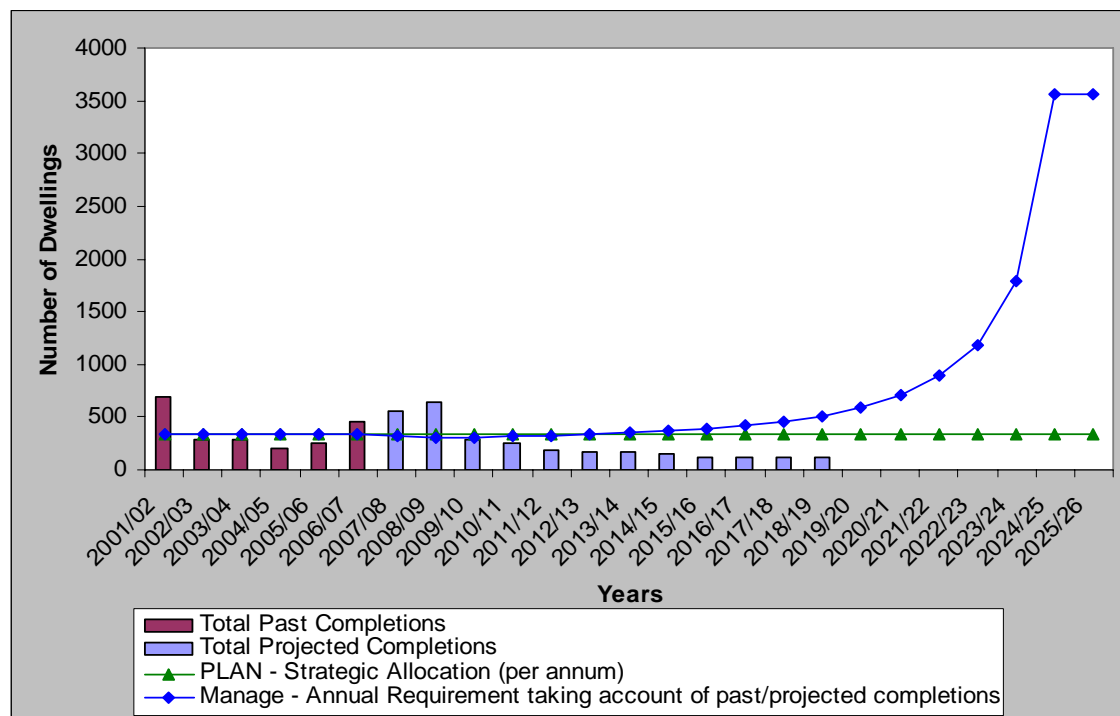


Whole District Housing Trajectory for the Emerging Regional Plan

As discussed earlier PPS3 requires Local Authorities to forecast their future housing completions against emerging Regional Plans. For the East Midlands this is ever more important as the current adopted RSS fails to cover a full 15 year time horizon. With this in mind the following graph projects expected completion rates against the targets contained in the emerging East Midlands Regional Plan (as set out in figure 6).

The graph also contains all assumptions identified for the Adopted RSS housing trajectory.

Figure 8: Whole District Housing Trajectory based on the Emerging Regional Plan Period



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

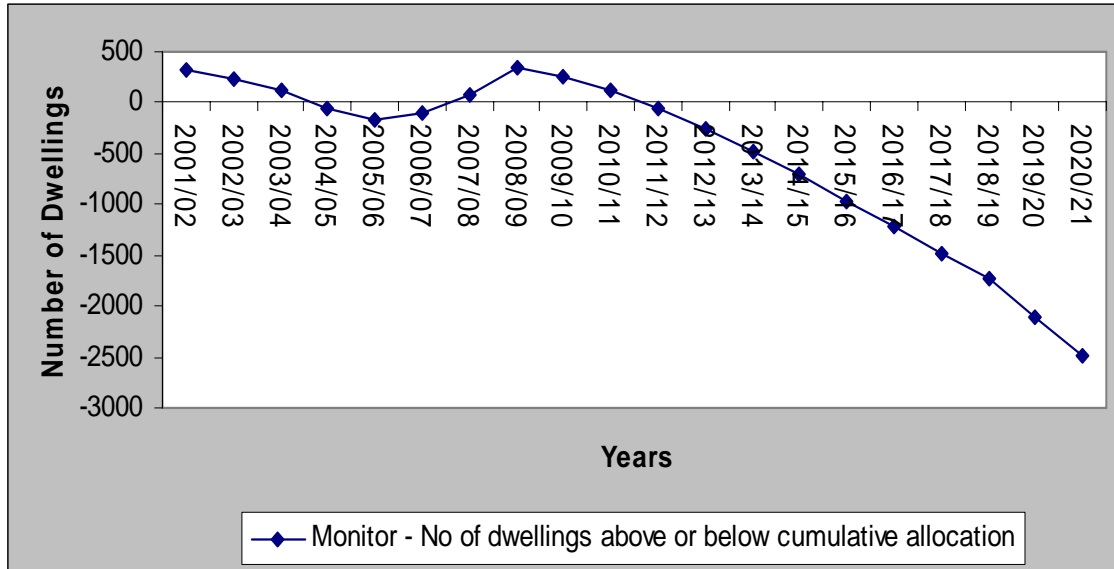
Following production of housing trajectory for the District as a whole the following conclusions can be drawn with regard future housing supply.

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 and the MH/3 site at Farndon Road in Market Harborough.
2. The projections also highlight the possible contributions made from the GG/2 site at Stretton Road in Great Glen, which could deliver 300 dwellings over a 7 year period towards the cumulative total.
3. 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, the Cricket Club site in Kibworth and the Springfield Street and Roman Way developments in Market Harborough.
4. There is projected peak in 2008/09 for urban capacity completions with the main contributors being the Scraftoft Campus site and the Lathkill Street and Harborough Rubber developments in Market Harborough.
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 large 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 2012 and other large windfalls after 2011. This is because the Council does not have a suitably robust evidence base to justify the inclusion of further figures in accordance with PPS3.
7. The lack of a small site allowance, in keeping with national guidance, also suggests that estimated completion rates could be higher in future years.
8. A total of 2895 dwellings are projected for the period 2007/08 – 2020/21 meaning a total of 5058 dwellings for the whole plan period compared to the 7550 required by the adopted RSS.
9. This identifies a shortfall in housing completions within the District during the adopted RSS Plan period of 2492 dwellings. The District however does not begin to incur a cumulative shortfall until the end of the housing year 2011/12.
10. The projected shortfall for the adopted RSS 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 along with the potential release of GG/2 this is not expected to occur until after the housing year 2011/12. This is clearly identified in figure 9.

