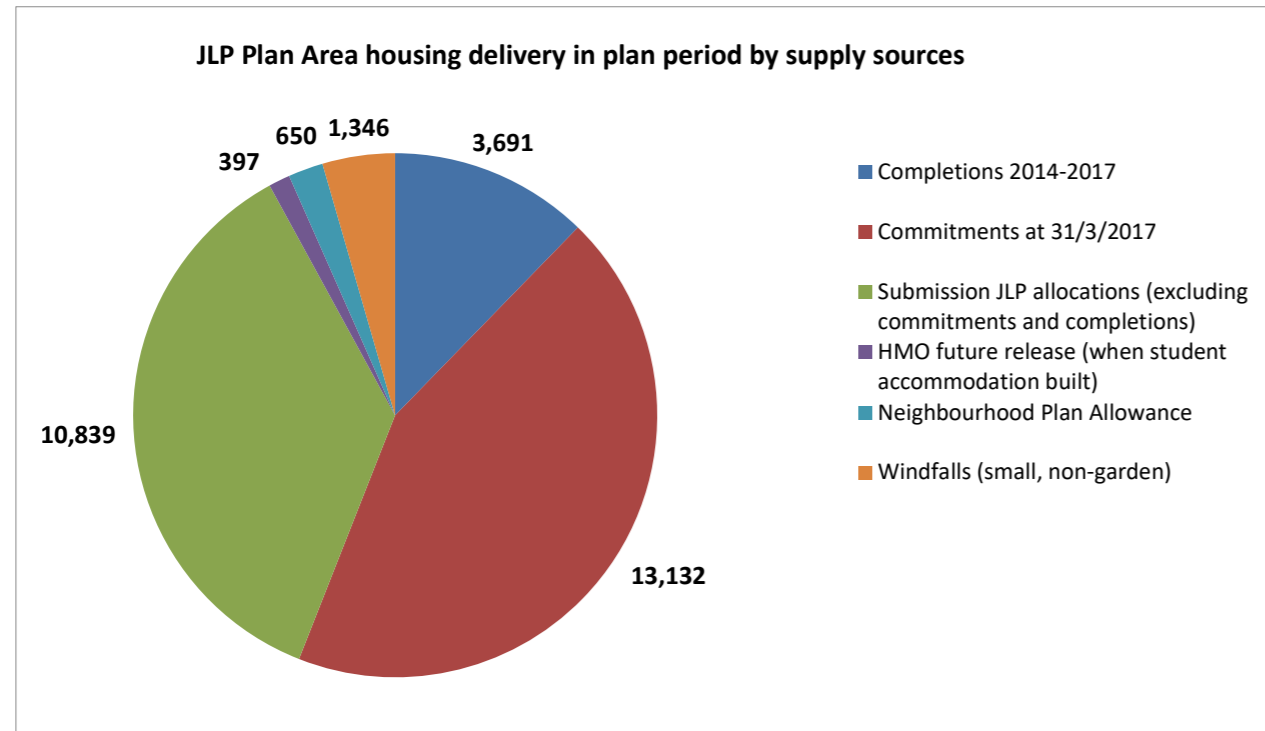


GRAPH JLP1 JLP Plan Area - Housing Supply - Delivery in Plan Period



Source : Table JLP1

TABLE JLP1 Summary of Supply Sources

(Delivery of dwellings in the plan period 2014 to 2034)

DWS	Supply sources
3,691	Completions 2014-2017
13,132	Commitments at 31/3/2017 (PP (not built))
10,839	Submission JLP allocations (excluding commitments and completions)
397	HMO release (when student accommodation built)
650	Sustainable Villages (Neighbourhood Plan) Allowance
1,346	Windfalls (small, non-garden land)
<b>30,055</b>	<b>JLP Plan Area - All Sources</b>

Source: TABLE JLP2

TABLE JLP2 - Supply Categories and Planning Status

(Delivery of dwellings in the plan period 2014 to 2034)

