

JLP Councils response to the Inspector's request for updated housing land supply figures.

19 April 2018



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JLP Councils Response

At the Matter 12 hearing on 22 March 2018, the Inspector asked the Councils

1. To update the end March 2017 Monitoring Point housing trajectories (TP3E, TP3F, TP3G) to show changes to JLP allocations' site capacity and forecast delivery where that had been agreed by the Councils during the hearings; and
2. To update the 5 year housing land supply tables previously provided in EXD61, consequential to the changes to the trajectories.

The Councils have revised the housing trajectories, including the updated suites of tables and graphs. These have a production date of 19 April 2018 and are provided in the following documents:

- EXD61A - JLP Plan Area
- EXD61B - Plymouth Policy Area
- EXD61C - Thriving Towns and Villages Policy Area

The 5 year housing land supply tables related to the revised trajectories produced 19 April 2018 which provide the information requested are set out in this document (EXD61) as follows:

PLYMOUTH POLICY AREA:

Tables 1A (at March 2017), 1B (at March 2018) and 1C (at March 2019)

AND

THRIVING TOWNS AND VILLAGES POLICY AREA:

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

The changes to the trajectories are described in this paper. They reflect changes to JLP policies and reasoned justification that are set out in:

- the Schedule of Main Modifications and
- the Schedule of Additional Modifications

PLYMOUTH POLICY AREA:

List of amendments to PPA housing trajectory

During the course of the PPA hearings the quanta of two allocations in the PPA were amended as per Statement of Comment Grounds agreed with Sutton Harbour Company (SCG10) and Historic England (SCG4):

- **PLY25 – Sugar House** – with an increase in allocation quantum by 10 dwellings from 150 to 160 dwellings
- **PLY59.12 – Fields North of St Budeaux A38 Junction** – with a reduction in allocation quantum by 26 dwellings from 120 to 94 dwellings

Amendments to the individual site trajectories in EXD61B Table PPA1, and changes to the totals in Tables PPA2, PPA3 and PPA4 are highlighted in jade green. There are also consequential changes to Tables PPA2, PPA5, PPA6 and PPA7, and to the graphs.

Implications for total housing supply

The change to total PPA supply as the result of these amendments is a net loss of 16 dwellings in the plan period. This reduces net supply forecast to be delivered in the plan period in the PPA from 20,684 dwellings (see TP3F Table PPA2) to 20,668 dwellings (See EXD61B Table PPA2). The headroom remains at 9%.

Implications for the 5 year housing land supply assessments as at 2017, 2018 and 2019 monitoring points

- PLY25 – Sugar House

Statement of Common Ground with Sutton Harbour (SCG10) agreed an increase in allocation quantum from 150 to 160 dwellings. Delivery of these dwellings is forecast in 2022/23. Therefore this increase of 10 dwellings has a minor effect on the Plymouth Policy Area 5 year supply figures for the 2018 and 2019 monitoring points. The supply at the 2018 monitoring point increases from 6,409 dwellings to 6,419 dwellings (Table 1B row I) and the supply at the 2019 monitoring point increases from 6,040 dwellings to 6,050 dwellings (Table 1C row I). The increase has a negligible effect on the 5YLS position. The additional 10 dwellings do not change the years supply results for either the 2018 or the 2019 monitoring points 5 year supply tables.

- PLY59.12 – Fields North of St Budeaux A38 Junction

Statement of Common Ground with Historic England (SCG4) agreed a reduction in allocation quantum from 120 to 94 dwellings. Delivery of these dwellings is forecast in 2026/27. Therefore this reduction of 26 dwellings does not affect the Plymouth Policy Area 5 year supply figures for any of the 2017, 2018 and 2019 monitoring points. See the analysis in Tables 1A, 1B and 1C in this document and also EXD61A Table PPA6.

The 5 year housing land supply position in the PPA remains at:

- 5.3 and 6.1 years at March 2018 (20% and 5% buffers respectively).
- 5.4 and 6.2 years at March 2019 (20% and 5% buffers respectively).

Implications for affordable housing supply

- **PLY25 – Sugar House** –an increase in affordable housing supply by 3 dwellings from 45 to 48 dwellings
- **PLY59.12 – Fields North of St Budeaux A38 Junction** –a reduction in affordable housing supply by 8 dwellings from 36 to 28 dwellings.

