

GRAPH JLP1 JLP Plan Area - Supply - Delivery in Plan period

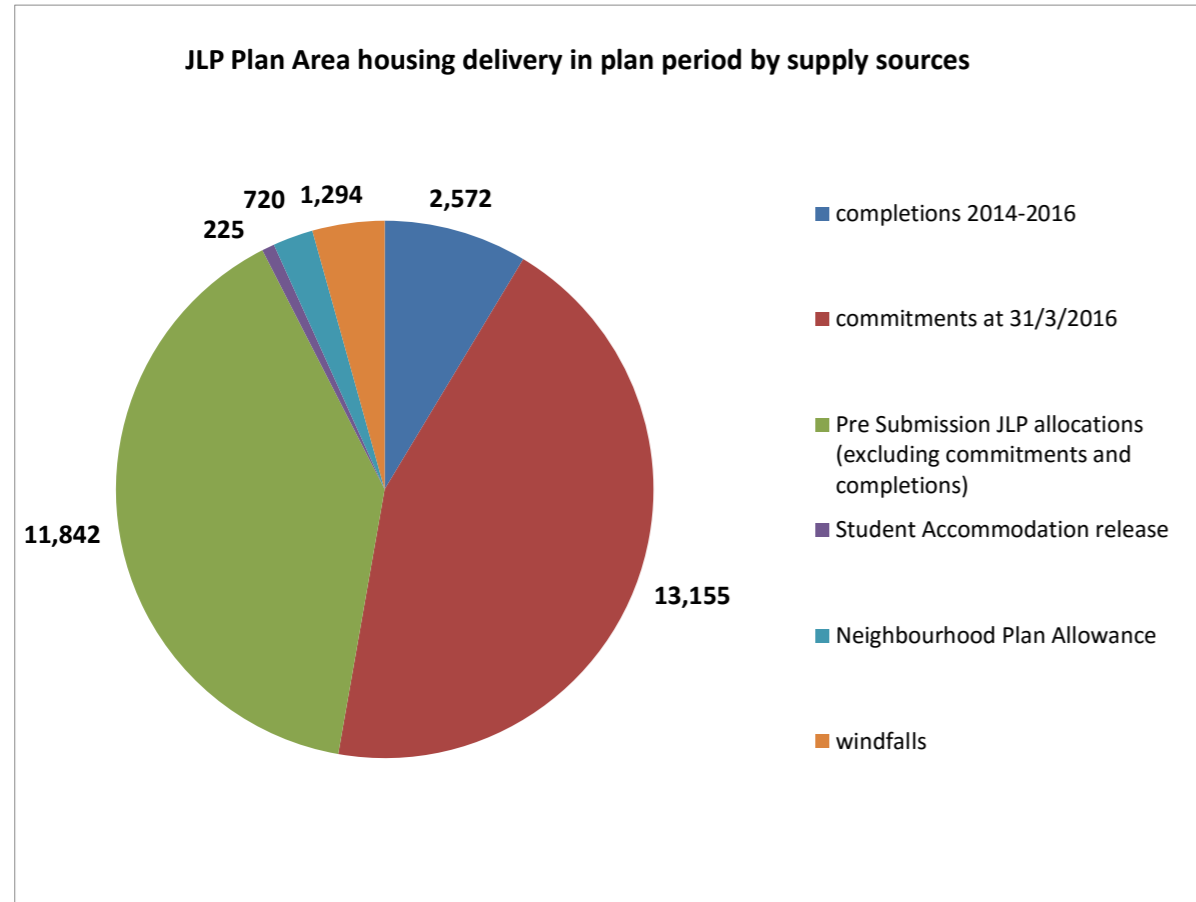


TABLE JLP1 SUMMARY OF SUPPLY SOURCES

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

DWS	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 (small, non-garden land)
29,808	JLP Plan Area

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
Allocations	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

Source : Summation of TABLES PPA4 AND TTV4

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	2034-35+
Total Past completions (2014 to 2016)	928	1,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected completions (2016 to 2034)	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	0
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
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	0
MONITOR - No. dwellings above or below cumulative allocation	-407	-98	-320	-57	363	1,000	1,775	2,553	3,083	3,390	3,792	4,080	4,432	4,519	4,548	4,433	4,393	4,128	3,648	3,108	0
MANAGE - Annual requirement taking account of past/projected completions	1,335	1,356	1,340	1,354	1,339	1,311	1,264	1,198	1,122	1,055	996	914	825	702	582	425	227	-129	-729	-2,313	0

