



Housing Land Supply figures for PPA and TTV

PLYMOUTH POLICY AREA:

During the course of the PPA hearings the quantum of two allocations (PLY59.12 - Fields North of St Budeaux A38 Junction, reduction of -26 dwellings and PL25 – Sugar House, an increase of +10 dwellings) were amended as per Statement of Comment Ground's agreed with Historic England (SCG4) and Sutton Harbour Company (SCG10).

There are minor amendments to the figures in TP3F which are as follows:

The overall housing supply for the PPA is reduced from 20,684 dwellings to 20,668 dwellings (a decrease of 16 dwellings).

The overall Affordable Housing supply is reduced by 5 dwellings from 5,823 to 5,818 dwellings.

The Deliverable Supply at 2018 Point of Adoption increases from 6,409 to 6,419 dwellings.

The Deliverable Supply at 2019 Point of Adoption increases from 6,040 to 6,050 dwellings.

The years of supply do not alter as a result of these changes (with 20% and 5% buffers).

PLYMOUTH POLICY AREA:

Tables 2A (at March 2017), 2B (at March 2018) and 2C (at March 2019)

PLYMOUTH POLICY AREA:

TABLE 2A Plymouth Policy Area 5 YLS as at March 2017 (i.e. forecast for 5 year period 1 April 2017 to 31 March 2022)			
STEP	5YLS CALCULATION COMPONENTS	RESULTS	Footnote
A	JLP requirement	19,000	1
B	Requirement (annualised)	950	2
C	Housing completions (net) 1 April 2014- 31 March 2017	2,297	3
D	Shortfall/surplus against requirement since 1 April 2014 (Bx3 i.e. 950x3 = 2850) - C	553 (i.e. a shortfall)	4
E	Five year requirement (Bx5 i.e. 950x5)	4,750	5
F	Five year requirement with shortfall/ surplus (E+D) Sedgfield Method	5,303	6
G	F with 20% buffer	6,364	7
H	F with 5% buffer	5,568	8
I	Deliverable supply 1 April 2017- 31 March 2022	5,966	9
J	Five year land supply position (20% buffer) (I /(G divided by 5))	4.7 years	10
K	Five year land supply position (5% buffer) (I /(H divided by 5))	5.4 years	11

TABLE 2A Footnotes:

- 1** JLP Submission Plan Policy SPT3 – PPA housing requirement.
- 2** Calculated annualised rate based on PPA requirement divided by 20 years plan period. The requirement annualised is shown in TP3F Table PPA6 in the row “Annualised target”, and in TP3F Table PPA7 in column “Annualised target”.
- 3** TP3F Table PPA2 – Last Row Total completions (net) – for the years 2014/15 to 2016/17; and TP3F Table PPA6 row “Cumulative no of dwellings built 1/4/2014 to end this year”, column 2016/17 which shows the 2,297 cumulative completions for the period from 2014 to 2017.
- 4** Calculation as shown in this table. The shortfall of 553 is shown in TP3F Table PPA7 in the Row for 2016/17 and Column “Sedgefield approach” and in TP3F Table PPA6 Row “Past shortfall (from 1/4/2014 to end this year) (Sedgefield)*” in column 2016/17.
- 5** Calculation as shown in this table.
- 6** Calculation as shown in this table. The figure of 5,303 is shown in TP3F Table PPA6 Row “5 year target as at end this year” in column 2016/17.
- 7** Calculation as shown in this table. The figure of 6,364 is shown in TP3F Table PPA6 Row “5 year target + 20% buffer” in column 2016/17.
- 8** Calculation as shown in this table. The figure of 5,568 is shown in TP3F Table PPA6 Row “5 year target + 5% buffer” in column 2016/17.
- 9** The figure of 5,966 is shown in TP3F Table PPA6 Row “Forecast completions for next 5 years (from end this year)” in column 2016/17. (This is the summation of the figures in TP3F Table PPA6 Row “Nos of dwellings built in this year for the years 2017/18 to 2021/22 inclusive”. Table PPA2 Row “Total” is the source of the net completions in each year)
- 10** Calculation as shown in this table. The figure of 4.7 years is shown in TP3F Table PPA6 Row “Years of supply (with 20% buffer)” in column 2016/17.
- 11** Calculation as shown in this table. The figure of 5.4 years is shown in TP3F Table PPA6 Row “Years of supply (with 5% buffer)” in column 2016/17.