Overall, the forecast supply of affordable housing delivered in the PPA in the plan period is reduced by 5 dwellings from 5,823 to 5,818 dwellings (gross) (see EXD61B Table PPA8).

TABLE 1A 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) Sedgefield 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 1A 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 EXD61B Table PPA6 in the row “Annualised target”, and in EXD61B Table PPA7 in column “Annualised target”.
- 3** EXD61B Table PPA2 – Last Row Total completions (net) – for the years 2014/15 to 2016/17; and EXD61B 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 EXD61B Table PPA7 in the Row for 2016/17 and Column “Sedgefield approach” and in EXD61B 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 EXD61B 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 EXD61B 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 EXD61B Table PPA6 Row “5 year target + 5% buffer” in column 2016/17.
- 9** The figure of 5,966 is shown in EXD61B 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 EXD61B 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 EXD61B 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 EXD61B Table PPA6 Row “Years of supply (with 5% buffer)” in column 2016/17.

TABLE 1B 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 1B 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 EXD61B Table PPA6 in the row “Annualised target” and in EXD61B Table PPA7 in column “Annualised target”.

14 EXD61B Table PPA2 – Last Row Total completions (net) – for the years 2014/15 to 2017/18; and EXD61B 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 EXD61B Table PPA7 in the Row for 2017/18 and Column “Sedgefield approach” and in EXD61B 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 EXD61B 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 EXD61B Table PPA6 Row “5 year target + 20% buffer”.

19 Calculation as shown in this table. The figure of 5,275 is shown in EXD61B Table PPA6 Row “5 year target + 5% buffer”.

20 The figure of 6,419 is shown in EXD61B 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 EXD61B 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 EXD61B 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 EXD61B Table PPA6 Row “Years of supply (with 5% buffer)” in column 2017/18.

TABLE 1C 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 1C 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 EXD61B Table PPA6 in the row “Annualised target” and in EXD61B Table PPA7 in column “Annualised target”.

25 EXD61B Table PPA2 – Last Row Total completions (net) – for the years 2014/15 to 2018/19; and EXD61B 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 EXD61B Table PPA7 Row 2018/19 in Column “Cumulative Residual at end of year”.

27 Calculation as shown in this table. The figure of -82 is shown in EXD61B 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 EXD61B 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 EXD61B 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 EXD61B Table PPA6 Row “5 year target + 5% buffer” in column 2018/19.

32 The figure of 6,050 is shown in EXD61B 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 EXD61B 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 EXD61B 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 EXD61B Table PPA6 Row “Years of supply (with 5% buffer)” in column 2018/19.

THRIVING TOWNS AND VILLAGES POLICY AREA

List of amendments to TTVPA housing trajectory

During the course of the PPA hearings the quanta of six allocations in the TTVPA were amended as follows:

- **TTV6 – Noss on Dart, Dartmouth** – with an increase in allocation quantum by 30 dwellings (gross) from 100 to 130 dwellings. There are 4 existing dwellings within this site that will be demolished, resulting in a net site capacity of 126 dwellings and a net increase of 26 dwellings.
- **TTV13 – The Quayside, Kingsbridge** – with a reduction in allocation quantum by 40 dwellings from 100 to 60 dwellings.
- **TTV18 East of Okehampton** - No change to the allocation quantum of 775 dwellings – all of which remain forecast to be delivered in the plan period. But the detailed forecast of the delivery of dwellings has been amended as agreed at the hearing with the agent for the landowner.
- **TTV22 Plymouth Road Tavistock** – with an increase in allocation quantum by 50 dwellings from 250 to 300 dwellings. The delivery rate of 40 to 50 pa arises from the potential for more than one outlet operating concurrently within the site, consistent with mixed use and mindful of JLP paragraph 5.91 as amended by Additional Modification AM184.
- **TTV -NEW POLICY Dartington Estate (Foxhole and Higher Barton)– and deletion of allocations_– TTV29.4 Dartington Hall (Higher Barton) for 20 dws and TTV29.5 Foxhole, Dartington for 130 dws** The site specific allocations are to be deleted and replaced by a new policy for Dartington Estate which reduces the total supply by 30 dwellings from 150 to 120 dwellings at Higher Barton and Foxhole.
- **TTV29.20 – Shadycombe, Salcombe** – the allocation quantum on this mixed use site has been reduced from 30 to 20 dwellings. It should be noted that the trajectory in TP3G had already shown the forecast delivery for this site as 20 dwellings in the plan period, so no further change is shown in EXD61C.