SUPPLY CATEGORIES	Built #	PP (not built) #	Student Accommodation Release	not yet committed* #	JLP PLAN AREA TOTAL
Submission JLP Allocations	475	10,348	0	10,839	21,662
Sustainable Villages (Neighbourhood Plan) Allowance	0	0	0	650	650
HMO release (when Student accommodation built)	73	0	397	0	470
small sites (non-allocations)	509	801	0	0	1,310
large sites (non-allocations)	2,634	1,983	0	0	4,617
Small site (non garden land) Windfalls	0	0	0	1,346	1,346
<b>SUPPLY TOTAL - all sources</b>	<b>3,691</b>	<b>13,132</b>	<b>397</b>	<b>12,835</b>	<b>30,055</b>

Source : Summation of TABLES PPA4 AND TTV4 (see Trajectory 3a and Trajectory 4a)

\* excluding permitted + completions

# at at end March 2017

**TABLE JLP3: Plymouth and South West Devon Joint Local Plan Area - Plan/Monitor/Manage**

PLAN MONITOR MANAGE	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	
Total Past completions (2014 to 2017)	928	1,660	1,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected completions (2017 to 2034) #	0	0	0	1,738	1,938	1,611	1,961	2,152	2,303	1,646	1,659	1,736	1,579	1,393	1,319	1,196	1,113	1,111	929	978	
Cumulative completions	928	2,588	3,691	5,429	7,366	8,977	10,938	13,090	15,394	17,040	18,699	20,435	22,014	23,407	24,727	25,923	27,036	28,147	29,077	30,055	
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	1,335
MONITOR - No. dwellings above or below cumulative allocation	-407	-82	-314	89	691	967	1,593	2,410	3,379	3,690	4,014	4,415	4,659	4,717	4,702	4,563	4,341	4,117	3,712	3,355	
MANAGE - Annual requirement taking account of past/projected completions	1,335	1,356	1,340	1,353	1,329	1,289	1,266	1,212	1,134	1,028	966	889	783	669	549	395	194	-112	-724	-2,377	

Source - Summation of Tables PPA5 and TTV5  
 # Note: Supply forecast for delivery 2034/2035+ (1,686 dws) is outside the plan period and not included in the analysis in this table nor in Graphs JLP2A and JLP2B

2034-35+
0
1,686
0
0
0
0

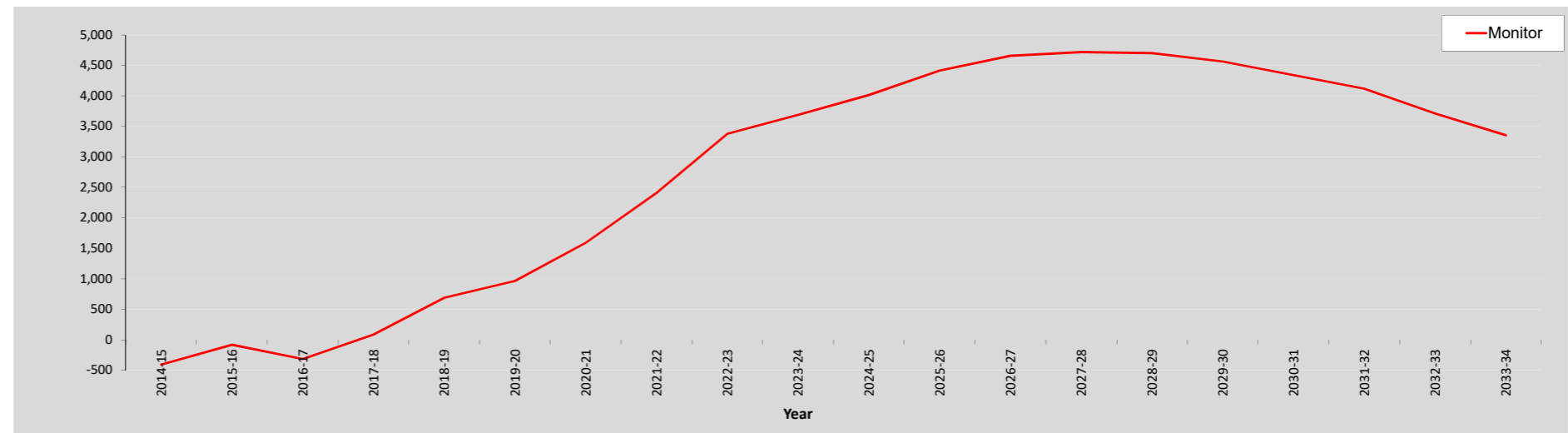
**GRAPHS JLP2: Plymouth and South West Devon Joint Local Plan Area - Plan/Monitor/Manage**