11. The emerging Residential and Employment Allocations DPD will address the need to allocate additional land to meet the requirements of the emerging RSS.

Figure 9: Cumulative Shortfall for the Whole District to 2021



Future Housing Supply in Harborough District over the Emerging Regional Plan Period (2001 – 2026)

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

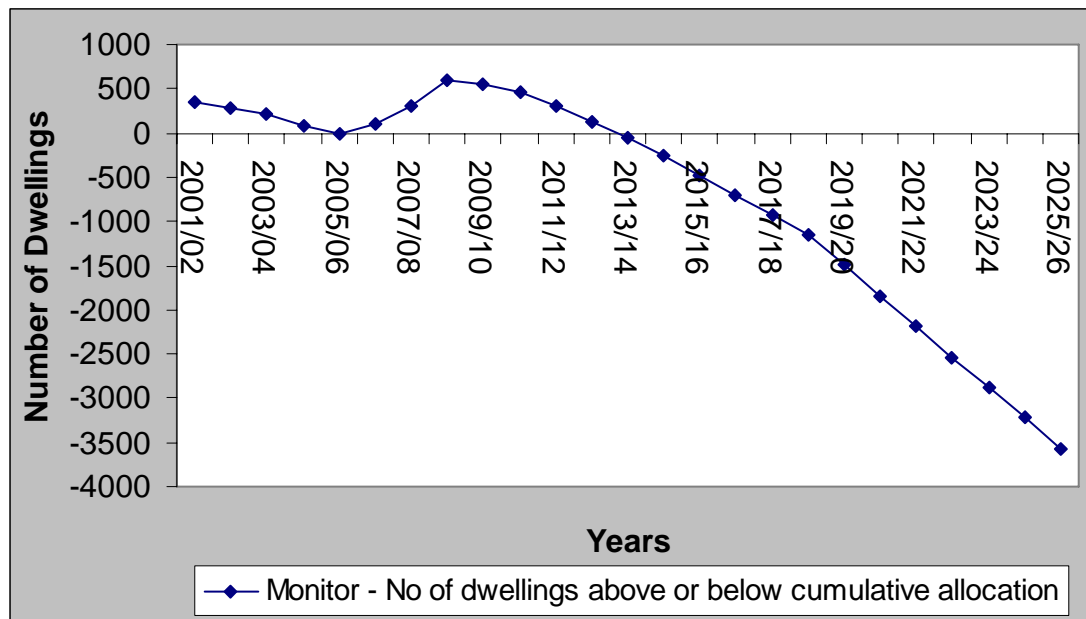
Housing Trajectory for Draft RSS to 2026

1. Projections highlight a steady flow of completions throughout the early and middle stages of the plan period 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 and the KB/1 site at Warwick Road in Kibworth.
2. There may also be significant contributions from the Stretton Road site at Great Glen (HDC Local Plan Allocation GG/2) should the site obtain planning permission.
3. Projections for UCS sites and other windfall developments highlight a peak in-keeping with the findings of the adopted RSS assessment above.
4. There is potential for current large windfall sites to be developed over a longer time period meaning a lower level of annual completions.
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 2012 and other large windfalls after 2011. This is because the council does not have a suitably robust evidence base to justify the inclusion of further figures in accordance with PPS3.
6. A total of 2895 dwellings are projected for the period 2007/08 – 2025/26 meaning a total of 5058 dwellings for the whole plan period compared to the 8625 required by the Draft RSS.
7. The overall total development (5058 dwellings) over the whole plan period identifies a shortfall in housing development of 3567 dwellings.
8. Although this shortfall is considered to be very high it is important to note that a '0' figure has been projected for the last 7 years of the plan period.
9. At current estimated development rates however, the District does not begin to incur a cumulative shortfall until the end of the housing year 2013/14.
10. The projected shortfall for the Regional Plan period (to 2026) 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 alongside the potential release of GG/2 this is not expected to occur until after the housing year 2013/14. This is clearly identified in figure 10.

11. The emerging Residential and Employment Allocations DPD will address the need to allocate additional land to meet the requirements of the emerging RSS.

Figure 10: Cumulative Shortfall in the Whole District to 2026



A Fifteen Year Continuous Housing Supply

Paragraph 53 of PPS3 states that “Local Planning Authorities should set out their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years”. PPS3 goes on to suggest that this should take the form of 3 separate supply brackets. The first and the most important is identified in paragraph 54. This states that “Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing in a first five year supply”. The second and the third brackets are highlighted in paragraph 55 which states “Local Planning Authorities should also identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated”.

The following section will discuss how Harborough District has identified housing supply figures for these time brackets. The section will also look at how the first 5 year bracket will be maintained and updated over time.

The First Five Years Housing Supply

In this report the first 5 year supply covers the years 2007/08 to 2011/12. Over this period the adopted RSS requires Harborough to develop some 1887 dwellings. In the emerging Regional Plan this figure falls to 1725 dwellings. In reality based on supply from current large site commitments and adopted sites the district is expected to provide a total of 1930 dwellings over this timeframe.

The first 5 year housing supply within Harborough has been predominantly identified within Appendix D of this report. Although it is accepted that PPS3 suggests that sites with planning permission and indeed non-allocated sites should not be used for the first 5 year supply, PPS3 also suggests that these can be used so long as a robust evidence base is identified to support their inclusion.

With this in mind it has already been discussed throughout this report how the Council has attempted to provide a robust base upon which to support the sites which have been included in the first 5 year supply. Further evidence has been included in Appendix F which identifies communications made between the Council and developers and which developers have been forthcoming with information. Where they have not the methods used to identify future supply on these sites is also shown.

It is important to note at this time that if the Council was to prioritise the emerging Regional Plan target of 1725 dwellings then the initial 5 year supply would be met without the release of the remaining allocated site at Great Glen.

