

## **JLP Councils Response**

At the Matter 12 hearing session on Thursday 22<sup>nd</sup> March 2018, the Inspector asked the Councils;

1. to provide the 2017/18 net additional dwellings total for the Plymouth Policy Area on completion of the annual survey and;
2. to identify any implications the results have on the 5 year land supply

### **1. Plymouth Policy Area housing survey results 2017/18**

Table 1 below provides the key statistics from the 2017/18 housing survey and comparison with results from the 2016/17 housing survey.

Table1: Housing survey results and analysis (2016/17 & 2017/18)

<b>Plymouth Policy Area</b>	<b>2016/17</b>	<b>2017/18</b>	<b>Analysis</b>
<b>Gross dwelling Completions<sup>1</sup></b>	729	1,049	44% increase on last year
<b>Demolitions</b>	-144	-1	
<b>Net additional dwellings</b>	585	1,048	79% increase on last year
<b>Dwellings Under Construction at 1<sup>st</sup> April 2018</b>	901	1,108	23% increase on last year
<b>Dwelling Starts during the year</b>	902	1,205	34% increase on last year

The PPA Housing trajectory (EXD61B, Table PPA 2) indicated a forecast for 2017/18 of 1,230 net additions. The forecast of completions for 2017/18 was derived in October 2017 as part of updating the housing position to the March 2017 monitoring point and was informed by responses from developers on site regarding their anticipated completions by the end of March 2018.

The net additions figure for 2017/18 is 182 dwellings less than that envisaged in October 2017 and can be explained extensively due to the severe winter that affected the construction industry. National reports<sup>2</sup>

<sup>1</sup> This includes student HMO release of 16 dwellings as per effective HMO release methodology (see TP3 rev, appendix 7.7 inc table A7.1)

<sup>2</sup> <http://www.bbc.co.uk/news/business-43914834>

indicate some 30 days of construction were lost during the winter due to the '3 beasts from the east' affecting on site construction activity and the movement of labour and materials.

The overwhelming majority of dwellings developers anticipated to complete by end of March 2018 but hadn't, were found to be under construction and nearing completion. This explains the increase in the dwellings under construction figure as at 1<sup>st</sup> April 2018. These dwellings are therefore expected to complete in the year 2018/19 and in a lot of cases may well have already completed at the point of writing this note.

With regard to the immediate future pipeline of housing development it is worth pointing out the substantial increase in dwelling starts that have occurred in the PPA during the course of the year. Some 1,205 dwelling starts occurred which represents a 34% increase on the previous year and the highest dwelling starts in a year since 2006/7.

Table 2 below provides the analysis of the differences between the forecast and actual completions on large commitment & JLP allocation sites (+5)

Table 2: Analysis of difference between forecast and actual completions

<b>Large Sites (Commitments)</b>	<b>Forecast 17.18</b>	<b>Actual 17.18</b>	<b>Difference</b>	<b>Comments (position as at 1<sup>st</sup> April 2018)</b>
North Prospect Phase 3	49	31	-18	18 dwellings nearing completion. A total of 108 dwellings under construction on site, with only 20 dwellings left to commence to complete this phase.
Eye Infirmary	12	0	-12	All 12 dwellings Under Construction.
Old Mays Nursery, Vinery Lane	12	0	-12	All 12 dwellings Under Construction and are nearing completion.
Towerfield Drive	25	17	-8	29 dwellings currently under construction and 45 dwellings remaining to commence.
Nightingale Close	14	9	-5	20 dwellings under construction and 41 dwellings remaining to commence.
<b>Total (PPA Commitments)</b>	<b>112</b>	<b>57</b>	<b>-55</b>	

<b>PPA Allocated Sites</b>	<b>Forecast 17.18</b>	<b>Actual 17.18</b>	<b>Difference</b>	<b>Comments</b>
PLY40 Seaton Neighbourhood	110	67	-43	17 dwellings under construction as at 1 <sup>st</sup> April 2018. However site has history of starting and completing a lot of dwellings within same year. Developer on site indicates sales have slowed here.
PLY 59.4 Former Southway Primary	41	0	-41	All 95 units are Under Construction. All units are likely to complete in 2018/2019. The construction phase was delayed due to the level of land remediation required at start on site.
PLY48 Sherford	158	137	-21	167 dwellings were under Construction 20 of which are nearing completion. There were 113 dwelling starts during the year.
PLY 59.19 Former Lakeside Residential Home	15	0	-15	All 15 units are under construction and nearing completion.
PLY50 Plymstock Quarry	85	71	-14	60 dwellings were under construction, of which 20 are nearing completion. There were 81 dwelling starts during the year.
PLY59.1 Former Woodlands & Hillside School	49	38	-11	34 dwellings remaining on site and all are under construction, 17 of which are nearing completion.
<b>Total (PPA Allocations)</b>	<b>458</b>	<b>313</b>	<b>-145</b>	
<b>Total (PPA Commitments and Allocations)</b>	<b>570</b>	<b>370</b>	<b>-200*</b>	