TABLE 2B Plymouth Policy Area 5 YLS as at March 2018 (i.e. forecast for 5 year period 1 April 2018 to 31 March 2023)			
STEP	5YLS CALCULATION COMPONENTS	RESULTS	FOOTNOTE
A	JLP requirement	19,000	12
B	Annualised requirement (A/20)	950	13
C	Housing completions (net) 1 April 2014 – 31 March 2018	3,527	14
D	Shortfall/surplus against requirement since 1 April 2014 (Bx4 i.e. 950x4= 3,800) - C	273 (i.e. a shortfall)	15
E	Five year requirement (Bx5 i.e. 950x5)	4,750	16
F	Five year requirement with shortfall/ surplus (E+D) Sedgefield Method	5,023	17
G	F with 20% buffer	6,028	18
H	F with 5% buffer	5,275	19
I	Deliverable supply 1 April 2018- 31 March 2023	6,419	20
J	Five year land supply position (20% buffer) (I/ (G divided by 5))	5.3 years	21
K	Five year land supply position (5% buffer) (I/ (H divided by 5))	6.1 years	22

TABLE 2B Footnotes:

12 JLP Submission Plan Policy SPT3 – PPA housing requirement.

13 Calculated annualised rate based on PPA requirement divided by 20 years plan period. The requirement annualised is shown in TP3F Table PPA6 in the row “Annualised target” and in TP3F Table PPA7 in column “Annualised target”.

14 TP3F Table PPA2 – Last Row Total completions (net) – for the years 2014/15 to 2017/18; and TP3F Table PPA6 row “Cumulative no of dwellings built 1/4/2014 to end this year”, column 2017/18 which shows the 3,527 cumulative completions for the period from 2014 to 2018.

15 Calculation as shown in this table. The shortfall of 273 is shown in TP3F Table PPA7 in the Row for 2017/18 and Column “Sedgefield approach” and in TP3F Table PPA6 Row “Past shortfall (from 1/4/2014 to end this year) (Sedgefield)*” in column 2017/18.

16 Calculation as shown in this table.

17 Calculation as shown in this table. The figure of 5,023 is shown in TP3F Table PPA6 Row “5 year target as at end this year” in column 2017/18.

18 Calculation as shown in this table. The figure of 6,028 is shown in TP3F Table PPA6 Row “5 year target + 20% buffer”.

19 Calculation as shown in this table. The figure of 5,275 is shown in TP3F Table PPA6 Row “5 year target + 5% buffer”.

20 The figure of 6,419 is shown in TP3F Table PPA6 Row “Forecast completions for next 5 years (from end this year)” in column 2017/18. (This is the summation of the figures in TP3F Table PPA6 Row “Nos of dwellings built in this year for the years 2018/19 to 2022/23 inclusive”. Table PPA2 Row “Total” is the source of the net completions in each year.)

21 Calculation as shown in this table. The figure of 5.3 years is shown in TP3F Table PPA6 Row “Years of supply (with 20% buffer)” in column 2017/18.

22 Calculation as shown in this table. The figure of 6.1 years is shown in TP3F Table PPA6 Row “Years of supply (with 5% buffer)” in column 2017/18.

TABLE 2C Plymouth Policy Area 5 YLS as at March 2019 (i.e. forecast for 5 year period 1 April 2019 to 31 March 2024)			
	STEPS IN 5YLS CALCULATION	RESULTS	FOOTNOTE
A	JLP requirement	19,000	23
B	Annualised requirement	950	24
C	Housing completions (net) 1 April 2014- 31 March 2019	4,997	25
Di	Shortfall/surplus against requirement since 1 April 2014 (Bx5 i.e. 950x5= 4,750) - C	-247 (i.e. a surplus)	26
Dii	Residualised surplus for next 5 years (Surplus/Remaining years) x 5 years (Di/15)x5	-82	27
E	Five year requirement (Bx5 i.e. 950x5)	4,750	28
F	Five year requirement with shortfall/ surplus	4,668	29
G	F with 20% buffer	5,601	30
H	F with 5% buffer	4,901	31
I	Deliverable supply 1 April 2019- 31 March 2024	6,050	32
J	Five year land supply position (20% buffer) (I/ (G divided by 5))	5.4 years	33
K	Five year land supply position (5% buffer) (I/ (H divided by 5))	6.2 years	34

TABLE 2C Footnotes:

23 JLP Submission Plan Policy SPT3 – PPA housing requirement.

24 Calculated annualised rate based on PPA requirement divided by 20 years plan period. The requirement annualised is shown in TP3F Table PPA6 in the row “Annualised target” and in TP3F Table PPA7 in column “Annualised target”.

