

Housing Trajectory Summary

SDC has provided an unconstrained housing trajectory which sets out the delivery of housing from completions since 2020, commitments with planning permission, small sites windfall and proposed strategic and local site allocations for the Plan period to 2040, and for PS37 Wisloe new settlement up to 2042

Technical work on the Plan has identified infrastructure requirements, including major schemes at M5 Junctions 12 and J14. Both junctions are close to capacity at present, and there will be a point at which National Highways (NH) will place Holding Directions (development paused until solutions are provided) on sites that have an impact on either of these junctions, in advance of schemes being delivered. For the purpose of this exercise, it is assumed that there is no spare capacity in either location. This means that housing delivery is potentially constrained as sites with an impact on J12 or J14 may not be able to come forward in advance of scheme delivery.

To test the potential effect on delivery, data from the SATURN model has been used to determine whether individual sites result in additional traffic passing through any link of either junction. Sites with an impact on the junctions have therefore been removed from the housing trajectory.

The site promoter for PS36 Sharpness new settlement has identified an interim scheme at M5 J14, which it considers can deliver 1,000 homes at PS36 Sharpness new settlement without adverse impact on J14. A scenario is therefore included that assumes this scheme is delivered. Within this scenario there are two Options:

- Option A: PS36 Sharpness new settlement delivers 1000 homes, all other sites with an impact on J14 do not come forwards
- Option B: Sites within the housing trajectory come forward up to the point that the equivalent level of traffic increase as 1000 homes at PS36 Sharpness new settlement is reached. This potentially delivers more homes than focussing delivery at PS36 Sharpness new settlement based on the number of trips per dwelling to J14 from other sites in the trajectory with an impact on J14.

The results are summarised below, with full trajectories available in Appendix 1.

Scenario	Number of Homes	% of Housing requirement
Unconstrained 2020 - 2042	15,337	122
Unconstrained 2020 - 2040	15,164	120
Housing Requirement	12,600	100
Scenario excludes sites with an impact at J12 2020 - 2042	13,227	105
Scenario excludes sites with an impact at J12 2020 - 2042	13,054	104
Scenario excludes sites with an impact at J14 2020 - 2040	10,042	80
Scenario excludes sites with an impact at J12 and J14 2020 - 2040	7,932	63
Scenario assumes Sharpness Interim scheme can be delivered up to 1000	8,967	71

units at Sharpness. All J12 impact sites are excluded 2020 – 2040		
Scenario assumes Sharpness Interim scheme can be delivered up to 1000 units at Sharpness. However, trajectory accounts for the equivalent impact on M5 J14 SB on-slip (AM) coming on a first come, first served basis from a range of sites. All J12 impact sites are excluded 2020 - 2040	9,330	74