

Joint Local Plan – 5 Year Housing Land Supply Position



Joint Local Plan – 2019 5 Year Housing Land Supply Position & Housing Survey 2019 Results

Brexit, Infrastructure and Legislative Scrutiny 25th September 2019

5 Year Housing Land Supply



- NPPF requires LPA's to be able to demonstrate a 5YLS of deliverable sites against the adopted plan housing requirement (26,700 dwellings over period 2014-2034)
 - Updated at least once annually
 - Must include a buffer of 5%, 10% or 20% (i.e. more dwellings than required)
 - Triggered by result of the Housing Delivery Test (HDT)
- Consequences
 - JLP relevant policies considered out of date, Presumption in favour applies (tilted balance)
 - Policies out of date - Plan review?/need to allocate/identify more sites to address the situation

Housing Delivery Test (HDT)



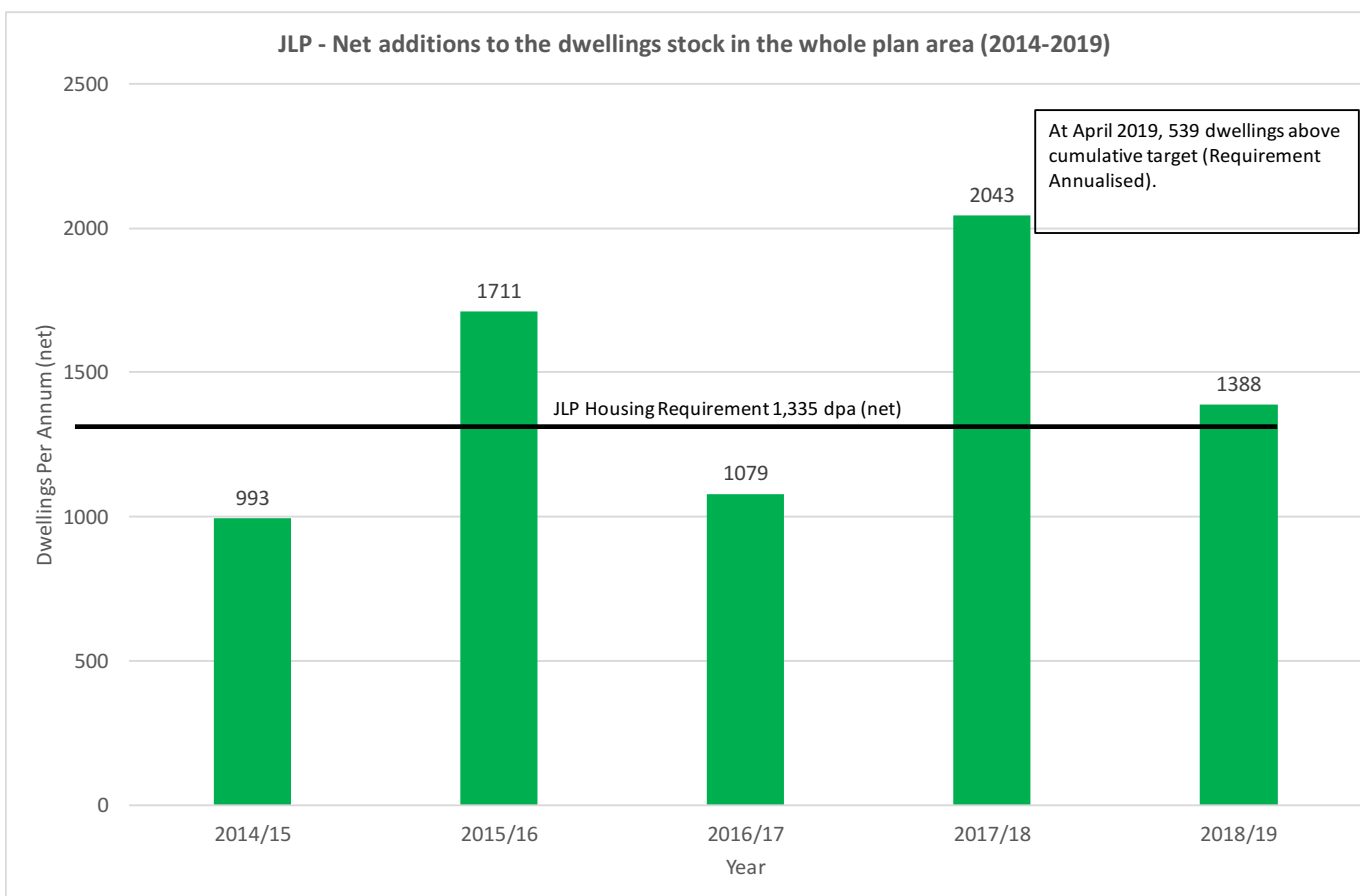
- New HDT to determine LA housing delivery performance
 - Measures in % terms the net additional dwellings delivered over past 3 years divided by the lower of adopted plan HR or the new standard LHN
- HDT policy consequences
 - If delivery below 95% then action plan must be produced
 - Below 85% then 20% buffer added to the 5YLS
 - If below 75% (from 2020 onwards, 25% for 2018 and 45% for 2019) then presumption in favour (tilted balance), relevant policies out of date, plan review? Allocate/identify more sites!

