

Appendix: Analysis of Huntingdonshire Housing Trajectory

HDC Trajectory

Annual Monitoring Report 2017, Appendix 1

NOTES

Projected completions		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Alconbury Weald		102	220	260	260	245	250	250	250	250	250	250	300	300	300	300	300	300	285	280
RAF Alconbury													50	180	185	185	180	180	180	180
St Neots East			25	150	250	250	250	250	250	250	250	250	250	250	125					
All other sites		587	1020	1203	1354	1239	1129	815	534	442	283	145	100	100	115	115	100	40	0	20
Total completions		689	1265	1613	1864	1734	1629	1315	1034	942	783	645	700	830	725	600	580	520	465	480

a

Calculation of shortfall		2011-date	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Cumulative LP requirement		4824	5628	6432	7236	8040	8844	9648	10452	11256	12060	12864	13668	14472	15276	16080	16884	17688	18492	19296	20100
Cumulative completions		3675	4364	5629	7242	9106	10840	12469	13784	14818	15760	16543	17188	17888	18718	19443	20043	20623	21143	21608	22088
Shortfall/surplus		1149	1264	803	-6	-1066	-1996	-2821	-3332	-3562	-3700	-3679	-3520	-3416	-3442	-3363	-3159	-2935	-2651	-2312	-1988

b

Five year supply calculation		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Supply over next five years		7165	8105	8155	7576	6654	5703	4719	4104	3900	3683	3500	3435	3255	2890	2645	2045	1465	945	480
Requirement over next five years		4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020
Shortfall		1264	803	-6	-1066	-1996	-2821	-3332	-3562	-3700	-3679	-3520	-3416	-3442	-3363	-3159	-2935	-2651	-2312	-1988
Requirement + shortfall + 20%		6341	5788	4817	3545	2429	1439	826	550	384	409	600	725	694	788	1033	1302	1643	2050	2438
Five Year Supply		5.65	7.00	8.47	10.69	13.70	19.82	28.58	37.34	50.78	45.00	29.17	23.70	23.46	18.33	12.80	7.85	4.46	2.31	0.98

Pegasus Trajectory

NOTES

Projected completions		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Alconbury Weald		102	150	150	200	200	200	200	200	200	200	200	150	150	150	150	150	150	150	150
RAF Alconbury													50	100	100	100	100	100	100	100
St Neots East				65	150	200	200	200	200	200	200	200	200	200	200	200	200	150	35	
All other sites		587	1020	1203	1354	1239	1129	815	534	442	283	145	100	100	115	115	100	40	0	20
Total completions		689	1170	1418	1704	1639	1529	1215	934	842	683	545	500	550	565	565	550	440	285	270

a

Calculation of shortfall		2011-date	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Cumulative LP requirement		4824	5628	6432	7236	8040	8844	9648	10452	11256	12060	12864	13668	14472	15276	16080	16884	17688	18492	19296	20100
Cumulative completions		3675	4364	5534	6952	8656	10295	11824	13039	13973	14815	15498	16043	16543	17093	17658	18223	18773	19213	19498	19768
Shortfall/surplus		1149	1264	898	284	-616	-1451	-2176	-2587	-2717	-2755	-2634	-2375	-2071	-1817	-1578	-1339	-1085	-721	-202	332

b

Five year supply calculations		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Supply over next five years		6620	7460	7505	7021	6159	5203	4219	3504	3120	2843	2725	2730	2670	2405	2110	1545	995	555	270
Requirement over next five years		4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020
Shortfall		1264	898	284	-616	-1451	-2176	-2587	-2717	-2755	-2634	-2375	-2071	-1817	-1578	-1339	-1085	-721	-202	332
Requirement + shortfall + 20%		6341	5902	5165	4085	3083	2213	1720	1564	1518	1663	1974	2339	2644	2930	3217	3522	3959	4582	5222
Five Year Supply		5.22	6.32	7.27	8.59	9.99	11.76	12.27	11.20	10.28	8.55	6.90	5.84	5.05	4.10	3.28	2.19	1.26	0.61	0.26

