



Matter 12 – Housing Sites Delivery

To: Robert Young, Programme Officer
 From: Robin Upton, WYG
 Date: 23 February 2018
 Project: Matter 12 – Housing Sites Delivery/Trajectory

Introduction

As requested by the inspectors note EXD9 we provide commentary below on the Council's assumed site trajectory (TP3e-g). The sites in question are within the TTV areas as I have no involvement in sites in the Plymouth area.

Comments on Site Delivery

The table below lists 5 sites where WYG is agent for either, Bloor Homes, Hannard Developments, Redrow Homes or Millwood Homes. Of these 5 sites, the trajectory should be reduced by 163 dwellings in the 5 year window due to the trajectory being overly optimistic for the reasons stated in the table below.

One other site in Kingsbridge is challenged as permission is likely to lapse. A further 60 units should be deducted from the 5 year trajectory.

Where the Council's trajectories are challenged, adjusted trajectories are provided in **bold**. Those trajectories not bolded are considered to be correct.

Site	Site Yield	Comments / Status	2018	2019	2020	2021	2022	Rest of plan period	Adjustment over 5-year period
TTV5	450	WYG is agent. JLP trajectory correct.	0	25	50	50	50	275	0
TTV9	210	WYG is agent. JLP trajectory correct.	0	0	0	0	0	200	0
TTV18 – Parcel 2	375	WYG is agent. Reserved matters application for 75 units pending for Redrow Homes. Trajectory too high as assumes 74dpa. More like 35-40 dpa. JLP trajectory is therefore 33 dwellings over yield in the 5 year window.	35	40	40	40	40	180	-33
TTV18 –	400	WYG is agent.	0	0	0	0	0	400	-130

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Hawkridge House, Chelston Business Park, Wellington, Somerset TA21 8YA
 Tel: +44 (0)1823 666 150 Fax: +44 (0)1823 666 631 Email: planning.wellington@wyg.com www.wyg.com

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Parcels 3 and 4		Outline permission has resolution to grant, subject to S106. The Council's trajectory shows delivery of 130 dwellings in the 5 year period. This site won't deliver any homes in the 5 year period, as the committee resolution requires parcel 2 (see above) to be complete before parcel 3 or 4 can commence. JLP trajectory is therefore 130 dwellings over yield in the 5 year window.							
TTV29.15	92	WYG is agent. Development underway at a rate of 35dpa. JLP trajectory is too high, but the development will be complete within the 5 year window, so no effect to the overall 5Y provision.	35	35	22			92	0
TTV29.17	40	WYG is agent. JLP trajectory correct.			10	30		40	0
TTV15.1, West Alvington Hill, Kingsbridge	60	Previously allocated in the Kingsbridge Site Allocations DPD (2011) as site K5 – 60 units. Outline permission granted 27/07/2017, expires 27/7/2018.	0	0	0	0	0	None.	-60

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		Speculative landowner permission, no developer on board. No conditions discharged. No Reserved Matters application. Trajectory assumes 60 dwellings in the 5 year window. Suspected delivery issues and likely to lapse.							
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Conclusion

Of sites known to WYG, there should be a negative adjustment of 223 dwellings delivered compared to the Council's trajectory over the 5 year period.