As highlighted above the sites which have formed the initial five year supply all conform to the requirements of PPS3. To test these sites they were assessed against the 3 key criteria in para 54 of PPS3. This ensured they were all:

- Available,
- Suitable and
- Achievable.

The make up of the 5 year supply can be identified as follows:

1. Expected completions from UCS sites: 833
2. Expected completions from additional windfalls: 430
3. Expected completions on KB/1: 240
4. Expected completions on MH/3: 238
5. Expected completions on GG/2: 175
6. Expected completions from other Allocated sites: 14

Total: 1930

Note: Explanation regarding the deliverability, suitability and achievability of these sites is highlighted in Appendix F.

Years 6 – 10 Housing Supply

In this report years 6-10 are covered by the time period 2012/13 to 2016/17. Over this period the adopted RSS requires HDC to develop some 1888 dwellings. In the emerging Regional Plan this figure falls to 1725 dwellings. In reality based on supply from adopted sites the district is expected to provide a total of 725 dwellings over this timeframe.

Given current estimated development rates (see Appendix B) on existing allocated sites this time period is expected to be dominated by the 2 Local Plan allocated sites KB/1 and MH/3. There may also be significant contributions from the GG/2 site, should this site gain planning permission

The expected delivery is therefore made up of the following contributions:

1. Expected completions on KB/1: 300
2. Expected completions on MH/3: 300
3. Expected completions on GG/2: 125

Total: 725

No allowance is made for windfall completions in this time period as existing commitments expire within the first 5 years and no suitable evidence base has been developed to support future projections of this nature. It is therefore essential to only include allocated sites in order to conform fully to PPS3. This also explains why the estimated shortfall within the District is so high over both plan periods in the 6-10 year timeframe.

10 – 15 Housing Supply

In this report years 11-15 are covered by the time period 2017/18 - 2021/22.

Over this period the adopted RSS requires The Council to develop some 1510 dwellings (the figure is lower as only 4 years of the adopted RSS apply to this timeframe). In the emerging Regional Plan this figure is 1725 dwellings. In reality based on supply from adopted sites the district is expected to provide a total of 240 dwellings over this timeframe.

Given current estimated development rates (see Appendix B) on existing allocated sites this time period is expected to be fully dominated by the 2 local plan sites KB/1 and MH/3.

The expected delivery is therefore made up of the following contributions:

1. Expected completions on KB/1: 120
2. Expected completions on MH/3: 120

Total: 240

No allowance is made for windfall completions in this time period as existing commitments expire within the first 5 years and the no suitable evidence base has been developed to support future projections of this nature. It is therefore essential to only include allocated sites in order to conform fully to PPS3.

Paragraph 55 of PPS3 does state that “Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated”. Broad locations for future growth will be identified through the Core Strategy of the Local Development Framework. These will conform to those identified within the emerging Regional Plan. It is the view of the Local Planning Authority that specific sites and indeed exact numbers relating to broad locations should be discussed through the LDF process. It would therefore be unfair of this report to discuss this issue further and risk prejudicing or indeed pre-empting later consultation exercises and later planning policy decisions.

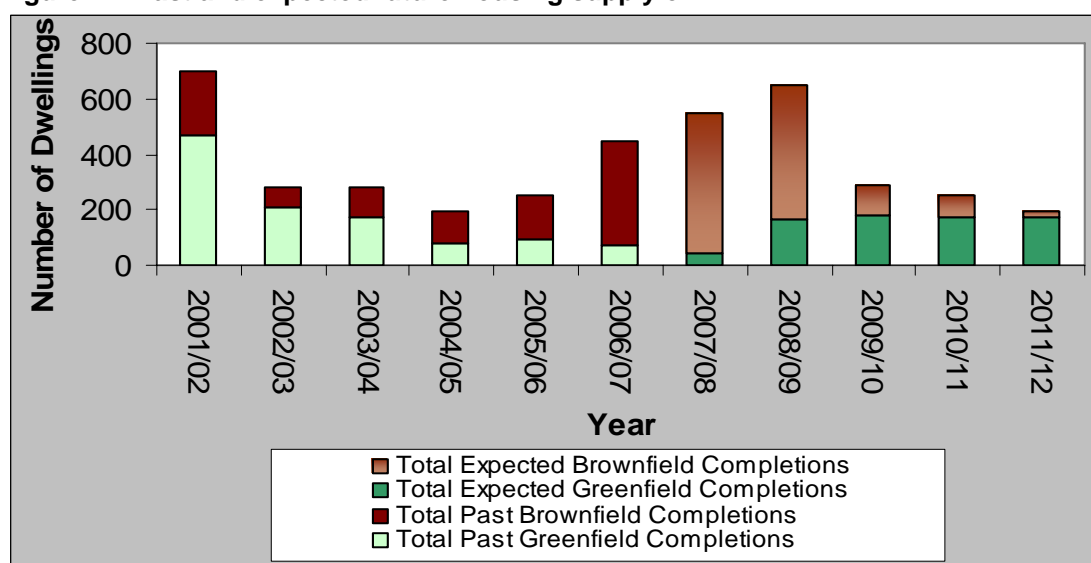
This is therefore the key reasoning behind the expected completions in this time horizon being so low.

Brownfield Trajectory

One of the key themes of PPS3 is ensuring LPA's promote Brownfield development through the LDF process. Paragraph 41 of PPS3 states that "the net annual target is that at least 60% of new housing should be provided on Previously Developed Land (PDL)".

With this in mind the following section will identify the expected brownfield provision within Harborough District for the first 5 years of the housing supply period. Figure 11 will also identify the previous 6 years brownfield supply. This will be in-keeping with paragraph 43 of PPS3.

