

Housing Trajectory Comments – RPS for Taylor Wimpey

RPS welcomes the Inspector's invitation for brief comments specifically relating to the updated version of the Housing Trajectories and associated notes.

For the avoidance of confusion in regard to EXAM 38, we wish to clarify that in respect of Point 2, the mention of addition 35 dwellings at Site SH1 should read as Site SH2. In addition, we share the Inspector's concern regarding the addition of 382 dwellings to be accounted for in the proposed modified trajectory.

We have had regard to EXAM 38C, in so doing when the Five-Year Supply upon adoption is tallied based on the Council's commentary. The Council correctly recognise that the overall capacity of Site SH2 has been revised to add 35 dwellings, however some of this should be attributed to the remaining years of the trajectory – this has been recognised by the Council in their penultimate paragraph of EXAM38C. The associated table for years 2027/28 adds +10 dwellings to the 5-year trajectory. The remaining years of the trajectory then mention an addition of +35 dwellings for SH2 at different time periods. This appears to be some element of double counting. It may be reasonable therefore for clarity to include the remaining (25 dwellings) for the remaining years of the trajectory. Through this RPS calculations are as follows:

Years	EXAM 38C RPS Calculation
2025/26	+50
2026/27	-3
2027/28	+55
2028/29	+97
2029/30	+72
Total	271
Remaining years of trajectory	(including +25 for SH2, given +10 is accounted for in years 2027/28)

Based on the above, it is unclear to the Inspector and RPS, as to how the Council have arrived at the additional 382 dwellings in the modified trajectory. RPS would agree with the Inspector that the Five-Year Supply post adoption is +271.

Kind regards,

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