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

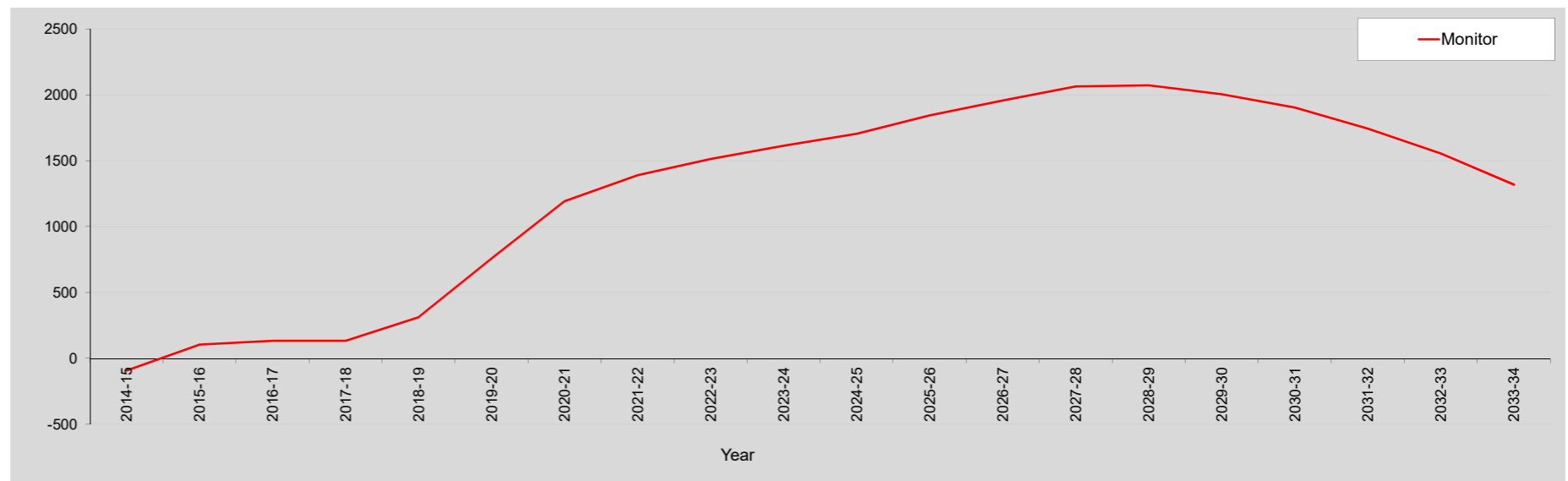
Graphs JLP2: Plymouth and South West Devon Joint Local Plan Area - Plan/Monitor/Manage

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	1,644	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	9,702	9,467	8,980	8,554	8,110	7,833	7,316	6,988	6,371	5,804	5,235	4,015	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 (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	0	-121	-357	-683	-1,064	-1,402	-1,695	-2,107	-2,550	-3,166	-3,766	-4,548	-4,433	-4,393	-4,128	0	0
Past shortfall (from 1/4/2014 to end this year) (Sedgefield) *	407	98	320	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 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	5,992	5,611	5,274	4,980	4,568	4,125	3,510	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	6,292	5,892	5,537	5,229	4,797	4,331	3,685	3,055	2,234	953	-407	-1,531	0	0
5 year target+20% buffer	8,498	8,128	8,394	8,078	7,865	7,581	7,191	6,734	6,328	5,976	5,482	4,950	4,211	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	1,258	1,178	1,107	1,046	959	866	737	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	1,438	1,347	1,266	1,195	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)	5.43	6.01	6.50	6.94	7.05	7.14	7.14	7.26	7.32	7.49	7.63	8.07	8.64	9.50	11.72	21.07	-33.41	-5.39	0.00	0.00
Years of supply (with 20% buffer)	4.75	5.26	5.69	6.08	6.17	6.24	6.24	6.35	6.41	6.55	6.67	7.06	7.56	8.31	10.25	18.44	-29.23	-4.72	0.00	0.00

