

JLP Councils Response

In May 2018 the JLP Councils supplied data to the Examination in response to the request by the Inspector at the Matter 12 hearing session on Thursday 22nd March 2018 for information:

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

When submitting that data to the Examination, the Councils also offered to submit information about housing supply in the Thriving Towns and Villages Policy Area. This note contains that information.

1. Thriving Towns and Villages 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)

Thriving Towns and Villages Policy Area	2016/17	2017/18	Analysis
Net additional dwellings	518	639	23% increase on last year
Dwellings Under Construction at 1st April 2018	371	367	1% decrease on last year

The TTVPA Housing trajectory (EXD61C, Table TTV 2) indicated a forecast for 2017/18 of 508 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 from the 2017/18 survey is 131 dwellings more than the 508 envisaged in October 2017. This is 25% above the forecast. The slight reduction in the number of dwellings under construction at 2018 compared to last year is due to more houses in 2017/18 being delivered earlier than forecast.

Table 2a below provides the analysis of the differences between the forecast and actual completions on large commitment & JLP allocation sites (net 10+). This identifies the 3 sites where there are negative differences. It also summarises the forecast and actual totals for allocations and for commitments in the Policy Area.

Table 2a: Analysis of difference between forecast and actual completions- Large

TTVPA Large Sites	Forecast 17/18	Actual 17/18	Difference	Comments (position as at 1st April 2018)
a) Individual large sites				
Commitments				
Riverside, TOTNES	81	78	-3	3 dwellings under construction and nearing completion
Stanborough Farm, MORELEIGH	4	2	-2	2 dwellings under construction and 4 remaining to commence.
TTVPA Allocated Sites				
TTV27 Land at Baltic Wharf, TOTNES	43	28	-15	15 dwellings under construction and are nearing completion.
b) Large sites-Summary				
TTVPA Allocations	185	207	+22	
TTVPA Commitments	183	208	+25	
TOTAL (TTVPA Commitments and Allocations)*	368	415	+47	

*Please note that the difference between the forecast for 2017/18 (368 net additions) and actual completions (415 net additions) on these large sites adds up to a difference of +47 dwellings. The difference for the TTVPA rises to +131 dwellings when delivery on small sites shown in Table 2b is taken into account.

Table 2b: Analysis of difference between forecast and actual completions- Small

TTVPA Small sites	Forecast 17/18	Actual 17/18	Difference
South Hams	80	137	+57
West Devon	60	87	+27
TTVPA small sites	140	224	+84

Small sites delivery in 2017/18 is 60% above the forecast. The reason for the difference is a combination of:

- Stronger delivery on brownfield sites compared to historic rates (SH 60 dws in the South Hams and 35 dws in West Devon)
- Continued delivery on greenfield sites, mostly on garden land (39 dws in the South Hams; 17 dws in West Devon)
- Growing delivery as the result of implementing the latest Government policy regarding rural areas through:
 - prior approval of proposed change of use of agricultural building to residential dwelling (class C3) & associated operational development (Class Q (a and b)) (4 dws in South Hams; 24 dws in West Devon)
 - barn conversions (21 dws in the South Hams; 7 dws in West Devon)
 - delivery of agricultural/horticultural/rural workers dwellings (14 dws in the South Hams and 3 dws in West Devon)

2. Implications of 2017/2018 housing survey results on TTVPA 5 year supply position.

Examination document EXD61 contains the 5 year supply table (table 2B) and footnotes for the TTVPA monitoring position at March 2018. That table has been updated in this note 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 as forecast are added to the 5 year supply¹ in addition to the supply identified in the TTVPA trajectory (EXD61C). Likewise, the 84 dwellings "surplus" of delivery on small sites in 2017/18 compared to the forecast are deducted from the 5 year supply forecast at the end of the 5 year period. All other elements remain equal.

Examination document EXD61 contains the 5 year supply table (table 2C) and footnotes for the TTVPA monitoring position at March 2019. That table has also been updated in this note to demonstrate the 5 year supply position reflecting the results of the 2017/18 Housing survey as explained above.