**GRAPH JLP2A Plan and Manage**



Source : Table JLP3

**GRAPH JLP2B Monitor**



Source : Table JLP3

**TABLE JLP4 Plymouth and South West Devon Joint Local Plan Area Rolling 5 year housing land supply**

ROLLING 5 YEAR HOUSING LAND 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	1,660	1,103	1,738	1,938	1,611	1,961	2,152	2,303	1,646	1,659	1,736	1,579	1,393	1,319	1,196	1,113	1,111	929	978
Cumulative no of dwellings built 1/4/2014 to end this year	928	2,588	3,691	5,429	7,366	8,977	10,938	13,090	15,394	17,040	18,699	20,435	22,014	23,407	24,727	25,923	27,036	28,147	29,077	30,055
Forecast completions for next 5 years (from end this year)	8,049	8,350	9,399	9,965	9,674	9,722	9,497	8,924	8,014	7,687	7,224	6,601	6,133	5,669	5,328	4,132	3,019	1,907	978	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 (7700/20)	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	-28	-230	-345	-613	-1,004	-1,536	-1,845	-2,230	-2,759	-3,328	-3,931	-4,702	-4,563	-4,341	-4,117	-4,117	0
Past shortfall (from 1/4/2014 to end this year) (Sedgefield) *	407	82	314	0	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 annualised targets for next 5 years; and then DEDUCT this year's residual surplus and ADD past shortfall	7,082	6,757	6,989	6,647	6,445	6,330	6,062	5,671	5,139	4,830	4,445	3,916	3,347	2,744	1,973	777	-336	-1,447	-2,782	0
5 year target+5% buffer	7,436	7,095	7,338	6,980	6,767	6,646	6,365	5,954	5,396	5,072	4,667	4,111	3,514	2,881	2,072	816	-353	-1,520	-2,921	0
5 year target+20% buffer	8,498	8,108	8,387	7,977	7,733	7,595	7,275	6,805	6,167	5,796	5,334	4,699	4,016	3,293	2,368	933	-403	-1,737	-3,339	0
Annualised (5 year target + 5% buffer)	1,487	1,419	1,468	1,396	1,353	1,329	1,273	1,191	1,079	1,014	933	822	703	576	414	163	-71	-304	-584	0
Annualised (5 year target + 20% buffer)	1,700	1,622	1,677	1,595	1,547	1,519	1,455	1,361	1,233	1,159	1,067	940	803	659	474	187	-81	-347	-668	0
FIVE YEAR SUPPLY POSITION (at end this year):																				
Years of supply (with 5% buffer)	5.4	5.9	6.4	7.1	7.1	7.3	7.5	7.5	7.4	7.6	7.7	8.0	8.7	9.8	12.9	25.3	-42.8	-6.3	-1.7	0.0
Years of supply (with 20% buffer)	4.7	5.1	5.6	6.2	6.3	6.4	6.5	6.6	6.5	6.6	6.8	7.0	7.6	8.6	11.3	22.2	-37.4	-5.5	-1.5	0.0

