HOUSING TRAJECTORY 1a : PSWD JLP Plan area TOTAL (target Annualised over whole plan period)
TARGET 26,700 = Annualised rate 1335 pa (2014-2034)

Plymouth and South West Devon Joint Local Plan, Plymouth City, South Hams District and West Devon Borough Councils
13 March 2017

	SHB TOTAL	TOWN/ PARISH TOTAL	NET COMPLETIONS Actual 2014-15	Actual 2015-16	Expected 2016-17	Expected 2017-18	Expected 2018-19	Expected 2019-20	Expected 2020-21	Expected 2021-22	Expected 2022-23	Expected 2023-24	Expected 2024-25	Expected 2025-26	Expected 2026-27	Expected 2027-28	Expected 2028-29	Expected 2029-30	Expected 2030-31	Expected 2031-32	Expected 2032-33	Expected 2033-34	POST plan period	Completions TOTAL			Where known, or applied JLP policy threshold & percentage	
																										Affordable: Not yet Permitted	Affordable: permitted
PLAN MONITOR MANAGE																											
Total Past completions			928	1,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		2,572				
Total Projected completions			0	0	1,113	1,598	1,755	1,972	2,111	2,113	1,865	1,642	1,737	1,623	1,687	1,422	1,364	1,220	1,295	1,070	855	795		27,236				
Cumulative completions			928	2,572	3,685	5,283	7,038	9,010	11,120	13,233	15,098	16,740	18,477	20,100	21,787	23,209	24,573	25,793	27,088	28,158	29,013	29,808	1,112	29,808	SUPPLY			
PLAN - Strategic Allocation (annualised)			1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335		26,700	TARGET			
MONITOR - Plan - Building above or below Annualised Allocation			-407	-58	-220	-52	-420	-323	-215	-102	-235	-407	-358	-235	-352	-426	-438	-442	-247	-335	-480	-540		-892				
Variance			-407	-58	-220	-52	-420	-323	-215	-102	-235	-407	-358	-235	-352	-426	-438	-442	-247	-335	-480	-540		-892				
MANAGE - Annual requirement taking account of past/projected completions			1,335	1,335	1,340	1,354	1,359	1,311	1,264	1,198	1,122	1,055	996	914	825	702	582	425	227	-129	-729	-2,313						

the 1112 dwg post plan period is not part of the 8035 supply in the plan period

1069.38

ROLLING 5 YEAR HOUSING LAND SUPPLY ANALYSIS

JLP Plan Area

JLP Plan Area total (Target annualised over whole plan period) Rolling 5 year residual target and supply	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	2033-34
No of dwellings built in this year	928	1,644	1,113	1,598	1,755	1,972	2,111	2,113	1,865	1,642	1,737	1,623	1,687	1,422	1,364	1,220	1,295	1,070	855	795
Cumulative no of dwellings built 1/4/2014 to end this year	928	2,572	3,685	5,283	7,038	9,010	11,120	13,233	15,098	16,740	18,477	20,100	21,787	23,209	24,573	25,793	27,088	28,158	29,013	**29,808**
Forecast completions for next 5 years (from end this year)	8,082	8,548	9,548	9,815	9,752	9,467	8,980	8,554	8,110	7,603	7,316	6,998	6,371	5,864	5,295	4,915	2,720	1,650	0	0
Target 2014 to 2034	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700
Annualised target (26,700/20)	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335
Annualised Residual Surplus of completions to date x 5 years *	0	0	0	0	-121	-357	-683	-1,064	-1,402	-1,895	-2,107	-2,552	-3,166	-3,768	-4,548	-4,633	-4,363	-4,128	0	0
Past shortfall (from 1/4/2014 to end this year) (Sedgefield)*	407	58	220	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 year target as at end this year ie sum of annualised targets for next 5 years, and then DEDUCT this year's residual surplus and ADD past shortfall	7,082	6,773	6,995	6,732	6,554	6,318	5,982	5,611	5,274	4,960	4,568	4,125	3,516	2,909	2,127	907	-388	-1,458	0	0
5 year target+5% buffer	7,436	7,112	7,344	7,069	6,882	6,634	6,282	5,892	5,537	5,209	4,797	4,331	3,692	3,055	2,234	953	-407	-1,531	0	0
5 year target+20% buffer	8,498	8,128	8,394	8,079	7,865	7,581	7,181	6,734	6,328	5,953	5,483	4,950	4,220	3,491	2,553	1,089	-465	-1,749	0	0
Annualised (5 year target +5% buffer)	1,487	1,422	1,469	1,414	1,376	1,327	1,256	1,178	1,107	1,042	959	866	738	611	447	191	-81	-306	0	0
Annualised (5 year target + 20% buffer)	1,700	1,626	1,679	1,616	1,573	1,516	1,436	1,347	1,266	1,190	1,096	990	842	698	511	218	-93	-350	0	0
FIVE YEAR SUPPLY POSITION (at end this year)																				
Years of supply (with 5% buffer)	5.4	5.0	5.0	5.0	5.0	5.1	5.1	5.3	5.3	5.4	5.4	5.6	6.2	7.1	7.6	8.3	10.3	18.4	-29.2	-4.7	na	na
Years of supply (with 20% buffer)	4.8	4.5	4.7	4.7	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.5	5.9	6.7	7.1	7.6	8.3	10.3	18.4	-29.2	-4.7	na	na