Conclusion

The results of the 2017/18 TTVPA housing survey has no effect on the 'years' supply equation² for both the 5% and 20% buffers from the March 2018 monitoring point. Likewise there is no effect for the 5% buffer and only a very minor effect on the 'years' supply equation for the 20% buffer (a rise of 0.1 percentage points) from the March 2019 monitoring point.

¹ Added to the net additions figure for 2018/19.

² When rounded to 1 decimal place

Amended Table 2B from examination document EXD61 (amendments highlighted in red)

TABLE 2B Thriving Towns and Villages 5 YLS as at March 2018 (i.e. forecast for 5 year period 1 April 2018 to 31 March 2023)			
STEP	5YLS calculation components	RESULTS	FOOTNOTE
A	JLP requirement	7,700	47
B	Annualised requirement	385	48
C	Housing completions (net) 1 April 2014- 31 March 2018	2,033	49
Di	Shortfall/surplus against requirement since 1 April 2014 (385x4= 1,540) - C	-493 (i.e. a surplus)	50
Dii	Residualised surplus for next 5 years (Surplus/Remaining years) x 5 years (Di/16)x5	-154	51
E	Five year requirement (Bx5 i.e. 385x5)	1,925	52
F	Five year requirement with shortfall/ surplus (E minus Dii the residualised surplus)	1,771	53
G	F with 20% buffer	2,125	54
H	F with 5% buffer	1,859	55
I	Deliverable supply 1 April 2018- 31 March 2023	3,233	56
J	Five year land supply position (20% buffer) (I/ (G divided by 5))	7.6 years	57
K	Five year land supply position (5% buffer) (I/ (H divided by 5))	8.7 years	58

Table 2B Footnotes:

47 JLP Submission Plan Policy SPT3 – TTVPA housing requirement.

48 Calculated annualised rate based on TTVPA requirement divided by 20 years plan period. The requirement annualised is shown in EXD61C Table TTVPA6 in the row "Annualised target" and in Table TTVPA7 in the column "Annualised Target".

49 EXD61C Table TTV2 – Last Row Total completions (net) – for the years 2014/15 to 2016/17; plus the net additions total for the 2017/18 housing survey (639) contained in this note which results in a total cumulative net additions figure of 2,033 dwellings for the period 2014 to 2018.

50 Calculation as shown in this table. The figure of -493, ie a surplus, updates the figure shown in EXD61C Table TTV7 in the Row for 2017/18 and Column "Sedgefield approach"

51 Calculation as shown in this table. The figure of -154 updates the figure shown in EXD61C Table TTV7 row 2017/18 in the column "Annualised residual x 5 years**", and in Table TTV6 row "Annualised Residual Surplus of completions to date x 5 years *" in column 2017/18.

52 Calculation as shown in this table.

53 Calculation as shown in this table. The figure of 1,771 updates the figure shown in EXD61C Table TTV6 Row "5 year target as at end this year" in column 2017/18.

54 Calculation as shown in this table. The figure of 2,125 updates the figure shown in EXD61C Table TTV6 Row "5 year target + 20% buffer" in column 2017/18.

55 Calculation as shown in this table. The figure of 1,859 updates the figure shown in EXD61C Table TTV6 Row "5 year target + 5% buffer" in column 2017/18.

56 The figure of 3,233 updates the figure shown in EXD61C Table TTV6 Row "Forecast completions for next 5 years (from end this year)" in column 2017/18. (This is the summation of the figures in EXD61C Table TTV6 Row "Nos of dwellings built in this year for the years 2018/19 to 2022/23 inclusive" minus 84 dwellings which is the surplus of small site completions in 2017/18 compared to that forecast in EXD61C. Table TTV2 Row "Total" is the source of the net completions in each year).

57 Calculation as shown in this table. The figure of 7.6 years is the figure shown in EXD61C Table TTV6 Row "Years of supply (with 20% buffer)" in column 2017/18 (and is unchanged).