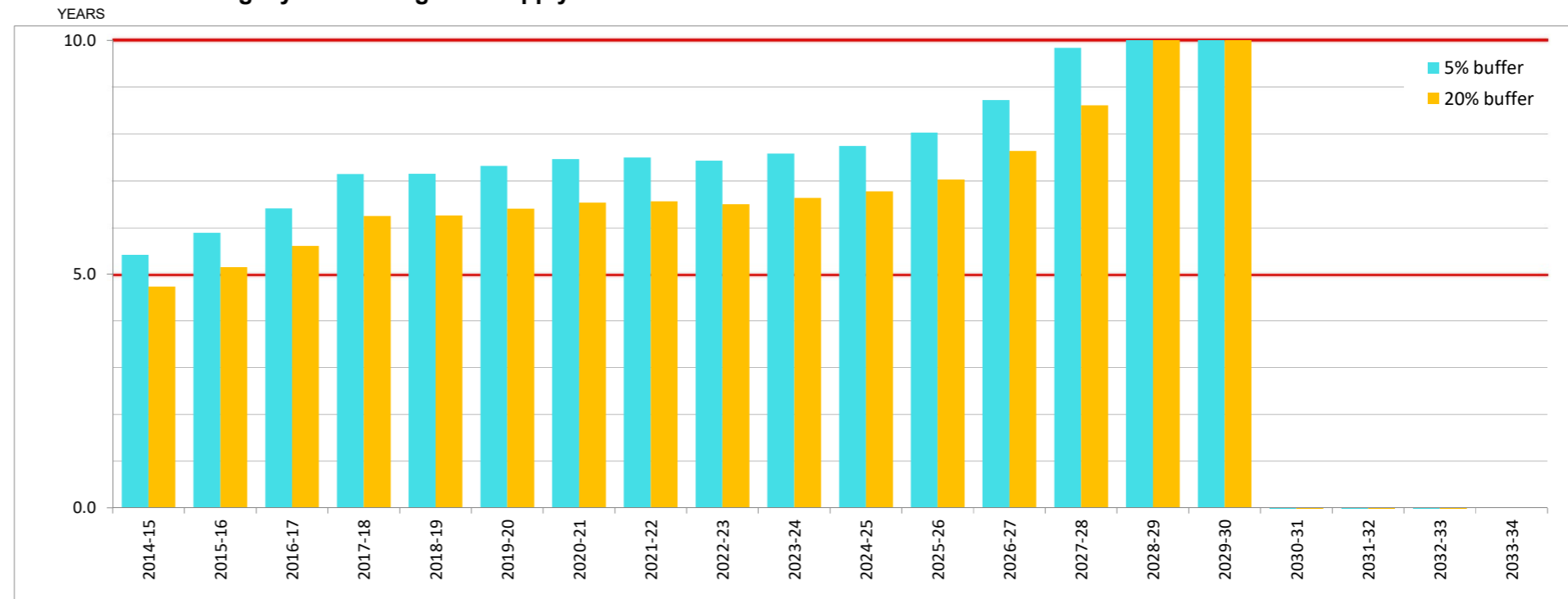
Source - Summation of Tables PPA6 and TTV6

\* See Residuals and Sedgefield Calculations TABLE JLP5

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)

Minimum target reached

**GRAPH JLP3 Plymouth and South West Devon Joint Local Plan Area Rolling 5 year housing land supply**



Source: TABLE JLP5

**TABLE JLP5 Plymouth and South West Devon Joint Local Plan Area Residual and Sedgefield calculations**  
 Used in the rolling 5 year housing land supply calculations - See TABLE JLP 4

Year	Annualised Target	Years since 1 April 2014	Sum of (annual target X number of years) for the relevant target(s) and years since 2014	Cumulative completions to end of year	Cumulative Residual at end of year	Annualised residual x 5 years**	Sedgefield approach
2014/15	1,335	1	1,335	928	407	0	407
2015/16	1,335	2	2,670	2,588	82	0	82
2016/17	1,335	3	4,005	3,691	314	0	314
2017/18	1,335	4	5,340	5,429	-89	-28	0
2018/19	1,335	5	6,675	7,366	-691	-230	0
2019/20	1,335	6	8,010	8,977	-967	-345	0
2020/21	1,335	7	9,345	10,938	-1,593	-613	0
2021/22	1,335	8	10,680	13,090	-2,410	-1,004	0
2022/23	1,335	9	12,015	15,394	-3,379	-1,536	0
2023/24	1,335	10	13,350	17,040	-3,690	-1,845	0
2024/25	1,335	11	14,685	18,699	-4,014	-2,230	0
2025/26	1,335	12	16,020	20,435	-4,415	-2,759	0
2026/27	1,335	13	17,355	22,014	-4,659	-3,328	0
2027/28	1,335	14	18,690	23,407	-4,717	-3,931	0
2028/29	1,335	15	20,025	24,727	-4,702	-4,702	0
2029/30	1,335	16	21,360	25,923	-4,563	-4,563	0
2030/31	1,335	17	22,695	27,036	-4,341	-4,341	0
2031/32	1,335	18	24,030	28,147	-4,117	-4,117	0
2032/33	1,335	19	25,365	29,077	-3,712	-3,712	0
2033/34	1,335	20	26,700	30,055	-3,355		0

Source: TABLE JLP3

\*\* except  
 x 4 years in 2025/26  
 x 3 years in 2026/27  
 x 2 years in 2027/28  
 x 1 year in 2028/29