Pegasus Trajectory -10%

NOTES

Projected completions		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Alconbury Weald		102	150	150	180	180	180	180	180	180	180	180	135	135	135	135	135	135	135	135
RAF Alconbury													45	90	90	90	90	90	90	90
St Neots East				65	135	180	180	180	180	180	180	180	180	180	180	180	180	180	180	80
All other sites		587	1020	1203	1354	1239	1129	815	534	442	283	145	100	100	115	115	100	40	0	20
Total completions		689	1170	1418	1669	1599	1489	1175	894	802	643	505	460	505	520	520	505	445	405	325

a

Calculation of shortfall		2011-date	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Cumulative LP requirement		4824	5628	6432	7236	8040	8844	9648	10452	11256	12060	12864	13668	14472	15276	16080	16884	17688	18492	19296	20100
Cumulative completions		3675	4364	5534	6952	8621	10220	11709	12884	13778	14580	15223	15728	16188	16693	17213	17733	18238	18683	19088	19413
Shortfall/surplus		1149	1264	898	284	-581	-1376	-2061	-2432	-2522	-2520	-2359	-2060	-1716	-1417	-1133	-849	-550	-191	208	687

b

Five year supply calculations		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Supply over next five years		6545	7345	7350	6826	5959	5003	4019	3304	2915	2633	2510	2510	2495	2395	2200	1680	1175	730	325
Requirement over next five years		4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020	4020
Shortfall		1264	898	284	-581	-1376	-2061	-2432	-2522	-2520	-2359	-2060	-1716	-1417	-1133	-849	-550	-191	208	687
Requirement + shortfall + 20%		6341	5902	5165	4127	3173	2351	1906	1798	1800	1993	2352	2765	3124	3464	3805	4164	4595	5074	5648
Five Year Supply		5.16	6.22	7.12	8.27	9.39	10.64	10.55	9.19	8.10	6.60	5.34	4.54	3.99	3.46	2.89	2.02	1.28	0.72	0.29

Pegasus Trajectory -20%

NOTES

Projected completions		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Alconbury Weald		102	150	150	160	160	160	160	160	160	160	160	120	120	120	120	120	120	120	120
RAF Alconbury													40	80	80	80	80	80	80	80
St Neots East				65	135	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160
All other sites		587	1020	1203	1354	1239	1129	815	534	442	283	145	100	100	115	115	100	40	0	20
Total completions		689	1170	1418	1649	1559	1449	1135	854	762	603	465	420	460	475	475	460	400	360	380

a

Calculation of shortfall		2011-date	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/56
Cumulative LP requirement		4824	5628	6432	7236	8040	8844	9648	10452	11256	12060	12864	13668	14472	15276	16080	16884	17688	18492	19296	20100
Cumulative completions		3675	4364	5534	6952	8601	10160	11609	12744	13598	14360	14963	15428	15848	16308	16783	17258	17718	18118	18478	18858
Shortfall/surplus		1149	1264	898	284	-561	-1316	-1961	-2292	-2342	-2300	-2099	-1760	-1376	-1032	-703	-374	-30	374	818	1242

b

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Explanation of notes and shading

- a Annualised requirement of 804 dwellings per annum
- b To enable calculation, shortfall indicated as positive figure and oversupply indicated as negative figure
- c Delivery rates at 200 dwellings per annum across Alconbury Weald only, increasing to 250 across both Alconbury Weald and RAF Alconbury from 2028/29 once delivery commences at RAF Alconbury
- d Delivery rates at 200 dwellings per annum; delivery to commence one year later as per U&C Matter 6 Statement
- e Delivery rates for all other sites assumed same as within HDC trajectory
- f Delivery rates at 180 dwellings per annum across Alconbury Weald only, increasing to 225 across both Alconbury Weald and RAF Alconbury from 2028/29 once delivery commences at RAF Alconbury
- g Delivery rates at 180 dwellings per annum; delivery to commence one year later as per U&C Matter 6 Statement
- h Delivery rates at 160 dwellings per annum across Alconbury Weald only, increasing to 200 across both Alconbury Weald and RAF Alconbury from 2028/29 once delivery commences at RAF Alconbury
- i Delivery rates at 160 dwellings per annum; delivery to commence one year later as per U&C Matter 6 Statement

No five year supply

Supply of between five and six years - five year supply is marginal

Over six years' supply - Five year supply can be comfortably demonstrated

Sources

Completions data for 2011/12 to 2016/17 from table 7.5 of Huntingdonshire AMR 2017
Trajectory data for 2017/18-2036/36 from Appendix 1 of Huntingdonshire AMR 2017