

20 year housing trajectory

as of 1 April 2013



Diagram illustrates 4 points:

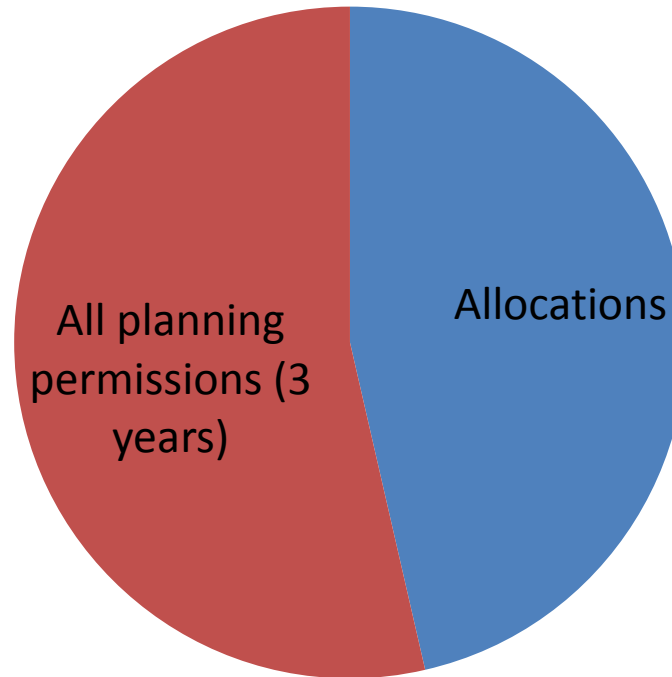
- 1) 20 year housing trajectory
- 2) 5 year housing land supply within trajectory provides certainty for that **rolling** period
- 3) An allowance for windfalls is included in the last five years
- 4) Housing target 2011-2031

Five year housing land supply calculations

	Requirement	dwellings
1	Total 20 year housing requirement	11,080
2	Dwellings already built	-4,880
3	Requirement 2013 to 2026	6,200
4	Annual target ($6,200 \div 13$ years to end of plan period)	477
5	Add 5% buffer per NPPF requirement ($477 \times 5\%$)	24
6	Annual target including 5% buffer	501
7	5 year dwelling target 2013 to 2018 (501×5 years)	2,505
	Supply	
8	5-year housing land supply 2013 to 18	2,135
	5-year housing land supply position at 1 April 2013	
9	Shortfall in housing land supply	-370
10	Percentage housing land supply (2,135 as a % of 2,505)	85.2%
11	Number of years housing land supply ($2,135 \div 501$)	4.2 years

2013 total housing land supply

Proportion of guaranteed allocations and permissions

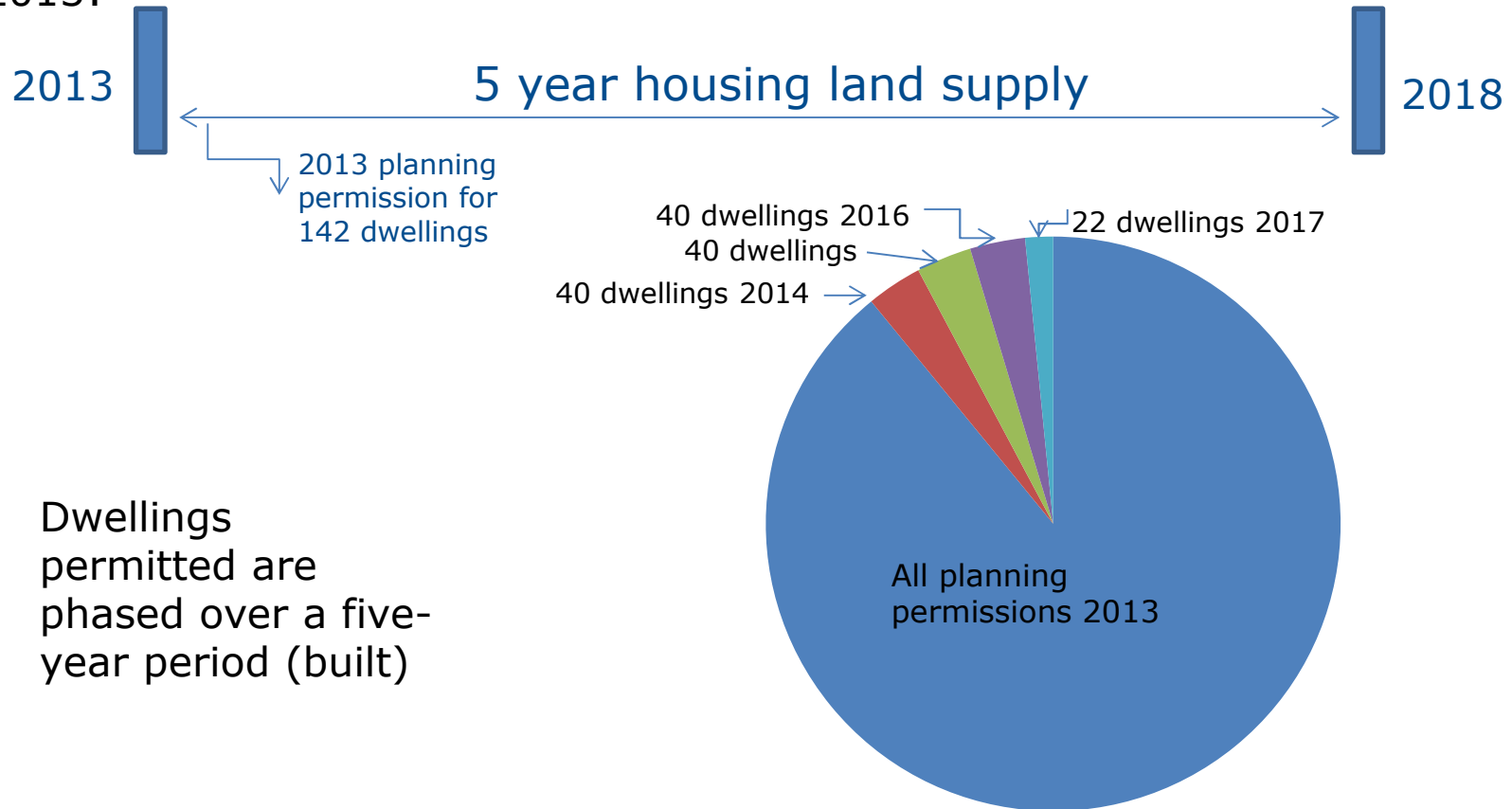


Requirement = 2,505
Supply = 2,135
Deficit = 370

As of 1 April 2013

We already include windfalls

Here's a current example using the Maidstone TV studios, as of 1 April 2013:



Dwellings permitted are phased over a five-year period (built)

But what about 'pure' windfalls?

→ Why not include a windfall allowance now?

- 5 year supply uses permissions (down to 1 dwelling) and allocations (down to 5 dwellings) - this is the most compelling figure and provides certainty within the 20 year trajectory
- Windfall and non-implementation rates are risky and cannot be objectively assessed
- Windfall permissions won't be lost because we include them in the rolling 5 year supply
- The bigger the windfall allowance in the last 5 years of the trajectory (2026-2031) = less need to allocate land
- We include review points within the Local Plan and through annual monitoring