



Appendix 1

Plymouth and West Devon: Local Plan Examination

Assessment of the Local Plan Proposals: The Requirement to Increase Planned Housing Supply

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About this Note

1. This note addresses some errors contained in the December 2017 Submission by Wessex Economics dated December 2017.
2. Paragraph 8 of the Executive Summary should read: *Delivery in the first three years of the Local Plan have averaged 1,250 dwellings pa, a shortfall of some 6% of the annualised Local Plan requirement for housing supply; and the effective annualised target for the period 2017/18 to 2033/34 is now 1,350 dwellings pa, a 1% uplift on the annualised Plan requirement of 1,335 dwellings pa based on the 20 year plan requirement.*
3. Paragraph 2.11 should read: *Thus the Local Plan Authorities in Plymouth and West Devon, need to identify sites sufficient to deliver at least 1,350 homes pa plus a margin of say 20% to allow for non-implementation or delays in delivery that push delivery of homes to the years beyond the end of the plan period – that from 2034/35 onwards.*
4. Paragraph 3.23 should read: *If this is so, then it would be reasonable to assume, unless specific local evidence can be provided, that a significant proportion of the supply of affordable home ownership will not be used to house those in housing need as defined in the SHMA, though it may theoretically be available to those assessed as being in need. Figure 10 shows the implication for meeting the needs of those unable to afford market housing if 25% of affordable home ownership products are in fact bought by households not counted as being in housing need.*
5. The Title of Figure 10 should read. *The implications for Affordable Housing if only 75% or 50% of LCHO Provision meets SHMA defined Housing Need.* However Wessex Economics would wish to withdraw Figure 10, and linked commentary paras 3.23 to 3.25.

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