The amendments to the individual site trajectories in EXD61C Table TTV1, and changes to the totals in Tables TTV2, TTV3 and TTV4 are highlighted in jade green. There are also consequential changes to Tables TTV2, TTV5, TTV6 and TTV7, and to the graphs.

Implications for total housing supply

The net change to total TTVPA supply as the result of these amendments is a net increase of 6 dwellings in the plan period. This increases supply in the plan period in the TTVPA from 9,371 dwellings (see TP3G Table TTV2) to 9,377 dwellings (See EXD61C Table TTV2). The headroom in the TTVPA rises from 21.7% to 21.8%.

Implications for affordable housing supply

Comparing the revised forecasts in EXD61C Table TTV8 with those in TP3G Table TTV8 shows the changes to affordable housing supply as follows:

- **TTV6 – Noss on Dart, Dartmouth** – There are no affordable dwellings forecast for delivery on this site, and there is no change to the forecast
- **TTV13 – The Quayside, Kingsbridge** – The quantum of affordable housing is reduced by 13 dwellings from 58 to 45 dwellings
- **TTV18 East of Okehampton** - No change to the quantum of affordable housing.
- **TTV22 Plymouth Road Tavistock** –The cautious increase in the quantum of affordable housing by 8 dwellings from 75 to 83 dwellings is mindful of JLP paragraph 5.91 as amended by Additional Modification AM184.
- **TTV-NEW POLICY Dartington Estate (Foxhole and Higher Barton)** The quantum of affordable housing relating to Foxhole and Higher Barton as the result of MM13 is reduced by 9 dwellings from 45 to 36 dwellings
- **TTV29.20 – Shadycombe, Salcombe** – The quantum of affordable housing is 6 dwellings. It should be noted that TP3G TTV8 had already shown the forecast delivery for this site as 6 affordable dwellings in the plan period, so no further change is shown in EXD61C.

The overall affordable housing supply (net) in TTVPA in the plan period is reduced by 14 dwellings from 2,047 to 2,033 dwellings (see EXD61B Table PPA8). Rounded to the nearest 50, the evidence continues to support the TTVPA affordable housing provision target of 2,050 dwellings in Policy SPT3.

Implications for the 5 year housing land supply assessments as at 2017, 2018 and 2019 monitoring points

- With no change to the quantum of site capacity forecast to be delivered in the plan period from TTV18 East of Okehampton or from TTV29.20 – Shadycombe, Salcombe compared to TP3G, these sites do not affect the TTVPA 5 year supply figures for any of the 2017, 2018 and 2019 monitoring points.

- Tables 2A, 2B and 2C show the combined effect of the changes on the Thriving Towns and Villages Policy Area 5 year supply figures as the result of changes to site capacity and /or detailed delivery forecast for the following sites:
 - TTV6 – Noss on Dart, Dartmouth
 - TTV13 – The Quayside, Kingsbridge
 - TTV22 Plymouth Road Tavistock
 - Dartington Estate – NEW POLICY (replacing TTV29.4 and TTV29.5)

In combination, the amended detailed delivery forecasts of these 4 sites has a limited effect on the Thriving Towns and Villages Policy Area forecast supply for the 5 year period as at the 2017, 2018 and 2019 monitoring points, as follows:

- the supply at the 2017 monitoring point decreases from 3,428 to 3,205 dwellings (Table 2A row I)
- the supply at the 2018 monitoring point decreases from 3,546 to 3,306 dwellings (Table 2B row I) and
- the supply at the 2019 monitoring point decreases from 3,619 to 3,406 dwellings (Table 2C row I).

The reduction in the forecast supply for the relevant 5 year periods for the 2017, 2018 and 2019 monitoring points has a limited effect on the related 5 year supply position tables. The supply position changes compared to TP3G are as follows:

- A reduction from 7.7 and 8.8 years (20% and 5% buffers respectively) down to 7.2 and 8.2 years at March 2017 (Table 2A rows J and K)
- A reduction from 8.2 and 9.3 years (20% and 5% buffers respectively) down to 7.6 and 8.7 years at March 2018 (Table 2B rows J and K)
- A reduction from 8.5 and 9.7 years (20% and 5% buffers respectively) down to 7.9 and 9.1 years at March 2019. (Table 2C rows J and K)

The evidence in Tables 2A, 2B and 2C demonstrates that the 5 year supply position in the Thriving Towns and Villages at the 2017 monitoring point, with a 20% buffer, remains healthy and is forecast to strengthen at the 2018 and 2019 monitoring points. With a 5% buffer, the position is even stronger.

