

Town and Country Planning Act 1990 (As Amended)

Epping Forest District Local Plan - Regulation 19 Consultation

Neame Sutton Assessment of Housing Trajectory  
Using Neame Sutton OAN

Jan-18

	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	1330	288	89	299	230	267	157																	
Commitments	1801							334	706	563	182	16												
10% Lapse Rate	-180							-33	-71	-56	-18	-2												
<b>Garden Communities</b>																								
Latton Priory	1050											50	100	100	100	100	100	100	100	100	100	100	100	
Water Lane Area	2100											100	200	200	200	200	200	200	200	200	200	200	200	
East if Harlow	750												50	100	100	100	100	100	100	100	100	100	100	
<b>Other Local Plan Allocations</b>																								
Buckhurst Hill	87										35	37							15					
Chigwell	376							25	41	26	14	20	20	30	35				32	33	20	40	40	
Ongar	590							9	52	118	118	120	120	53										
Coopersale	6											6												
Epping	1305					5	100	167	156	117	95	95	95	95	95	95	95	95	95	95	95	95	95	
Fyfield	14										14													
High Ongar	10										5	5												
Loughton/Debden	1021							14	46	131	171	170	150	150	90	63	36							
Lower Sheering	14										14													
Nazeing	122										59	63												
North Weald Bassett	1050										25	74	41	90	90	90	90	90	90	90	90	90	100	
Roydon	62										51	11												
Sheering	84										53	31												
Stapleford Abbots	47							14				16	17											
Theydon Bois	57										31	26												
Thornwood	172								8	44	50	30	40											
Waltham Abbey	858							8			81	132	135	135	100	100	100			20	22	25		
Other Rural Sites	41									20	21													
Windfall	385													35	35	35	35	35	35	35	35	35	35	
<b>TOTAL</b>	<b>13152</b>	<b>288</b>	<b>89</b>	<b>299</b>	<b>230</b>	<b>267</b>	<b>157</b>	<b>301</b>	<b>696</b>	<b>636</b>	<b>825</b>	<b>1028</b>	<b>1040</b>	<b>1107</b>	<b>1055</b>	<b>898</b>	<b>783</b>	<b>756</b>	<b>667</b>	<b>673</b>	<b>562</b>	<b>585</b>	<b>175</b>	
Housing requirement	19558	889	889	889	889	889	889	889	889	889	889	889	889	889	889	889	889	889	889	889	889	889	889	
Annual shortfall/surplus		-601	-800	-590	-659	-622	-732	-588	-193	-253	-64	139	151	218	166	9	-106	-133	-222	-216	-327	-304	-714	
cumulative shortfall/surplus		-601	-1401	-1991	-2650	-3272	-4004	-4592	-4785	-5038	-5102	-4963	-4812	-4594	-4428	-4419	-4525	-4658	-4880	-5096	-5423	-5727	-6441	
base 5 year requirement		4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	4445	
With shortfall/oversupply		5046	5846	6436	7095	7717	8449	9037	9230	9483	9547	9408	9257	9039	8873	8864	8970	9103	9325	9541	9868	10172	10886	
With 20% Buffer		6055	7015	7723	8514	9260	10139	10844	11076	11380	11456	11290	11108	10847	10648	10637	10764	10924	11190	11449	11842	12206	13063	
Adjusted Annual Requirement (5yr)		1211	1403	1545	1703	1852	2028	2169	2215	2276	2291	2258	2222	2169	2130	2127	2153	2185						
5 Year Supply		1173	1042	1254	1651	2057	2615	3486	4225	4636	5055	5128	4883	4599	4159	3777	3441	3243						
years Supply		1.0	0.7	0.8	1.0	1.1	1.3	1.6	1.9	2.0	2.2	2.3	2.2	2.1	2.0	1.8	1.6	1.5						