25 TP3F Table PPA2 – Last Row Total completions (net) – for the years 2014/15 to 2018/19; and TP3F Table PPA6 row “Cumulative no of dwellings built 1/4/2014 to end this year”, column 2018/19 which shows the 4,997 cumulative completions for the period from 2014 to 2019.

26 Calculation as shown in this table. The figure of -247 ie a surplus is shown in TP3F Table PPA7 Row 2017/18 in Column “Cumulative Residual at end of year”.

27 Calculation as shown in this table. The figure of -82 is shown in TP3F Table PPA7 row 2018/19 in the column “Annualised residual x 5 years**”, and in Table PPA6 row “Annualised Residual Surplus of completions to date x 5 years *” in column 2018/19.

28 Calculation as shown in this table.

29 Calculation as shown in this table. The figure of 4,668 is shown in TP3F Table PPA6 Row “5 year target as at end this year” in column 2018/19.

30 Calculation as shown in this table. The figure of 5,601 is shown in TP3F Table PPA6 Row “5 year target + 20% buffer” in column 2018/19.

31 Calculation as shown in this table. The figure of 4,901 is shown in TP3F Table PPA6 Row “5 year target + 5% buffer” in column 2018/19.

32 The figure of 6,050 is shown in TP3F Table PPA6 Row “Forecast completions for next 5 years (from end this year)” in column 2018/19. (This is the summation of the figures in TP3F Table PPA6 Row “Nos of dwellings built in this year for the years 2019/20 to 2023/24 inclusive”. Table PPA2 Row “Total” is the source of the net completions in each year)

33 Calculation as shown in this table. The figure of 5.4 years is shown in TP3F Table PPA6 Row “Years of supply (with 20% buffer)” in column 2018/19.

34 Calculation as shown in this table. The figure of 6.2 years is shown in TP3F Table PPA6 Row “Years of supply (with 5% buffer)” in column 2018/19.

THRIVING TOWNS AND VILLAGES POLICY AREA

STEP	5YLS CALCULATION COMPONENTS	RESULTS	FOOTNOTE
Table 3A Thriving Towns and Villages Policy Area 5 YLS as at March 2017 (i.e. forecast for 5 year period 1 April 2017 to 31 March 2022)			
A	JLP requirement	7,700	35
B	Annualised requirement	385	36
C	Housing completions (net) 1 April 2014- 31 March 2017	1,394	37
Di	Shortfall/surplus against requirement since 1 April 2014 (Bx3 i.e. 385x3 = 1155) - C	-239 (i.e. a surplus)	38
Dii	Residualised surplus for next 5 years (Surplus/Remaining years) x 5 years (Di/17)x5	-70	39
E	Five year requirement (Bx5 i.e. 385x5)	1,925	40
F	Five year requirement with shortfall/ surplus (E minus Dii the residualised surplus)	1,855	41
G	F with 20% buffer	2,226	42
H	F with 5% buffer	1,947	43
I	Deliverable supply 1 April 2017- 31 March 2022	3,428	44
J	Five year land supply position (20% buffer) (I /(G divided by 5))	7.7 years	45
K	Five year land supply position (5% buffer) (I /(H divided by 5))	8.8 years	46

Table 3A Footnotes:

35 JLP Submission Plan Policy SPT3 – TTVPA housing requirement.

36 Calculated annualised rate based on TTVPA requirement divided by 20 years plan period. The requirement annualised is shown in TP3G Table TTV6 in the row “Annualised target” and in Table TTV7 in the column “Annualised Target”.

37 TP3G Table TTV2 – Last Row Total completions (net) – for the years 2014/15 to 2016/17; and TP3G Table TTV6 row “Cumulative no of dwellings built 1/4/2014 to end this year”, column 2016/17 which shows the 1,394 cumulative completions for the period from 2014 to 2017.