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Table 2A 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)			
STEP	5YLS CALCULATION COMPONENTS	RESULTS	FOOTNOTE
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	3,205	44
J	Five year land supply position (20% buffer) (I /(G divided by 5))	7.2 years	45
K	Five year land supply position (5% buffer) (I /(H divided by 5))	8.2 years	46

Table 2A 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 EXD61C Table TTV6 in the row "Annualised target" and in Table TTV7 in the column "Annualised Target".

37 EXD61C Table TTV2 – Last Row Total completions (net) – for the years 2014/15 to 2016/17; and EXD61C 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 EXD61C 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 EXD61C 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 EXD61C 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 EXD61C Table TTV6 Row "5 year target + 20% buffer"

43 Calculation as shown in this table. The figure of 1,947 is shown in EXD61C Table TTV6 Row "5 year target + 5% buffer"

44 The figure of 3,205 is shown in EXD61C 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 EXD61C 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 7.2 years is shown in EXD61C Table TTV6 Row "Years of supply (with 20% buffer)" in column 2016/17

46 Calculation as shown in this table. The figure of 8.2 years is shown in EXD61C Table TTV6 Row "Years of supply (with 5% buffer)" in column 2016/17

TABLE 2B 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	3,306	56
J	Five year land supply position (20% buffer) (I/ (G divided by 5))	7.6 years	57
K	Five year land supply position (5% buffer) (I/ (H divided by 5))	8.7 years	58

Table 2B 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 EXD61C Table TTVPA6 in the row "Annualised target" and in Table TTVPA7 in the column "Annualised Target".

49 EXD61C Table TTV2 – Last Row Total completions (net) – for the years 2014/15 to 2017/18; and EXD61C 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 EXD61C 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 EXD61C 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 EXD61C 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 EXD61C 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 EXD61C Table TTV6 Row "5 year target + 5% buffer" in column 2017/18.

56 The figure of 3,306 is shown in EXD61C 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 EXD61C 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 7.6 years is shown in EXD61C Table TTV6 Row "Years of supply (with 20% buffer)" in column 2017/18.

58 Calculation as shown in this table. The figure of 8.7 years is shown in EXD61C Table TTV6 Row "Years of supply (with 5% buffer)" in column 2017/18.

TABLE 2C 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	2,344	61
Di	Shortfall/surplus against requirement since 1 April 2014 (Bx5 i.e. 385x5= 1,925) - C	-419 (i.e. a surplus)	62
Dii	Residualised surplus for next 5 years (Surplus/Remaining years) x 5 years (Di/15)x5	-140	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)	1,785	65
G	F with 20% buffer	2,142	66
H	F with 5% buffer	1,874	67
I	Deliverable supply 1 April 2019- 31 March 2024	3,406	68
J	Five year land supply position (5% buffer)	7.9 years	69
K	Five year land supply position (20% buffer)	9.1 years	70

TABLE 2C 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 EXD61C Table TTVPA6 in the row "Annualised target" and in Table TTVPA7 in the column "Annualised Target".

61 EXD61C Table TTV2 – Last Row Total completions (net) – for the years 2014/15 to 2018/19; and EXD61C Table TTV6 row "Cumulative no of dwellings built 1/4/2014 to end this year", column 2018/19 which shows the 2,344 cumulative completions for the period from 2014 to 2019.

62 Calculation as shown in this table. The figure of -419 ie a surplus is shown in EXD61C Table TTV7 Row 2018/19 in Column "Cumulative Residual at end of year".

63 Calculation as shown in this table. The figure of -140 is shown in EXD61C 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 1,785 is shown in EXD61C 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 2,142 is shown in EXD61C Table TTV6 Row "5 year target + 20% buffer" in column 2018/19.

67 Calculation as shown in this table. The figure of 1,874 is shown in EXD61C Table TTV6 Row "5 year target + 5% buffer" in column 2018/19.

68 The figure of 3,406 is shown in EXD61C 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 EXD61C 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 7.9 years is shown in EXD61C Table TTV6 Row "Years of supply (with 20% buffer)" in column 2018/19.

70 Calculation as shown in this table. The figure of 9.1 years is shown in EXD61C Table TTV6 Row "Years of supply (with 5% buffer)" in column 2018/19.