

Town and Country Planning Act 1990 (As Amended)

Epping Forest District Local Plan - Regulation 19 Consultation

Neame Sutton Assessment of Housing Trajectory

Using Council Housing Requirement

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 | | | | | | | | | | | | |
| Garden Communities | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | |
| Other Local Plan Allocations | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | |
| 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 | 90 | 100 |
| Roydon | 62 | | | | | | | | | | 51 | 11 | | | | | | | | | | | | |
| Sheering | 84 | | | | | | | | | | 53 | 31 | | | | | | | | | | | | |
| Stapleford Abbotts | 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 | 35 |
| TOTAL | 13152 | 288 | 89 | 299 | 230 | 267 | 157 | 301 | 696 | 636 | 825 | 1028 | 1040 | 1107 | 1055 | 898 | 783 | 756 | 667 | 673 | 562 | 585 | 175 | |
| Housing requirement | 11400 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 | 518 |
| Annual shortfall/surplus | | -230 | -429 | -219 | -288 | -251 | -361 | -217 | 178 | 118 | 307 | 510 | 522 | 589 | 537 | 380 | 265 | 238 | 149 | 155 | 44 | 67 | -343 | |
| cumulative shortfall/surplus | | -230 | -659 | -879 | -1167 | -1418 | -1779 | -1996 | -1818 | -1701 | -1394 | -884 | -362 | 227 | 763 | 1143 | 1408 | 1646 | 1795 | 1950 | 1993 | 2060 | 1717 | |
| base 5 year requirement | | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | 2591 | |
| With shortfall/oversupply | | 2821 | 3250 | 3469 | 3758 | 4009 | 4370 | 4587 | 4409 | 4292 | 3985 | 3475 | 2953 | 2364 | 1827 | 1448 | 1183 | 945 | 796 | 641 | 598 | 531 | 874 | |
| With 20% Buffer | | 3385 | 3900 | 4163 | 4509 | 4811 | 5244 | 5505 | 5291 | 5150 | 4782 | 4170 | 3544 | 2837 | 2193 | 1737 | 1419 | 1134 | 955 | 770 | 717 | 637 | 1049 | |
| Adjusted Annual Requirement (5yr) | | 677 | 780 | 833 | 902 | 962 | 1049 | 1101 | 1058 | 1030 | 956 | 834 | 709 | 567 | 439 | 347 | 284 | 227 | | | | | | |
| 5 Year Supply | | 1173 | 1042 | 1254 | 1651 | 2057 | 2615 | 3486 | 4225 | 4636 | 5055 | 5128 | 4883 | 4599 | 4159 | 3777 | 3441 | 3243 | | | | | | |
| years Supply | | 1.7 | 1.3 | 1.5 | 1.8 | 2.1 | 2.5 | 3.2 | 4.0 | 4.5 | 5.3 | 6.1 | 6.9 | 8.1 | 9.5 | 10.9 | 12.1 | 14.3 | | | | | | |