

Town and Country Planning Act 1990 (As Amended)

Epping Forest District Local Plan - Regulation 19 Consultation

Neame Sutton Assessment of Housing Trajectory

Using Council Housing Requirement Updated to reflect Neame Sutton Evidence

01/01/2018 - Updated January 2019

	Total	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	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Completions	1856	288	89	299	230	267	157	526															
Commitments	1497								533	412	271	214	31	36									
10% Lapse Rate	-149								-53	-41	-27	-21	-3	-4									
Housing Supply																							
Outstanding LPSV Allocations	7553										286	634	274	803	764	673	696	774	744	727	597	581	
Windfalls	315													35	35	35	35	35	35	35	35	35	
TOTAL	11072	288	89	299	230	267	157	526	480	371	244	479	662	306	838	799	708	731	809	779	762	632	616
Housing requirement	11400	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518
Annual shortfall/surplus		-230	-429	-219	-288	-251	-361	8	-38	-147	-274	-39	144	-212	320	281	190	213	291	261	244	114	98
cumulative shortfall/surplus		-230	-659	-878	-1166	-1417	-1778	-1770	-1808	-1955	-2229	-2268	-2124	-2336	-2016	-1735	-1545	-1332	-1041	-780	-536	-422	-324
base 5 year requirement		2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590	2590
With shortfall/oversupply		2590	2820	3249	3468	3756	4007	4368	4360	4398	4545	4819	4858	4714	4926	4606	4325	4135	3922	3631	3370	3126	3012
With 20% Buffer		3108	3384	3899	4162	4507	4808	5242	5232	5278	5454	5783	5830	5657	5911	5527	5190	4962	4706	4357	4044	3751	3614
Adjusted Annual Requirement (5yr)		622	677	780	832	901	962	1048	1046	1056	1091	1157	1166	1131	1182	1105	1038	992					
5 Year Supply		1173	1042	1479	1660	1801	1778	2100	2236	2062	2529	3084	3313	3382	3885	3826	3789	3713					
years Supply		1.9	1.5	1.9	2.0	2.0	1.8	2.0	2.1	2.0	2.3	2.7	2.8	3.0	3.3	3.5	3.7	3.7					

Notes:

1. LPA Trajectory information taken from EB410A and Updated to Reflect Lichfields Evidence and requirements of Framework in terms of Deliverability and Developability
2. Sedgefield 20% Buffer on 5yr HLS
3. No alteration to LPA Requirement