HDT & 5YLS – Joint Plans



- Joint Plans
 - 5YLS and HDT can only be at whole plan level or LPA level not policy areas
 - JLP authorities have chosen the whole plan option – consistent with plan’s strategy and the premise for producing a joint plan
 - **Recalculated 2018 HDT result for JLP authorities = 163% - No policy consequences**
 - Homes delivered 2015-2018 = 4,889
 - Homes required 2015-2018 = 2,994 (Test applied to LHN (HH projections) as lower than JLP HR)
- Govt. publishes HDT results in November each year

Housing Survey 2018/19 Results & Housing Delivery 2014-2019



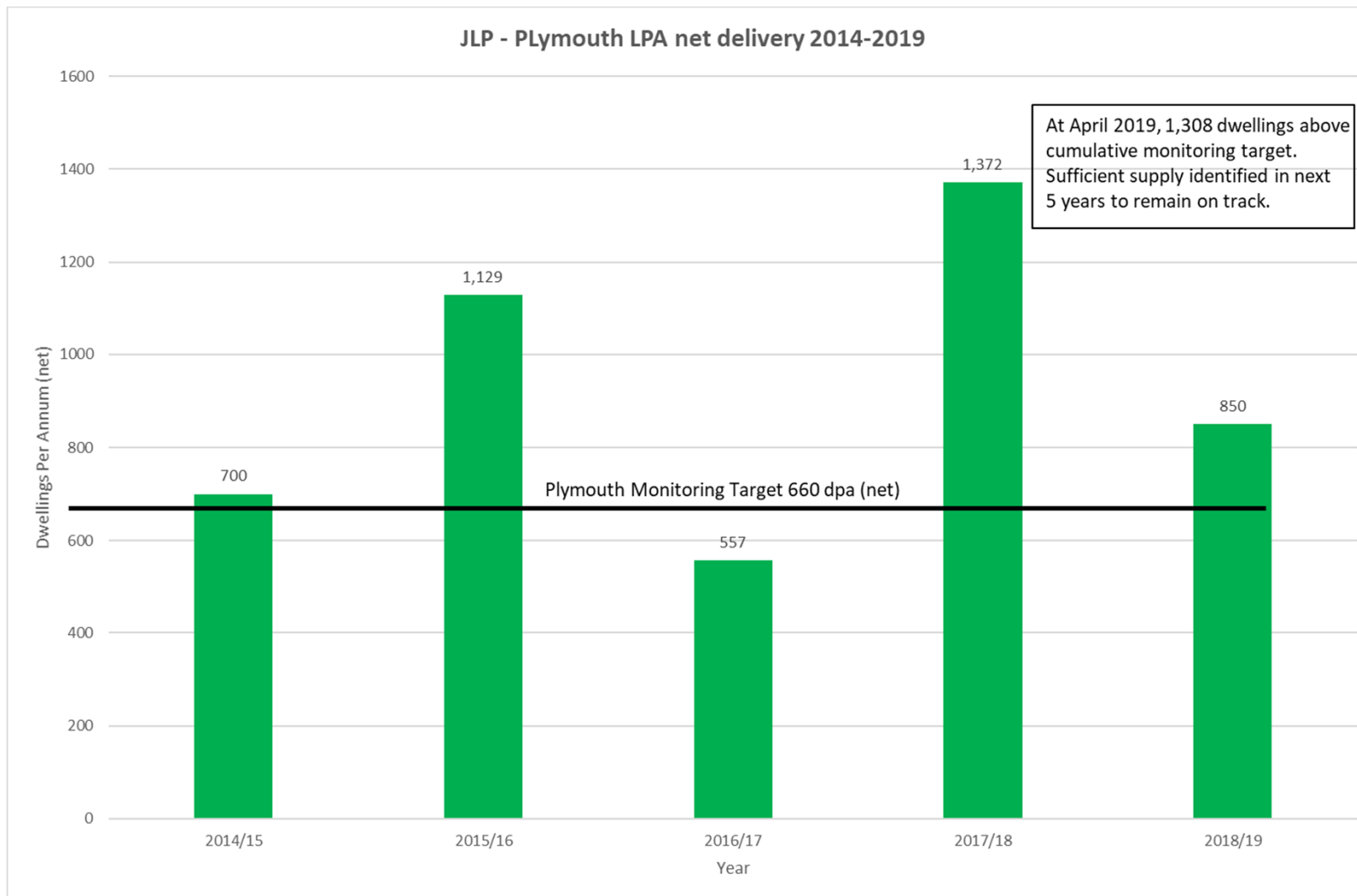
JLP Whole plan –
Housing Requirement =
26,700 dwellings over
the period 2014-2034
(target annualised =
1,335 dpa)

1,388 net dwellings
delivered in 2018/19:
Plymouth LPA= 850, SH
LPA= 465, WD LPA= 73

7,214 net dwellings
delivered 2014-2019 :
Plymouth LPA = 4,608
SH LPA = 1,907
WD LPA = 699