Figure 11: Past and expected future housing supply on PDL



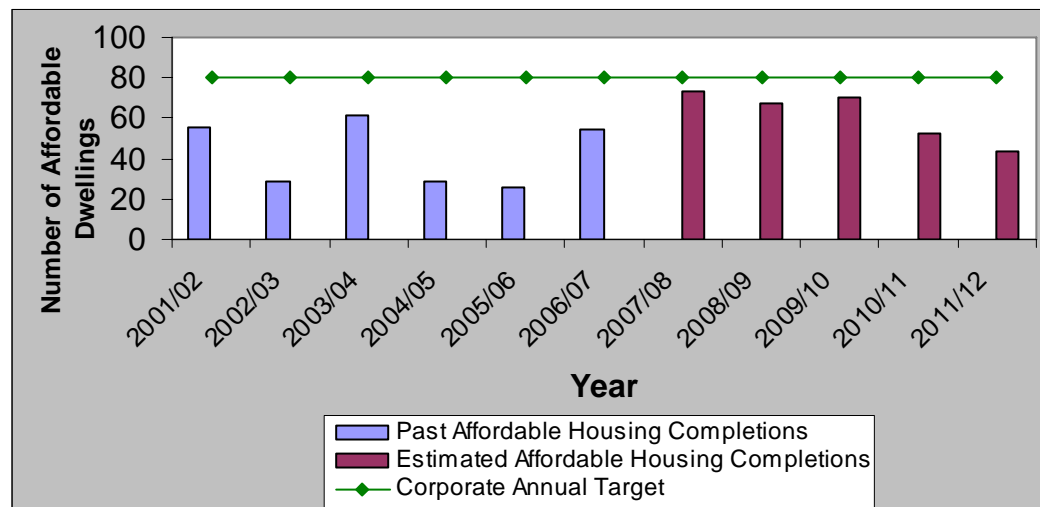
The data used in figure 11 is shown in Appendix G and is based on the expected completion figures shown in Appendix D. The figures show that the Council has met the 60% target for the past 3 years and is on course to meet the target for the next 2 years. It is only in the year 2009/10 that the 60% target is not expected to be met with Harborough District. This is due to the impact of KB/1, MH/3 and the potential release of GG/2 having an effect on housing supply. The figures are also affected by the Council not being able to include a windfall allowance within later stages of the housing trajectory.

Affordable Housing Trajectory.

As discussed previously the 2004 Housing Needs Assessment for Harborough identified a strong need for affordable units within the district. As a result of the needs study a corporate target of 80 affordable dwellings a year was put in place. This is in-keeping with paragraph 29 of PPS3.

Figure 12 provides a graphical representation of past affordable housing completions (as shown in figure 5) and also identifies expected provision within Harborough District for the first 5 years of the housing supply period.

Figure 12: Past and expected future affordable housing supply



The expected future provision shown in figure 12 is based on expected housing completions in Appendix D and also completed section 106 agreements held by the District Council. The table of future expected supply is shown in Appendix G.

The results show that the district will continue to fall short of its affordable housing target in each of the next 5 years. It must be highlighted however that should the affordable units from the committed allocated sites come forward at a quicker rate some annual figures may rise above the 80 unit target. There is also the likelihood of affordable units coming from the release of GG/2 should this site secure planning permission. This site could potentially supply the district with some 90 affordable units over a 7 year period (this is based on 30% of the total site being affordable and is in keeping with the adopted Local Supplementary Planning Document), 3 of which are covered in the 5 years shown in figure 12.

In addition the District Council is continuing to maintain its knowledge of local housing needs and will publish a housing market study and needs update in September 2007. This is likely to demonstrate increased housing need and the requirement for the annual target of affordable housing to be raised. This will also have an impact on the number of affordable dwellings being constructed in the next 5 years.

Final Conclusions

Having assessed all areas of housing monitoring and future supply the final conclusions can be drawn:

1. All figures and monitoring criteria have attempted to comply with national guidance (PPS3) to the best of the Councils capability.
2. There is sufficient housing supply within Harborough to account for the first 5 years housing supply for the district required by the adopted RSS.
3. There is sufficient housing supply within Harborough to account for the first 5 years housing supply for the district required by the emerging Regional Plan. This remains the case even if the allocated site at Great Glen was not released for development.
4. Although the district appears to fall short in the second 2 timeframes (6-10 years and 11-15 years) it is fair to suggest that these will be covered by the forthcoming Core Strategy and the Allocations DPD.
5. Although cumulative shortfalls are seen against the adopted RSS in the final year of the 5 year supply (2011/12) this is due to lower completions in earlier years of the plan period (2002-2007 which is outside of the 5 year timeframe) and is in no way a reflection of the housing delivery within the first 5 years of the future projections.
6. A cumulative shortfall in relation to the emerging Regional Plan is not experienced until 2013/14.
7. There is also evidence to suggest that current commitments will mean Harborough will continue to meet the national 60% Brownfield target for the next 2 housing years. The release of allocated Greenfield sites however has a strong impact in the years after this.
8. Evidence suggests that the Council is approaching full compliance with density requirements set in PPS3.
9. There is also evidence to suggest that Harborough will continue to fall short of achieving its affordable housing target of 80 dwellings per annum, suggesting more needs to be done to meet the affordability issue across the district. It may be however that the release of GG/2 would contribute towards achieving this annual target.
10. Future housing allocations, which will contribute towards housing supply in the later stages of the housing trajectory, will be identified through the LDF process. This will involve the production of a Strategic Housing Land Availability Assessment (as highlighted in PPS3), which will in turn provide evidence for the Core Strategy and Allocations DPD.

Appendix B: Bedroom and House Type Information

Small Sites:

House Type	Number of Bedrooms					Totals
	1	2	3	4	5	
Detached	3	8	18	41	34	104
Semi Detached	2	7	17	3	0	29
Terraced	0	7	6	2	0	15
Flat / Apartment	5	10	0	0	0	15
Totals	10	32	41	46	34	163

Large Sites:

House Type	Number of Bedrooms					Totals
	1	2	3	4	5	
Detached	4	1	4	39	20	68
Semi Detached	0	4	22	9	0	35
Terraced	2	26	59	23	0	110
Flat / Apartment	17	78	0	1	0	96
Totals	23	109	85	72	20	309

All Sites:

House Type	Number of Bedrooms					Totals
	1	2	3	4	5	
Detached	7	9	22	80	54	172
Semi Detached	2	11	39	12	0	64
Terraced	2	33	65	25	0	125
Flat / Apartment	22	88	0	1	0	111
Totals	34	143	129	122	59	472

Appendix B – Assumptions made for Housing Trajectories

Assumptions made for the tables in Appendix D and E are relevant for both the Adopted RSS and the emerging Regional Plan periods. The assumptions are listed below to allow easy reference when referring to the tables.

