

## HOUSING TRAJECTORY 2001-2021

The housing trajectory prepared to inform the Core Strategy looks at the current Regional Plan period 2001 to 2021. The adopted Regional Plan does not include housing requirements for districts. The review of the Regional Plan will establish future housing requirements on a district by district basis for the period up to 2026. The Options for Change paper recently published for consultation by the East Midlands Regional Assembly outlines a range of growth scenarios. The adopted Structure Plan also outlines housing requirements over the period to 2016. It sets out an overall annual requirement for Charnwood of 470 new homes a year. This requirement is split between South Charnwood (falling within the Central Leicestershire Policy Area) and North Charnwood.

For the purposes of the Core Strategy Preferred Options paper we have made some assumptions about the likely scale of growth for Charnwood over the period 2001-2021 based on the Regional Plan Options for Change Paper. This applies the current Structure Plan figure of 470 new homes a year and the distribution between North and South Charnwood for the period from 2001 to 2008- when it is expected that the revised Regional Plan will be adopted.

For the period 2008 to 2021 we have applied the trend growth / urban concentration and regeneration scenario set out in the Options for Change Paper. However we do not support the annual housing figure for Charnwood outlined in the paper. We consider the derivation of district housing figures to be overly mechanistic. We will be encouraging the East Midlands Regional Assembly to develop more robust assessments of future housing requirements for Charnwood and other districts which produce housing figures more consistent with the most recent ODPM projections.

In the absence of this more robust assessment, for the purposes of the Annual Monitoring Report, we have applied the trend growth/ urban concentration and regeneration figure of 590 homes a year from the Options for Change paper to give an indication of the possible future housing requirement over the period to 2021. This results in an annual requirement of 548 homes per year over the 20 year period 2001-2021. This has been distributed between North and South Charnwood in accordance with the Structure Plan.

Based on these assumptions, the trajectories indicate a predicted shortfall of around 2,300 dwellings by 2021. The trajectory indicates that from 2009/10 there will be an increasing gap between expected annual completions from existing sources of supply and the completion rate required to meet the forecast strategic requirement. To address this shortfall there is a need to bring forward additional land allocations to meet requirements towards the end of the plan period. The Local Development Scheme programmes the production of the Allocations DPD for adoption in February 2009. This would mean that with normal lead in times development on allocated sites would commence in 2011/2012. To address the predicted future shortfall the Core Strategy Preferred Options Paper proposes additional housing as part of sustainable urban extensions west of Loughborough and on the edge of Leicester east of Thurmaston and north of Hamilton.

Borough	2000/ 01	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	TOTAL	
Past Completions	442	450	366	904	912																	2632	
Projected Completions from Large Site Commitments						554	492	434	252	183	180	140	140	116	84	84	84	84	84	84	84	3079	
Projected Completions from Remaining Allocations						14	99	152	134	85	56	56	50									646	
Projected Small Site Allowance						65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	1040
Projected Windfall Allowance						80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	1280
Total Projected Completions						713	736	731	531	413	381	341	335	261	229	229	229	229	229	229	229	229	6045
Cumulative Completions		450	816	1720	2632	3345	4081	4812	5343	5756	6137	6478	6813	7074	7303	7532	7761	7990	8219	8448	8677		
PLAN - Strategic Allocation (annualised)		470	470	470	470	470	470	470	590	590	590	590	590	590	590	590	590	590	590	590	590	590	10960
Cumulative Allocation		470	940	1410	1880	2350	2820	3290	3880	4470	5060	5650	6240	6830	7420	8010	8600	9190	9780	10370	10960		
MONITOR - No. dwellings above or below cumulative allocation		-20	-124	310	752	995	1261	1522	1463	1286	1077	828	573	244	-117	-478	-839	-1200	-1561	-1922	-2283		
MANAGE - Annual requirement taking account of past/projected completions		548	553	564	544	521	508	491	473	468	473	482	498	518	555	610	686	800	990	1371	2512		

South Charnwood	2000/ 01	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	TOTAL
Past Completions	98	108	81	179	186																	554
Projected Completions from Large Site Commitments						236	164	187	150	99	112	112	112	88	56	56	56	56	56	56	56	1652
Projected Completions from Remaining Allocations						0	10	28	43	29												110
Projected Small Site Allowance						20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	320
Projected Windfall Allowance						20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	320
Total Projected Completions						276	214	255	233	168	152	152	152	128	96	96	96	96	96	96	96	2402
Cumulative Completions		108	189	368	554	830	1044	1299	1532	1700	1852	2004	2156	2284	2380	2476	2572	2668	2764	2860	2956	
PLAN - Strategic Allocation (annualised)		148	148	148	148	148	148	148	185	185	185	185	185	185	185	185	185	185	185	185	185	3438
Cumulative Allocation		148	295	443	590	738	885	1033	1218	1403	1588	1773	1958	2143	2328	2513	2698	2883	3068	3253	3438	
MONITOR - No. dwellings above or below cumulative allocation		-40	-106	-75	-36	93	159	267	315	298	265	232	199	142	53	-37	-126	-215	-304	-393	-482	
MANAGE - Annual requirement taking account of past/projected completions		172	175	181	181	180	174	171	165	159	158	159	159	160	165	176	192	217	257	337	578	

North Charnwood	2000/ 01	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	TOTAL	
Past Completions	344	342	285	725	726																	2078	
Projected Completions from Large Site Commitments						318	328	247	102	84	68	28	28	28	28	28	28	28	28	28	28	28	1427
Projected Completions from Remaining Allocations						14	89	124	91	56	56	56	50										536
Projected Small Site Allowance						45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	720
Projected Windfall Allowance						60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	960
Total Projected Completions						437	522	476	298	245	229	189	183	133	133	133	133	133	133	133	133	133	3643
Cumulative Completions		342	627	1352	2078	2515	3037	3513	3811	4056	4285	4474	4657	4790	4923	5056	5189	5322	5455	5588	5721		
PLAN - Strategic Allocation (annualised)		323	323	323	323	323	323	323	405	405	405	405	405	405	405	405	405	405	405	405	405	405	7523
Cumulative Allocation		323	645	968	1290	1613	1935	2258	2663	3068	3473	3878	4283	4688	5093	5498	5903	6308	6713	7118	7523		
MONITOR - No. dwellings above or below cumulative allocation		20	-18	385	788	903	1102	1256	1149	989	813	597	375	103	-170	-442	-714	-986	-1258	-1530	-1802		
MANAGE - Annual requirement taking account of past/projected completions		376	378	383	363	340	334	320	308	309	315	324	339	358	390	433	493	584	734	1034	1935		