**JLP delivering and
significantly ahead of
cumulative position by
539 dwellings
(1,335x5=6,675)**

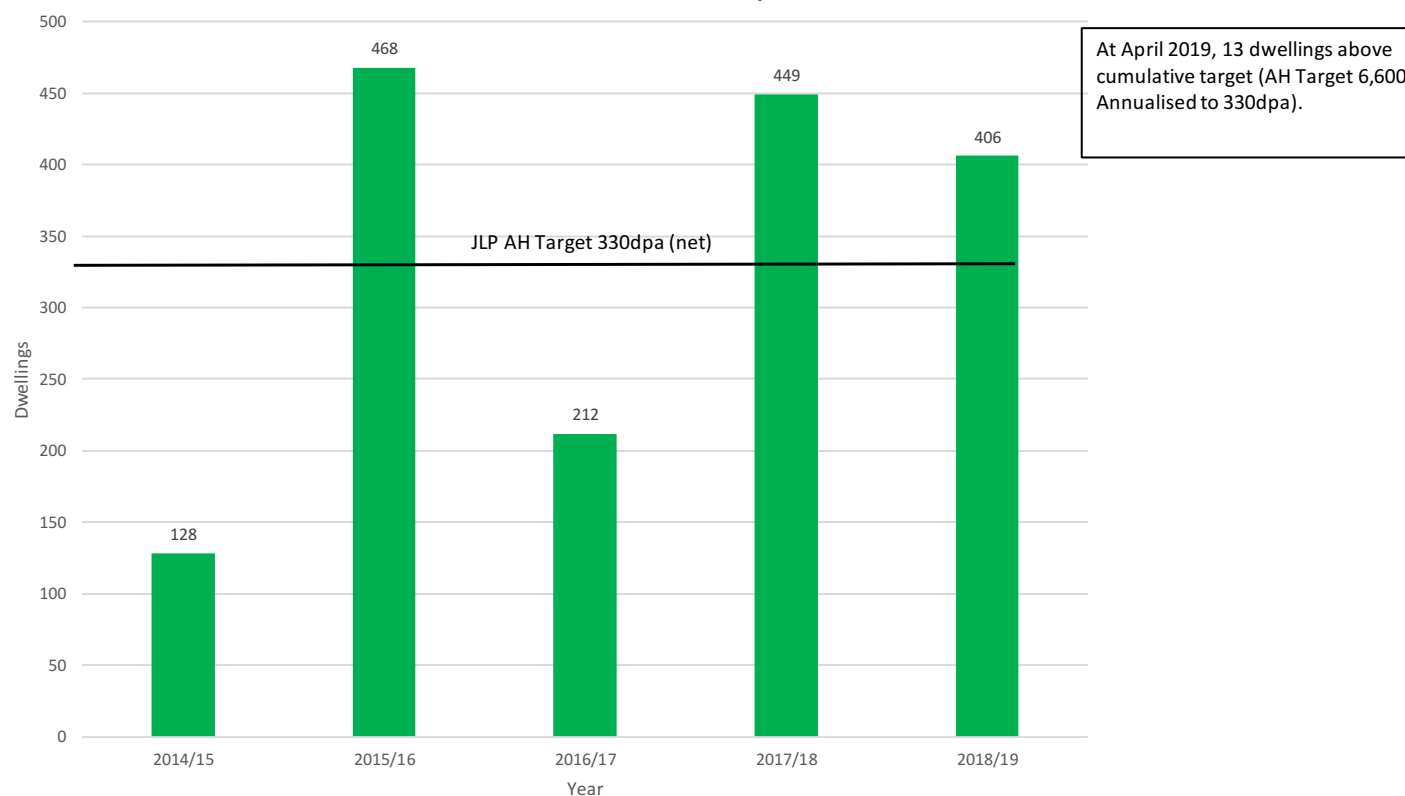
JLP – Plymouth LPA monitoring target = 660 dpa (net)



JLP - Affordable Housing Delivery 2014-2019 (net)



JLP - Net additional Affordable Housing units added to dwelling stock from development



JLP whole plan area = 1,663 net additional AH units

Plymouth LPA = 1,036

SH LPA = 489

WD LPA = 138

JLP Whole plan – Affordable Housing target = 6,600 dwellings over the plan period 2014-2034 (target annualised = 330dpa)

5 Year Housing Land Supply



	2019/20	2020/21	2021/22	2022/23	2023/24	Total Supply (net) 2019-2024
Plymouth LPA	1,156	696	950	893	422	4,117
South Hams LPA	558	770	630	836	659	3,453
West Devon LPA	211	286	311	260	159	1,227
Whole Plan Area 5YLS Total	1,925	1,752	1,891	1,989	1,240	8,797

Headlines & Outlook



- **JLP Delivering** and ahead against HR and AH targets at 2019
- **Substantial pipeline** under construction and with consent
 - 2,204 dwellings across plan area under construction at April 2019
 - Further 13,250 dwellings with planning consent
 - 85% of JLP HR either delivered, under construction or with consent
- **Substantial 5YLS position (6.4YLS) and HDT result 163%**
- **Sufficient supply of housing identified** in Policy and LPA areas to meet Policy Area and LPA monitoring targets
- **Substantial Forecast for 2019/20 - 1,925 dwellings net, 1,156 of which in Plymouth LPA (1,845 dwelling starts during 2018/19)**
- **High probability of successful HDT results and 5YLS demonstration going forward** (leaving to one side Brexit and future Govt. Policy)