\*Please note that the difference between the forecast for 2017/18 (1,230 net additions) and actual completions (1,048 net additions) on these sites adds up to a difference of -200 dwellings. This is reduced to a difference of -182 dwellings due to delivery on small sites and windfall development in the form of small conversions.

## **2. Implications of 2017/2018 housing survey results on PPA 5 year supply position.**

Examination document EXD61 contains the 5 year supply table (table 1B) and footnotes for the PPA monitoring position at March 2018. This table has been updated to demonstrate the 5 year supply position reflecting the results of the 2017/18 Housing survey (see below). It has been assumed that the dwellings that did not complete in 2017/18 are added to the 5 year supply<sup>3</sup> in addition to the supply identified in the PPA trajectory (EXD61B). All other elements remain equal. On this basis the 5 year supply figures contained in the March 2019 monitoring point table (table 1C in examination document EXD61) do not alter<sup>4</sup> and remain unchanged.

### Conclusion

The results of the 2017/18 PPA housing survey has no effect on the 'years' supply equation<sup>5</sup> for both the 5% and 20% buffers from the March 2018 and March 2019 monitoring points.

---

<sup>3</sup> Added to the net additions figure for 2018/19.

<sup>4</sup> Albeit some footnotes to table 1C would require amendment on the basis of the 2017/18 net additions results. This can be provided if deemed necessary.

<sup>5</sup> When rounded to 1 decimal place

Amended Table 1B from examination document EXD61 (amendments highlighted in red)

<b>TABLE 1B Plymouth Policy Area 5 YLS as at March 2018</b> (i.e. forecast for 5 year period 1 April 2018 to 31 March 2023)			
<b>STEP</b>	<b>5YLS CALCULATION COMPONENTS</b>	<b>RESULTS</b>	<b>FOOTNOTE</b>
A	JLP requirement	<b>19,000</b>	12
B	Annualised requirement (A/20)	<b>950</b>	13
C	Housing completions (net) 1 April 2014 – 31 March 2018	<b>3,345</b>	14
D	Shortfall/surplus against requirement since 1 April 2014 (Bx4 i.e. 950x4= 3,800) - C	<b>455</b> <b>(i.e. a shortfall)</b>	15
E	Five year requirement (Bx5 i.e. 950x5)	<b>4,750</b>	16
F	Five year requirement with shortfall/ surplus (E+D) Sedgefield Method	<b>5,205</b>	17
G	F with 20% buffer	<b>6,246</b>	18
H	F with 5% buffer	<b>5,465</b>	19
I	Deliverable supply 1 April 2018- 31 March 2023	<b>6,601</b>	20
J	Five year land supply position (20% buffer) (I/ (G divided by 5))	<b>5.3 years</b>	21
K	Five year land supply position (5% buffer) (I/ (H divided by 5))	<b>6.0 years</b>	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 EXD68B Table PPA6 in the row “Annualised target” and in EXD68B Table PPA7 in column “Annualised target”.

**14** EXD68B Table PPA2 – Last Row Total completions (net) – for the years 2014/15 to 2016/17; plus the net additions total for the 2017/18 housing survey (1,048) contained in this note which results in a total cumulative net additions figure of 3,345 dwellings for the period 2014 to 2018.

**15** Calculation as shown in this table. The shortfall of 455 updates the figure shown in EXD68B Table PPA7 in the Row for 2017/18 and Column “Sedgefield approach” and in EXD68B 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 5,205 updates the figure shown in EXD68B 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 6,246 updates the figure shown in EXD68B Table PPA6 Row “5 year target + 20% buffer”.

**19** Calculation as shown in this table. The figure of 5,465 updates the figure shown in EXD68B Table PPA6 Row “5 year target + 5% buffer”.

**20** The figure of 6,601 updates the figure shown (6,419) in TP3F 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 EXD68B Table PPA6 Row “Nos of dwellings built in this year for the years 2018/19 to 2022/23 inclusive” plus the 182 dwellings not completed in the 2017/18 monitoring year. 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 EXD68B 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 EXD68B Table PPA6 Row “Years of supply (with 5% buffer)” in column 2017/18.