target reached

* See Residuals and Sedgefield Calculations table

Note: 5 year supply position (at end this year) = Forecast completions for next 5 years divided by the Annualised (ie (5 year target + x% buffer)

Residual and Sedgefield calculations

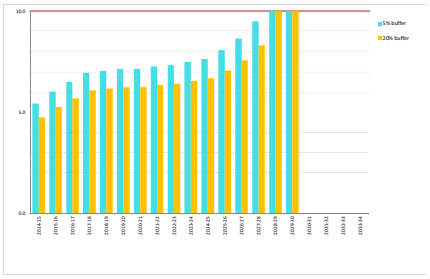
	Annualised Target	Years (since 2014)	Sum of (annual target X number of years) for the years since 2014 to present minus 2014	Cumulative completions to end of year	Cumulative Residual at end of year	Annualised residual X 5 years**	Sedgefield approach
2014/15	1335.00	1	1,335	928	407		407
2015/16	1335.00	2	2,670	2,572	98		98
2016/17	1335.00	3	4,005	3,685	320	0	320
2017/18	1335.00	4	5,340	5,283	57	0	57
2018/19	1335.00	5	6,675	7,038	-363	-121	0
2019/20	1335.00	6	8,010	9,010	-1,000	-357	0
2020/21	1335.00	7	9,345	11,120	-1,775	-683	0
2021/22	1335.00	8	10,680	13,233	-2,553	-1,064	0
2022/23	1335.00	9	12,015	15,098	-3,083	-1,402	0
2023/24	1335.00	10	13,350	16,740	-3,390	-1,895	0
2024/25	1335.00	11	14,685	18,477	-3,792	-2,107	0
2025/26	1335.00	12	16,020	20,100	-4,080	-2,552	0
2026/27	1335.00	13	17,355	21,787	-4,432	-3,166	0
2027/28	1335.00	14	18,690	23,209	-4,519	-3,768	0
2028/29	1335.00	15	20,025	24,573	-4,548	-4,548	0
2029/30	1335.00	16	21,360	25,793	-4,433	-4,433	0
2030/31	1335.00	17	22,695	27,088	-4,393	-4,393	0
2031/32	1335.00	18	24,030	28,158	-4,128	-4,128	0
2032/33	1335.00	19	25,365	29,013	-3,648	-3,648	0
2033/34	1335.00	20	26,700	**29,808**	-3,108		0

SUMMARY TABLES

	supply sources
2,572	completions 2014-2016
13,155	commitments at 31/3/2016
11,842	Pre Submission JLP allocations (excluding commitments and completions)
225	Student Accommodation release
720	Neighbourhood Plan Allowance
1,294	windfalls
29,808	JLP Plan Area

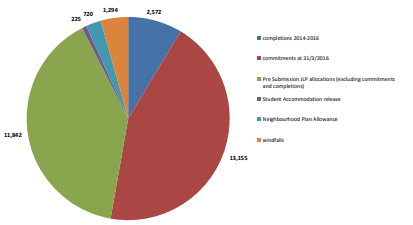
** except
+ 4 years in 2029/30
+ 3 years in 2026/7
+ 2 years in 2027/8
+ 1 year in 2028/9

JLP Plan Area Rolling 5 year housing land supply



JLP Plan Area - Supply - Delivery in Plan period

JLP Plan Area housing delivery in plan period by supply sources



JLP Plan Area Supply Sources by planning status

Allocations	built	ppi(not built)	Student Accommodation Release	not yet committed*	JLP PLAN AREA TOTAL
ALLOCATION SUB TOTAL	291	10,122	0	11,842	22,255
Neighbourhood Plan Allowance	0	0	0	720	720
Student Accommodation release	0	0	225	0	225
small sites (non-allocations)	312	684	0	0	996
large sites (non-allocations)	1,969	2,349	0	0	4,318
Small site (non garden land) Windfalls	0	0	0	1,294	1,294
SUPPLY TOTAL - all sources	2,572	13,155	225	13,856	**29,808**

* excluding permitted +completions