- 14 remaining allocated plots are expected to be completed in the housing year 2006/07.
- KB/1 expected to deliver its first completions in housing year 2008/09 with a total of 660 dwellings over an 11 year period (60 a year for 11 years).
- MH/3 is expected to deliver its first completions in housing year 2008/09 with a total of 658 dwellings over an 11 year period (58 in the first year then 60 a year for the next 10 years)
- The GG/2 Allocation would be expected to deliver its first completions in housing year 2008/09 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).
- A brownfield small site allowance of 66 dwellings a year has been calculated; however it is not used within the housing trajectory due to the lack of a robust evidence base.
- A non urban capacity brownfield windfall projection of 11 dwellings a year for 2010/11 then 34 dwellings a year from 2011/12 onwards. These figures however have not been used within the housing trajectory due to the lack of a robust evidence base.
- An urban capacity windfall projection of 67 dwellings a year in the CLPA from 2012/13 onwards and 0 dwellings a year in the RoD after 2010/11 with the exception of 9 dwellings being estimated for 2012/13. These figures however have not been used within the housing trajectory due to the lack of a robust evidence base.
- There is a shortfall of 2492 dwellings in comparison to the Adopted RSS Plan period.
- There is a shortfall of 3567 dwellings in comparison to the emerging Regional Plan period.

Appendix C – Assessment of Future Housing Supply

Despite the requirements of PPS3 as highlighted in the main report it is the opinion of the Local Planning Authority that to completely overlook housing supply from all forms of windfall development in Harborough District would result in an inaccurate and unreasonable overview of future housing supply.

With this in mind the following sections of this report provide an overview of the work carried out by the Council to assess the contribution of windfalls to housing delivery. This information is based largely on past monitoring trends for 3 separate supply areas:

- I. Small site delivery (i.e. those sites of 9 or less dwellings)
- II. Large Urban Capacity Study sites (sites of 10 or more dwellings)
- III. Further large windfall sites which have come forward on brownfield land outside of the Urban Capacity Study

As this information is not included within the housing trajectory (due to a lack of a “robust evidence base” to support these projections) it has been left out of the main body of the report and included as an additional Appendix.

The inclusion of this work is deemed appropriate to include within the report as a whole to support its validity and fullness.

Appendix C(i) - Small Site Allowance

The following appendix will detail small site provision within Harborough District.

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

Figure 6: Small Site Completions

Year	Green*	Brown*	CLPA	Rest of District	Total Completions
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
2006/07	59	87	30	116	146
Totals	177	398	129	446	575

*Dwellings lost have been subtracted from Brownfield completions

Figure 7: Small Site Completions on Brownfield

Policy Area	Average Small Site Completions	Average Small Site Brownfield Completions	% Brownfield
CLPA	21	16	75%
RoD	74	50	67%
Whole District	95	66	69%

In an attempt to predict future housing supply of small sites within Harborough District the Council has assessed small site delivery based on past rates of completion. To keep the estimated supply more conservative and in keeping with national policy of favouring brownfield land all greenfield sites were discarded (see figure 7).

The figures calculated for the small site allowance were based on those recorded in the above tables. The figures were calculated to ensure only brownfield completions were considered.

An average of the previous 6 years brownfield completions, starting in 2001/02 were used to coincide with the start date of the adopted RSS and also to extend the time frame over which the data is assessed. This provided the following calculations:

2001/02 – 2006/07 total = 575 (398 on brownfield sites)

Average for 6 years = 95 (66 on brownfield sites)

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

CLPA – 129 divided by 6 = 21 (16 on brownfield sites)

RoD – 446 divided by 6 = 74 (50 on brownfield sites)

The figures identified above for average brownfield completions on small sites would have been the figures used in compiling the Housing Trajectories for the District. Due to the lack of “robust evidence” to support the deliverability however the Local Planning Authority have decided not to include the figures within the 15 year time frame for housing supply.

NOTE: Figures are rounded down to the nearest whole number to minimise small site allowance.

Appendix C(ii) - 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 the housing trajectory. Although PPG3 has since been superseded by PPS3 the identification of brownfield land supply for use within a housing trajectory is still encouraged so long as supply is based on a “robust evidence base”.

Although a regular supply of housing completions have been identified on these housing sites the supply has been below the expected rate of completions predicted by the UCS (see figure 8) and has therefore been deemed inconsistent and unreliable. It is therefore the decision of the Council not to include future projections from the UCS after current commitments on identified UCS sites expire. The decision to retain current commitments as part of the housing trajectory was taken following the take up of information from relevant developers, Building Control officers and Development Control officers in order to project a reliable completion rate for each site. The expected timeframe for development of these sites is shown in appendix D. The table showing which developers responded to the Councils efforts to develop a supply database, and what other methods were used to support this are shown in Appendix G.

The assessment of the UCS retains the policy split between CLPA and RoD. Although this policy division has been overlooked within the main report the figures generated in the UCS were based on the existence of these 2 areas. With this in mind the areas have been retained for the purpose of this appendix.

Figure 8: Urban Capacity Study Projected Completions

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

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

Figure 9: Completions on Urban Capacity Sites

Annual Completions on Urban Capacity Sites	CLPA	RoD	Total
2003/04	7	15	22
2004/05	4	43	47
2005/06	36	70	106
2006/07	63	161	224

Figure 9 highlights that the actual number of completions on UCS sites in the first 3 years were below the estimated rate identified in the UCS. Completion figures for the 4th year however show targets being met and in the case of the RoD and the district as a whole being exceeded.

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 10: Current Commitments on Urban Capacity Sites as of 31st March 2007

	Outline Consent			Detailed Consent			Under Construction		
	CLPA	RoD	Total	CLPA	RoD	Total	CLPA	RoD	Total
All Sites	1	7	8	258	494	752	55	125	180
Of which small sites	1	7	8	12	4	16	8	10	18
Of which large sites	0	0	0	246	490	736	47	115	162

Figure 10 highlights that there are currently 940 commitments for dwellings located on urban capacity sites, with the vast majority of these situated on larger developments (898 – 95.5%). These UCS commitments contribute to 71% of current large windfall commitments. As mentioned above the current commitments are used within the housing trajectory following appropriate consultation, which justifies their inclusion. Once these commitments expire however no figures are included from the UCS. The Council did produce work however in an attempt to forecast future delivery after current commitments expire. The figures that were produced however were not deemed to be suitably robust to warrant inclusion within the housing trajectory. The methodology used to produce these figures however is identified below.

