

**Maidstone Borough Council**

# **Core Strategy 2011**

**Appendices**

**Regulation 25 Public Participation Consultation**

**11. Housing Trajectory**

## CORE STRATEGY APPENDIX 11

### Housing trajectory

- 1.1. The housing trajectory 2006 to 2026 shows past annual dwelling completions and projected annual completions in Maidstone against a housing requirement of 10,080 dwellings. The trajectory is included as Appendix 11 to the Core Strategy
- 1.2. Housing land supply consists of the following elements:
  - Past completions from 2006/07 to 2009/10. Annual completion rates fluctuate according to market conditions and construction rates for property types. For example, a block of flats will be under construction for a longer time period than the equivalent number of houses that will steadily add to completion rates. The 2007/08 monitoring period had the highest ever housing completion figure at 992, due to the high volume of flats built in that year. The economic downturn had most likely contributed to a reduction in completions of 441 in 2008/09, with a recovery to 581 completions in 2009/10.
  - Outstanding planning permissions that have yet to be implemented at 1 April 2010.
  - Outstanding previously developed land (PDL) allocations from the Maidstone Borough Wide Local Plan.
  - Strategic Housing Land Availability Assessment (SHLAA) sites on previously developed (PDL) land within settlement boundaries. These sites require no change in planning policy to come forward.
  - Town centre sites. Dwellings on town centre sites are projected to be completed from 2015/16 onwards. This time frame allows for the framework provided by the Central Maidstone Area Action Plan (AAP) to be put into place.
  - An allowance for windfall sites from 2021/22 onwards, in accordance with Planning Policy Statement 3 (PPS3).
  - Core Strategy sites on the edge of Maidstone town and on the edge of Rural Service Centres (RSCs) on greenfield land. Dwellings on sites to be allocated in the Development Delivery DPD are projected to be completed from 2015/16 onwards. This time frame allows for the Land Allocations Development Plan Document (DPD) to be adopted.
- 1.3. A 10% contingency has been added to the supply, after completions have been deducted, to ensure the housing requirement is met.
- 1.4. Developers were contacted to establish when dwellings would be completed on sites with planning permission for 10+ dwellings net, on outstanding previously developed land (PDL) allocations from the Maidstone Borough Wide Local Plan and on Strategic Housing Land Availability Assessment (SHLAA) sites on previously developed (PDL) land within settlement boundaries. This exercise was carried out to confirm which sites are readily available for development and are not subject to constraint, to ensure projected completions are robust.

- 1.5. The housing trajectory shows the Borough will have exceeded its requirement by 366 dwellings by 2026. The trajectory compares past and projected net annual housing completions against the annualised requirement over the 20 year period 2006-2026. The orange manage line of the graph shows the number of completed dwellings needed each year to meet the target. When the orange manage line on the graph falls below zero it indicates that the housing target has been exceeded.
- 1.6. The trajectory examines, on an annual basis, how many additional dwellings will be needed at any one point in time to meet the housing requirements remaining over the period of the plan.
- 1.7. For example, in 2009/10 cumulative completions were 2,728. Subtract this figure from the total requirement over the plan period (10,080) and the remaining balance to provide for is 7,352 units. In 2009/10 there are 16 years to run to the end of the plan period, so the Council needs to build at a rate of 460 units per annum to meet the final target of 10,080 dwellings (7,352/16 years).
- 1.8. Table x below shows that the Council has a 6.4 year supply of deliverable housing sites relying on deliverable non-implemented planning consents and the potential from outstanding previously developed land (PDL) allocations from the Maidstone Borough Wide Local Plan alone. These figures take no account of the other elements of supply described above.
- 1.9. Table x: Calculating 5-year housing land supply

Housing requirement	10,080
Residual target (after deducting 2,728 completions from 2006/07 to 2009/10)	7,352
Annual (residual target divided by 16 years 2010/11 to 2025/26)	460
5-year target (annual target x 5 years)	2,298
5-year housing land supply 2010/11 to 2014/15 (including planning consents and adopted local plan PDL housing allocations only and excluding all other elements of supply)	2,957
5-year supply of housing land (expressed as a percentage) at 1 April 2010	128.7
Number of years of housing land supply at 1 April 2010	6.4





