

Epping Forest District Local Plan - Regulation 19 Consultation

Neame Sutton Assessment of Housing Trajectory

Using Forum 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	20636	938	938	938	938	938	938	938	938	938	938	938	938	938	938	938	938	938	938	938	938	938	938
Annual shortfall/surplus		-650	-849	-639	-708	-671	-781	-412	-458	-567	-694	-459	-276	-632	-100	-139	-230	-207	-129	-159	-176	-306	-322
cumulative shortfall/surplus		-650	-1499	-2138	-2846	-3517	-4298	-4710	-5168	-5735	-6429	-6888	-7164	-7796	-7896	-8035	-8265	-8472	-8601	-8760	-8936	-9242	-9564
base 5 year requirement		4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690	4690
With shortfall/oversupply		4690	5340	6189	6828	7536	8207	8988	9400	9858	10425	11119	11578	11854	12486	12586	12725	12955	13162	13291	13450	13626	13932
With 20% Buffer		5628	6408	7427	8194	9043	9848	10786	11280	11830	12510	13343	13894	14225	14983	15103	15270	15546	15794	15949	16140	16351	16718
Adjusted Annual Requirement (5yr)		1126	1282	1485	1639	1809	1970	2157	2256	2366	2502	2669	2779	2845	2997	3021	3054	3109					
5 Year Supply		1173	1042	1479	1660	1801	1778	2100	2236	2062	2529	3084	3313	3382	3885	3826	3789	3713					
years Supply		1.0	0.8	1.0	1.0	1.0	0.9	1.0	1.0	0.9	1.0	1.2	1.2	1.2	1.3	1.3	1.2	1.2					

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. Sedgfield 20% Buffer on 5yr HLS
3. Forum Requirement of 938 dpa as per Matter 3 Statement