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Trajectories were initially plotted for existing consents and the Harlow strategic sites. Following this, sites that were identified as suitable for allocation were allocated a commencement year, in line with relevant information from the Stage 4 assessment on availability and achievability (including any on-site constraints or restrictions that might delay this start-date). In line with paragraph 4.42 of the SSM, it was assumed that the development of sites judged as available and suitable with no constraints would commence within the first five years of the Plan. However in some cases, an element of professional judgement was applied to determine when development would commence. This was undertaken in accordance with the SSM, which states: “For those sites that are considered suitable but have constraints, an assessment will be made to determine whether or not the site falls within five years, 6 to 10 years or 11 to 15 years depending upon the nature of the constraint. Some constraints are likely to take longer than five years to overcome and in these cases the site will be considered as a potential allocation in the 6 to 10 years and 11 to 15 years categories.”

Following this, a site development trajectory was formulated based in the first instance on any information provided through the Land Promoter/Developer survey, with the exact housing numbers adjusted to reflect the assumed site capacity<sup>8</sup>. Where no information was available, a ‘rule of thumb’ was applied to formulate the trajectory, with sites generally subject to a maximum completion rate of 50 units per annum. For larger sites, it was generally assumed that this maximum completion rate would be achieved. For smaller sites, professional judgement was applied to arrive at a suitable trajectory. Throughout its assembly, the trajectory was continuously reviewed and adjusted to ensure that the overall spatial distribution of development would be achievable, that individual settlements could absorb planned levels of growth within the identified timeframes and to avoid potential flooding of the housing market (at both sub-regional and settlement level).

A summary of the housing trajectory by five year periods is provided at Table 2.10, with a more detailed breakdown presented in Appendix B1.6.

	2016/17-2020/21	2021/22-2025/26	2026/27-2032/33
Commitments	1,186	8	0
Windfall	163	175	245
Strategic site allocations around Harlow	600	1,875	1,425
Allocations in other settlements	1,592	2,457	3,058
<b>Total</b>	<b>3,541</b>	<b>4,515</b>	<b>4,728</b>
<b>NPPF Requirement</b>	<b>3,147</b>	<b>2,935</b>	<b>4,108</b>

**Table 2.10: Summary housing trajectory**

<sup>8</sup> Recognising that numbers of housing numbers should be whole numbers, the trajectory utilised the assumed site capacity rounded to the nearest whole number.





























