38 Calculation as shown in this table. The figure of -239 ie a surplus is shown in TP3G Table TTV7 Row 2016/17 in Column “Cumulative Residual at end of year”.

39 Calculation as shown in this table. The figure of -70 is shown in TP3G Table TTV7 row 2016/17 in the column “Annualised residual x 5 years**”, and in Table TTV6 row “Annualised Residual Surplus of completions to date x 5 years *” in column 2016/17.

40 Calculation as shown in this table.

41 Calculation as shown in this table. The figure of 1,855 is shown in TP3G Table TTV6 Row “5 year target as at end this year” in column 2016/17

42 Calculation as shown in this table. The figure of 2,226 is shown in TP3G Table TTV6 Row “5 year target + 20% buffer”

43 Calculation as shown in this table. The figure of 1,947 is shown in TP3G Table TTV6 Row “5 year target + 5% buffer”

44 The figure of 3,428 is shown in TP3G Table TTV6 Row “Forecast completions for next 5 years (from end this year)” in column 2016/17. (This is the summation of the figures in TP3G Table TTV6 Row “Nos of dwellings built in this year for the years 2017/18 to 2021/22 inclusive”. Table TTV2 Row “Total” is the source of the net completions in each year.)

45 Calculation as shown in this table. The figure of 7.7 years is shown in TP3G Table TTV6 Row “Years of supply (with 20% buffer)” in column 2016/17

46 Calculation as shown in this table. The figure of 8.8 years is shown in TP3G Table TTV6 Row “Years of supply (with 5% buffer)” in column 2016/17

TABLE 3B Thriving Towns and Villages 5 YLS			
	as at March 2018 (i.e. forecast for 5 year period 1 April 2018 to 31 March 2023)		
STEP	5YLS calculation components	RESULTS	FOOTNOTE
A	JLP requirement	7,700	47
B	Annualised requirement	385	48
C	Housing completions (net) 1 April 2014- 31 March 2018	1,902	49
Di	Shortfall/surplus against requirement since 1 April 2014 (385x4= 1,540) - C	-362 (i.e. a surplus)	50
Dii	Residualised surplus for next 5 years (Surplus/Remaining years) x 5 years (Di/16)x5	-113	51
E	Five year requirement (Bx5 i.e. 385x5)	1,925	52
F	Five year requirement with shortfall/ surplus (E minus Dii the residualised surplus)	1,812	53
G	F with 20% buffer	2,174	54
H	F with 5% buffer	1,902	55
I	Deliverable supply 1 April 2018- 31 March 2023	3,546	56
J	Five year land supply position (20% buffer) (I/ (G divided by 5))	8.2 years	57
K	Five year land supply position (5% buffer) (I/ (H divided by 5))	9.3 years	58

Table 3B Footnotes:

47 JLP Submission Plan Policy SPT3 – TTVPA housing requirement.

48 Calculated annualised rate based on TTVPA requirement divided by 20 years plan period. The requirement annualised is shown in TP3G Table TTVPA6 in the row “Annualised target” and in Table TTVPA7 in the column “Annualised Target”.

49 TP3G Table TTV2 – Last Row Total completions (net) – for the years 2014/15 to 2017/18; and TP3G Table TTV6 row “Cumulative no of dwellings built 1/4/2014 to end this year”, column 2017/18 which shows the 1,902 cumulative completions for the period from 2014 to 2018.

50 Calculation as shown in this table. The figure of 362 ie a surplus is shown in TP3G Table TTV7 Row 2017/18 in Column “Cumulative Residual at end of year”.

51 Calculation as shown in this table. The figure of -113 is shown in TP3G Table TTV7 row 2017/18 in the column “Annualised residual x 5 years**”, and in Table TTV6 row “Annualised Residual Surplus of completions to date x 5 years *” in column 2017/18.

52 Calculation as shown in this table.

53 Calculation as shown in this table. The figure of 1,812 is shown in TP3G Table TTV6 Row “5 year target as at end this year” in column 2017/18.

54 Calculation as shown in this table. The figure of 2,174 is shown in TP3G Table TTV6 Row “5 year target + 20% buffer” in column 2017/18.