A review of UCS Deliverability

In light of past completions, existing commitments and new national 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 8). 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 11 line B).

2. Sites identified in the study which have since been granted planning permission for non-residential use have been discounted from the original figures (as shown in figure 11 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 shown in figure 11 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 11, 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 would only be used in the trajectory once existing commitments have been completed.
7. In the CLPA UCS projections would be used from 2011/12 once current commitments expire.
8. In the RoD UCS projections would be used from 2010/11 once current commitments expire.
9. Urban Capacity projections would only be used up to and including 2015/16 as the UCS was produced in line with the LLR SP timeframe as required by the old PPG3. After this year a figure of 0 would be used to project urban capacity.

Figure 11: Revised urban capacity figures

		CLPA	RoD	Whole District
A	Expected Completions 2003 - 2016 (UCS constrained yield)	791 - 1011	1059 - 1320	1850 - 2331
B	Expected Completions 2003 - 2016 in line with emerging Core Strategy*	741 - 947	961 - 1201	1702 - 2148
C	Actual Completions 2003-2007 on UCS sites	110	289	399
D	Constrained Yield of Sites with Non Residential Consent	0	58 - 72	58 - 72
E	Remaining Possible Delivery (Constrained yield 2007-2016) B - (C+D)	631-837	614-840	1245-1677
F	Outline Commitments (large sites)	0	0	0

G	Detailed Commitments (large sites)**	246	490	736
H	Under Constructions (large sites)	47	115	162
I	Total Existing Commitments (F+G+H)	293	605	898
J	Remaining Possible Delivery (E-I)	338-544	9 - 235	347-779

* 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 and under construction figures 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 are used to provide a conservative supply and minimise reliance on windfall delivery (as required in PPS3). As identified above the figures would be used for the CLPA from 2011/12 and from 2010/11 for the RoD. This generated the following calculations:

CLPA

338 divided by 5 = 67.6

This figure is then rounded down to 67 in keeping with a conservative approach to windfalls.

RoD

As the minimum figure is so low (9) it would be appropriate to include the whole contribution in 1 year. This could be the first year of the 6-10 year supply (2012/13) so it does not influence the first 5 year period. It will therefore assume that no further UCS sites will come forward within the first 5 year timeframe. It is deemed more sensible to include such a low contribution all in 1 year rather than project it over a number of years as it is more likely the completions would all come from a single site than a selection of smaller sites. This is supported by the evidence in figure 9 which clearly identifies a large focus on large site commitments. With this in mind a 0 figure would be used for the other remaining years of the UCS planning period within the RoD.

This provides the following table of projected urban capacity completions:

Figure 12: Remaining Urban Capacity Projections

Year	CLPA	RoD	Whole
2012/13	67	9	76
2013/14	67	0	67
2014/15	67	0	67
2015/16	67	0	67

Appendix C (iii) - Brownfield Windfall Completions

When reviewing the UCS it became apparent that not all brownfield completions and commitments were identified within the UCS. This suggests that an additional allowance would need to be incorporated into the housing trajectory to take account of such developments once existing commitments expire. Again it is important to justify this in terms of PPS3 as the national guidance suggests “Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances”.

As discussed previously the Council believes these local circumstances are clear to see from past completion rates, especially since the completion of the UCS in 2003. This evidence suggests there is a supply of brownfield sites situated within the District which were deemed unviable or inappropriate through the UCS but are still coming forward through market pressures and the level of housing demand within the District. It is accepted however that the use of past trends as the sole source of evidence to support the inclusion of these projections does not suitably conform to PPS3. Therefore those sites with planning permission have been included within the Trajectory based on appropriate consultation (Appendix G) but after these permissions either expire or are built out no further projections are used.

As the delivery of these sites is strongly linked to the UCS the same approach has been retained to assess potential provision. This means the continued use of the 2 specific policy areas identified within LLR SP specifically for the purpose of this appendix. If a robust evidence base was to be generated to support these sites then only the ‘whole district’ figure would be carried over into the housing trajectory

Potential Delivery of Sites

Similar to the UCS projections it was deemed appropriate to include the work the Council carried out in assessing potential delivery from these sites, even though it cannot be utilised within the housing trajectory.

To project these types of completions accurately and to ensure the allowance remained in accordance with the Urban Capacity Study, a 4 year average of past completions would be used. This would mean windfall completions prior to the completion of the UCS would not skew future projections. It is accepted that this is a short timescale from which to draw an average completion figure. To project windfall completions that have not been included in the UCS however, the timeframes must remain the same. This would allow for a sound projection to be included in the housing trajectories. It would also remove the abnormally high figures in 2001/02 which would have had an inaccurate affect on the average figures used in the trajectories. A conservative approach to windfall projections would then be ensured in accordance with PPS3.

To ensure this eliminates double counting the average would only focus on large sites and would not include any sites that are covered by the UCS. The

annual average would also take account of the emerging Core Strategy for Harborough District in that it would only focus on towns and villages within the Settlement Hierarchy. This approach was also adopted for reviewing the UCS, so would remain in keeping with other aspects of the housing trajectories.

The figures used for this calculation are as follows:

Figure 13: Windfall Completions

Year	CLPA		RoD		Whole District	
	Brown	Total	Brown	Total	Brown	Total
2003/04	11	25	9	9	20	34
2004/05	14	14	16	30	30	44
2005/06	16	35	6	23	22	58
2006/07	3	10	61	64	64	74
03 – 07 Total	44	84	92	126	136	210
03 – 07 average	11	21	23	31.5	34	52.5

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

CLPA – 11 (from 2010/11 onwards)

RoD – 23 (from 2011/12 onwards)

District as a Whole – 34

Appendix D – Projected completions on large windfall sites (with existing planning permission)

Please Note that for the purpose of full housing monitoring assessment current sites with planning permission have retained there CLPA / RoD policy split.