58 Calculation as shown in this table. The figure of 8.7 years is the figure shown in EXD61C Table TTV6 Row "Years of supply (with 5% buffer)" in column 2017/18 (and is unchanged).

Amended Table 2C from examination document EXD61 (amendments highlighted in red)

TABLE 2C Thriving Towns and Villages 5YLS as at March 2019 (i.e. forecast for 5 year period 1 April 2019 to 31 March 2024)			
STEP	5YLS calculation component	RESULTS	FOOTNOTE
A	JLP requirement	7,700	59
B	Annualised requirement	385	60
C	Housing completions (net) 1 April 2014- 31 March 2019	2,458	61
Di	Shortfall/surplus against requirement since 1 April 2014 (Bx5 i.e. 385x5= 1,925) - C	-533 (i.e. a surplus)	62
Dii	Residualised surplus for next 5 years (Surplus/Remaining years) x 5 years (Di/15)x5	-178	63
E	Five year requirement (Bx5 i.e. 385x5)	1,925	64
F	Five year requirement with shortfall/ surplus (E minus Dii the residualised surplus)	1,747	65
G	F with 20% buffer	2,097	66
H	F with 5% buffer	1,835	67
I	Deliverable supply 1 April 2019- 31 March 2024	3,350	68
J	Five year land supply position (20% buffer)	8.0 years	69
K	Five year land supply position (5% buffer)	9.1 years	70

TABLE 2C Footnotes:

59 JLP Submission Plan Policy SPT3 – TTVPA housing requirement.

60 Calculated annualised rate based on TTVPA requirement divided by 20 years plan period. The requirement annualised is shown in EXD68C Table TTVPA6 in the row "Annualised target" and in Table TTVPA7 in the column "Annualised Target".

61 EXD61C Table TTV2 – Last Row Total completions (net) – for the years 2014/15 to 2016/17; plus the net additions total for the 2017/18 housing survey (639) contained in this note, plus the completions for the year 2018/9 forecast in EXD61C Table TTV2 – Last Row Total completions (net) minus those completions that were forecast to be delivered in 2018/19 but which actually occurred in 2017/18. This results in a total cumulative net additions figure of 2,458 dwellings for the period 2014 to 2019.

62 Calculation as shown in this table. The figure of -533, ie a surplus, updates the figure shown in EXD61C Table TTV7 Row 2018/19 in Column "Cumulative Residual at end of year".

63 Calculation as shown in this table. The figure of -178 updates the figure shown in EXD61C Table TTV7 row 2018/19 in the column "Annualised residual x 5 years**", and in Table TTV6 row "Annualised Residual Surplus of completions to date x 5 years *" in column 2018/19.

64 Calculation as shown in this table.

65 Calculation as shown in this table. The figure of 1,747 updates the figure shown in EXD61C Table TTV6 Row "5 year target as at end this year" in column 2018/19.

66 Calculation as shown in this table. The figure of 2,097 updates the figure shown in EXD61C Table TTV6 Row "5 year target + 20% buffer" in column 2018/19.

67 Calculation as shown in this table. The figure of 1,835 updates the figure shown in EXD61C Table TTV6 Row "5 year target + 5% buffer" in column 2018/19.

68 The figure of 3,350 updates the figure shown in EXD68C Table TTV6 Row "Forecast completions for next 5 years (from end this year)" in column 2018/19. (This is the summation of the figures in EXD61C Table TTV6 Row "Nos of dwellings built in this year for the years 2019/20 to 2023/24 inclusive" minus the 84 dwellings which is the surplus of small site completions in 2017/18 compared to that forecast in EXD61C. Table TTV2 Row "Total" is the source of the net completions in each year)

69 Calculation as shown in this table. The figure of 8.0 years updates the figure of 7.9 years shown in EXD61C Table TTV6 Row "Years of supply (with 20% buffer)" in column 2018/19.

70 Calculation as shown in this table. The figure of 9.1 years is shown in EXD61C Table TTV6 Row "Years of supply (with 5% buffer)" in column 2018/19. **(and is unchanged)**