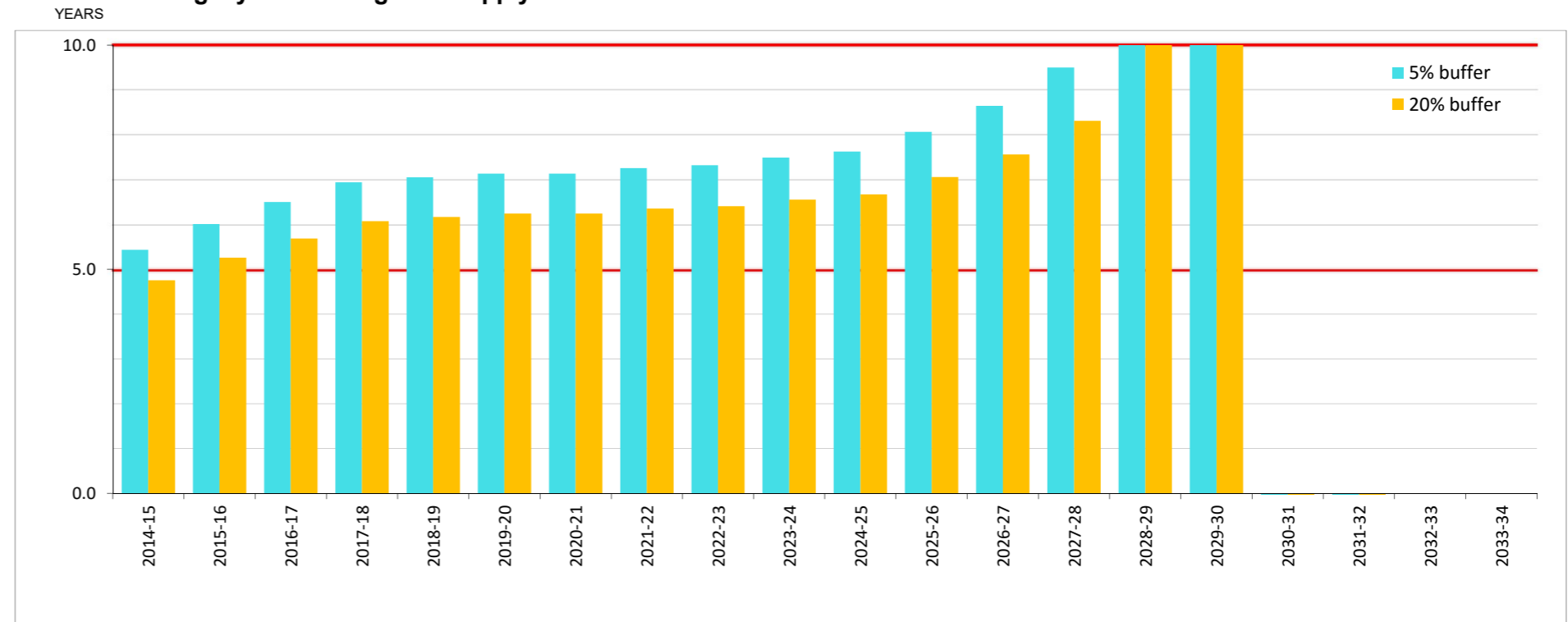
Source - Summation of Tables PPA6 and TTV6

* 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	1335	1	1,335	928	407	0	407
2015/16	1335	2	2,670	2,572	98	0	98
2016/17	1335	3	4,005	3,685	320	0	320
2017/18	1335	4	5,340	5,283	57	0	57
2018/19	1335	5	6,675	7,038	-363	-121	0
2019/20	1335	6	8,010	9,010	-1,000	-357	0
2020/21	1335	7	9,345	11,120	-1,775	-683	0
2021/22	1335	8	10,680	13,233	-2,553	-1,064	0
2022/23	1335	9	12,015	15,098	-3,083	-1,402	0
2023/24	1335	10	13,350	16,740	-3,390	-1,695	0
2024/25	1335	11	14,685	18,477	-3,792	-2,107	0
2025/26	1335	12	16,020	20,100	-4,080	-2,550	0
2026/27	1335	13	17,355	21,787	-4,432	-3,166	0
2027/28	1335	14	18,690	23,209	-4,519	-3,766	0
2028/29	1335	15	20,025	24,573	-4,548	-4,548	0
2029/30	1335	16	21,360	25,793	-4,433	-4,433	0
2030/31	1335	17	22,695	27,088	-4,393	-4,393	0
2031/32	1335	18	24,030	28,158	-4,128	-4,128	0
2032/33	1335	19	25,365	29,013	-3,648	-3,648	0
2033/34	1335	20	26,700	29,808	-3,108	0	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