Non Urban Capacity Sites (CLPA)

Settlement	Site Name	Green / Brown	Total Commitments	Site Start Date	Expected Start Date	Completed by?	Financial Year				
							2007/08	2008/09	2009/10	2010/11	2011/12
Broughton Astley	Dunton Road	Brown	38	-	2007/08	2008/09	8	30	0	0	0
Bushby	Hill Court	Brown	24(24)	2005/06	-	2007/08	24	0	0	0	0
	919 Uppingham Road	Brown	14	-	2007/08	2008/09	0	14	0	0	0
Great Glen	Glen Rise Garage	Brown	4(4)	2003/04	-	2007/08	4	0	0	0	0
Kibworth	Cricket Club	Green	21(21)	2005/06	-	2007/08	21	0	0	0	0
Beauchamp	6 School Road	Brown	17	-	2007/08	2009/10	0	10	7	0	0
Stoughton	Stoughton Lodge Farm	Brown	7(7)	2006/07	-	2007/08	7	0	0	0	0
	CLPA Totals	Brown	104(56)			Total	64	54	7	0	0
		Green	21(21)								
		Total	125(77)								

Urban Capacity Sites (CLPA)

Settlement	Site Name	Green / Brown	Total Commitments	Site Start Date	Expected Start Date	Completed by?	Financial Year				
							2007/08	2008/09	2009/10	2010/11	2011/12
Broughton Astley	Coltsfoot Way	Green	1(1)	2005/06	-	2007/08	1	0	0	0	0
Bushby	907-909 Uppingham Road	Brown	9(9)	2006/07	-	2007/08	9	0	0	0	0
Kibworth	4 Fleckney Road	Brown	6(6)	2003/04	-	2007/08	6	0	0	0	0

Beauchamp	Former Railway Station (Full Site)	Brown	42(5)	2005/06	-	2011/12	5	5	5	5	22
Scraptoft	Former De Montfort University	Brown	197(27)	2005/06	-	2008/09	100	97	0	0	0
	Station Lane	Brown	25	-	2007/08	2008/09	0	25	0	0	0
	CLPA Totals	Brown	279(47)			Total	121	127	5	5	22
		Green	1(1)								
		Total	280(47)								

Non Urban Capacity Sites (RoD)

Settlement	Site Name	Green / Brown	Total Commitments	Site Start Date	Expected Start Date	Expected completion	Financial Year				
							2007/08	2008/09	2009/10	2010/11	2011/12
Church Langton	Hanbury Centre	Brown	6(6)	2005/06	-	2007/08	6	0	0	0	0
Great Bowden	37 Bishops House	Brown	11(11)	2006/07	-	2008/09	7	4	0	0	0
Great Easton	Land off Clarkesdale	Green	17	-	2007/08	2008/09	5	12	0	0	0
Hallaton	Cranoe Road	Brown	26	-	2008/09	2010/11	0	0	11	15	0
Husbands Bosworth	1-3 High Street	Brown	16(16)	2005/06	-	2007/08	16	0	0	0	0
Lubenham	109 Main Street	Brown	18(18)	2006/07	-	2007/08	18	0	0	0	0
Lutterworth	Denbeigh Arms	Brown	24(24)	2006/07	-	2008/09	12	12	0	0	0
	Denbeigh Place	Brown	10(10)	2006/07	-	2008/09	0	10	0	0	0
Market Harborough	109 St Mary's Road	Brown	18	-	2007/08	2009/10	0	0	18	0	0
	5 Roman Way	Brown	24(24)	2005/06	-	2007/08	24	0	0	0	0
	1-3 Caxton Street	Brown	17(17)	2006/07	-	2007/08	17	0	0	0	0
	BP Service Station	Brown	24(24)	2006/07	-	2007/08	24	0	0	0	0

Appendix E (i) - 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	9														
Past Completions - Unallocated Sites	281	98	150	151	206	441														
Total Past Completions	699	283	279	197	255	450														
Projections - Allocated Sites (with permission)							14	118	120	120	120	120	120	120	120	120	120	120	0	0
Projections - Allocated Sites (without permission)							0	25	50	50	50	50	50	25	0	0	0	0	0	0
Projections - large windfall sites							263	108	44	15	0	0	0	0	0	0	0	0	0	0
Projected UCS contribution							274	395	75	67	22	0	0	0	0	0	0	0	0	0
Total Projected Completions							551	646	289	252	192	170	170	145	120	120	120	120	0	0
Cumulative Completions	699	982	1261	1458	1713	2163	2714	3360	3649	3901	4093	4263	4433	4578	4698	4818	4938	5058	5058	5058

PLAN - Strategic Allocation (per annum)	377	378	377	378	377	378	377	378	377	378	377	378	377	378	377	378	377	378	377	378
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
Monitor - No of dwellings above or below cumulative allocation	322	227	129	-52	-174	-102	72	340	252	126	-60	-267	-475	-707	-965	-1222	-1480	-1737	-2115	-2492
Manage - Annual Requirement taking account of past/projected completions	361	365	370	381	389	385	372	349	355	365	384	411	445	495	570	683	871	1246	2492	2492

Appendix E (ii) - Housing Trajectory for Whole district over the Emerging Regional 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	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions - Allocated Sites	418	185	129	46	49	9																			
Past Completions - Unallocated Sites	281	98	150	151	206	441																			
Total Past Completions	699	283	279	197	255	450																			
Projections - Allocated Sites (with permission)							14	118	120	120	120	120	120	120	120	120	120	120	0	0	0	0	0	0	0
Projections - Allocated Sites (without permission)							0	25	50	50	50	50	50	25	0	0	0	0	0	0	0	0	0	0	0
Projections - large windfall sites							263	108	44	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected UCS contribution							274	395	75	67	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Completions							551	646	289	252	192	170	170	145	120	120	120	120	0	0	0	0	0	0	0
Cumulative Completions	699	982	1261	1458	1713	2163	2714	3360	3649	3901	4093	4263	4433	4578	4698	4818	4938	5058	5058	5058	5058	5058	5058	5058	5058
PLAN - Strategic Allocation (per annum)	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345
Planned RSS Cumulative 01-21	345	690	1035	1380	1725	2070	2415	2760	3105	3450	3795	4140	4485	4830	5175	5520	5865	6210	6555	6900	7245	7590	7935	8280	8625

Monitor - No of dwellings above or below cumulative allocation	354	292	226	78	-12	93	299	600	544	451	298	123	-52	-252	-477	-702	-927	-	-	-	-	-	-	-	-
Manage - Annual Requirement taking account of past/projected completions	330	332	335	341	346	340	328	310	311	315	324	336	349	368	393	423	461	510	595	713	892	1189	1784	3567	3567