55 Calculation as shown in this table. The figure of 1,902 is shown in TP3G Table TTV6 Row “5 year target + 5% buffer” in column 2017/18.

56 The figure of 3,546 is shown in TP3G Table TTV6 Row “Forecast completions for next 5 years (from end this year)” in column 2017/18. (This is the summation of the figures in TP3G Table TTV6 Row “Nos of dwellings built in this year for the years 2018/19 to 2022/23 inclusive”. Table TTV2 Row “Total” is the source of the net completions in each year).

57 Calculation as shown in this table. The figure of 8.2 years is shown in TP3G Table TTV6 Row “Years of supply (with 20% buffer)” in column 2017/18.

58 Calculation as shown in this table. The figure of 9.3 years is shown in TP3G Table TTV6 Row “Years of supply (with 5% buffer)” in column 2017/18.

TABLE 3C Thriving Towns and Villages 5YLS as at March 2019 (i.e. forecast for 5 year period 1 April 2019 to 31 March 2024)			
STEP	5YLS calculation component	RESULTS	FOOTNOTE
A	JLP requirement	7,700	59
B	Annualised requirement	385	60
C	Housing completions (net) 1 April 2014- 31 March 2019	2,369	61
Di	Shortfall/surplus against requirement since 1 April 2014 (Bx5 i.e. 385x5= 1,925) - C	-444 (i.e. a surplus)	62
Dii	Residualised surplus for next 5 years (Surplus/Remaining years) x 5 years (Di/15)x5	-148	63
E	Five year requirement (Bx5 i.e. 385x5)	1,925	64
F	Five year requirement with shortfall/ surplus (E minus Dii the residualised surplus)	1,777	65
G	F with 20% buffer	2,132	66
H	F with 5% buffer	1,866	67
I	Deliverable supply 1 April 2019- 31 March 2024	3,619	68
J	Five year land supply position (5% buffer)	8.5 years	69
K	Five year land supply position (20% buffer)	9.7 years	70

TABLE 3C Footnotes:

59 JLP Submission Plan Policy SPT3 – TTVPA housing requirement.

60 Calculated annualised rate based on TTVPA requirement divided by 20 years plan period. The requirement annualised is shown in TP3G Table TTVPA6 in the row “Annualised target” and in Table TTVPA7 in the column “Annualised Target”.

61 TP3G Table TTV2 – Last Row Total completions (net) – for the years 2014/15 to 2018/19; and TP3G Table TTV6 row “Cumulative no of dwellings built 1/4/2014 to end this year”, column 2018/19 which shows the 2,369 cumulative completions for the period from 2014 to 2019.

62 Calculation as shown in this table. The figure of -444 ie a surplus is shown in TP3G Table TTV7 Row 2018/19 in Column “Cumulative Residual at end of year”.

63 Calculation as shown in this table. The figure of -148 is shown in TP3G Table TTV7 row 2018/19 in the column “Annualised residual x 5 years**”, and in Table TTV6 row “Annualised Residual Surplus of completions to date x 5 years **” in column 2018/19.

64 Calculation as shown in this table.

65 Calculation as shown in this table. The figure of 1,777 is shown in TP3G Table TTV6 Row “5 year target as at end this year” in column 2018/19.

66 Calculation as shown in this table. The figure of 2,132 is shown in TP3G Table TTV6 Row “5 year target + 20% buffer” in column 2018/19.

67 Calculation as shown in this table. The figure of 1,866 is shown in TP3G Table TTV6 Row “5 year target + 5% buffer” in column 2018/19.

68 The figure of 3,619 is shown in TP3G Table TTV6 Row “Forecast completions for next 5 years (from end this year)” in column 2018/19. (This is the summation of the figures in TP3G Table TTV6 Row “Nos of dwellings built in this year for the years 2019/20 to 2023/24 inclusive”. Table TTV2 Row “Total” is the source of the net completions in each year)

69 Calculation as shown in this table. The figure of 8.5 years is shown in TP3G Table TTV6 Row “Years of supply (with 20% buffer)” in column 2018/19.

70 Calculation as shown in this table. The figure of 9.7 years is shown in TP3G Table TTV6 Row “Years of supply (with 5% buffer)” in column 2018/19.