Appendix F: Information on Sites with planning Permission – Returns from developers

As previously highlighted the inclusion of windfall sites within the housing trajectory requires the support of a “robust evidence base” to conform to PPS3. This is especially the case when considering the initial five year supply as highlighted in para 54 of PPS3. This requires all sites that are included within the housing trajectory to be

1. **Available** – Is the site ready to be developed?
2. **Suitable** – Is the site suitable for residential development?
3. **Achievable** – Is it likely, possible and reasonable to expect that the site can and will be fully developed within 5 years

In order to meet the 3 criteria in relation to existing large sites the Council sent letters to all relevant developers stating current monitoring information for each site and asking the developer to confirm its accuracy and provide a timeframe for the completion of the site. The response rate to these letters is identified in Appendix XXX along with additional comments. Where the developer failed to respond to the letter, follow up phone calls were made and emails sent to request information. Failing this site visits were made by monitoring staff and discussions were held with relevant case officers in both Development Control and Building Control. This had the sole aim of determining an estimated completion time for the remaining sites. This appendix also highlights how the sites conform to the 3 criteria identified above.

Settlement	Site Name	Received	Comments	Available?	Suitable?	Achievable?
Large Windfalls						
Broughton Astley	Coltsfoot Way	Yes		Yes	Yes	Yes
	Dunton Road		Discussions with BC and DC officers to determine delivery	Yes	Yes	Yes
Bushby	905-905A Uppingham Road	Yes		Yes	Yes	Yes
	907-909 Uppingham Road	Yes		Yes	Yes	Yes
	Hill Court		Site is technically completed the council is just awaiting final completion certificates to be issued	Yes	Yes	Yes
	919 Uppingham Road		Site has been cleared and development is expected to commence in the near future	Yes	Yes	Yes
Church Langton	Hanbury Centre	Yes		Yes	Yes	Yes

Great Easton	Land off Clarksdale	Yes		Yes	Yes	Yes
Great Glen	Glen Rise Garage		Site is technically considered to be complete. the council is awaiting final completion certificates from NHBC	Yes	Yes	Yes
Great Bowden	37 Bishops House	Yes		Yes	Yes	Yes
Hallaton	Cranoe Road		Discussions held with developer via telephone to discuss delivery	Yes	Yes	Yes
Husbands Bosworth	1-3 High Street		Site is technically completed the council is just awaiting final completion certificates to be issued	Yes	Yes	Yes
	Ashacre - Hunters Close	Yes		Yes	Yes	Yes
Kibworth Beauchamp	Cricket Club	Yes		Yes	Yes	Yes
	6 School Road		Site recently purchased by new developer, delivery of site discussed via phone and email. Site also visited.	Yes	Yes	Yes
	4 Fleckney Road		Site visited and very close to completion	Yes	Yes	Yes
	Former Railway Station	Yes		Yes	Yes	Yes
Lubenham	109 Main Street	Yes		Yes	Yes	Yes
Lutterworth	Denbeigh Arms		Discussions with BC and DC officers to determine delivery	Yes	Yes	Yes
	Denbeigh Place		Discussions with BC and DC officers to determine delivery	Yes	Yes	Yes
	Central Park		Discussions with BC and DC officers to determine delivery	Yes	Yes	Yes
Market Harborough	109 St Mary's Road		Site cleared, discussions held with DC officers to determine delivery rate	Yes	Yes	Yes
	5 Roman Way	Yes		Yes	Yes	Yes
	1-3 Caxton Street	Yes		Yes	Yes	Yes
	28 Fairfield Road	Yes		Yes	Yes	Yes
	BP Service Station	Yes		Yes	Yes	Yes
	Harborough Rubber	Yes		Yes	Yes	Yes
	Land at Rectory Lane		Site visited and close to completion	Yes	Yes	Yes
	Bestfoods UK, Springfield		Site visited and close to completion	Yes	Yes	Yes

	Street					
	Lathkill Street		Expected delivery rate of affordable units received. This assists in expected delivery of remainder of site. Site visit and discussions with DC suggests this will be in the expected timeframe. Discussions with developer were held in mid 2006	Yes	Yes	Yes
	Scotland Road		Site is technically considered to be complete. the council is awaiting final completion certificates.	Yes	Yes	Yes
	Springfield Street	Yes		Yes	Yes	Yes
	54 St Mary's Road	Yes		Yes	Yes	Yes
	109 St Mary's Road		Discussions with BC and DC officers to determine delivery	Yes	Yes	Yes
	St Mary's Road Car Park		Site is completed in the past monitoring year and is included in 06/07 completion figures	Yes	Yes	Yes
	St Mary's Nursery	Yes	Site is technically considered to be complete. the council is awaiting final completion certificates from NHBC	Yes	Yes	Yes
	Victoria Avenue		Site under construction and approaching completion. discussions were held with developer in mid 2006	Yes	Yes	Yes
Scraptoft	Former De Montfort University	Yes		Yes	Yes	Yes
	Station Lane		Site has recently been cleared and has commenced development	Yes	Yes	Yes
Stoughton	Stoughton Lodge Farm	Yes		Yes	Yes	Yes
Swinford	Home Farm, Rugby Road		Discussions with BC and DC officers to determine delivery	Yes	Yes	Yes
Allocations						
Billesdon	Rolleston Road	Yes		Yes	Yes	Yes
Great Glen	Stretton Road GG/2	Yes		Yes	Yes	Yes
Kibworth	KB/1	Yes		Yes	Yes	Yes
Market Harborough	MH/3	Yes		Yes	Yes	Yes

Ullesthorpe	Mill Road		Site is technically considered to be complete. the council is awaiting final completion certificates from NHBC	Yes	Yes	Yes
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Appendix G

Brownfield Trajectory Figures:

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Total Past Greenfield Completions	467	212	173	76	93	74					
Total Past Brownfield Completions	232	71	106	121	162	376					
Total Past Completions	699	283	279	197	255	450					
% Brownfield	33	25	38	61	64	84					
Total Expected Greenfield Completions							41	140	128	120	120
Total Expected Brownfield Completions							576	477	209	197	122
Total Expected Completions							617	617	337	317	242
% Brownfield							93	77	62	62	50

Affordable Housing Trajectory Figures

[illegible]