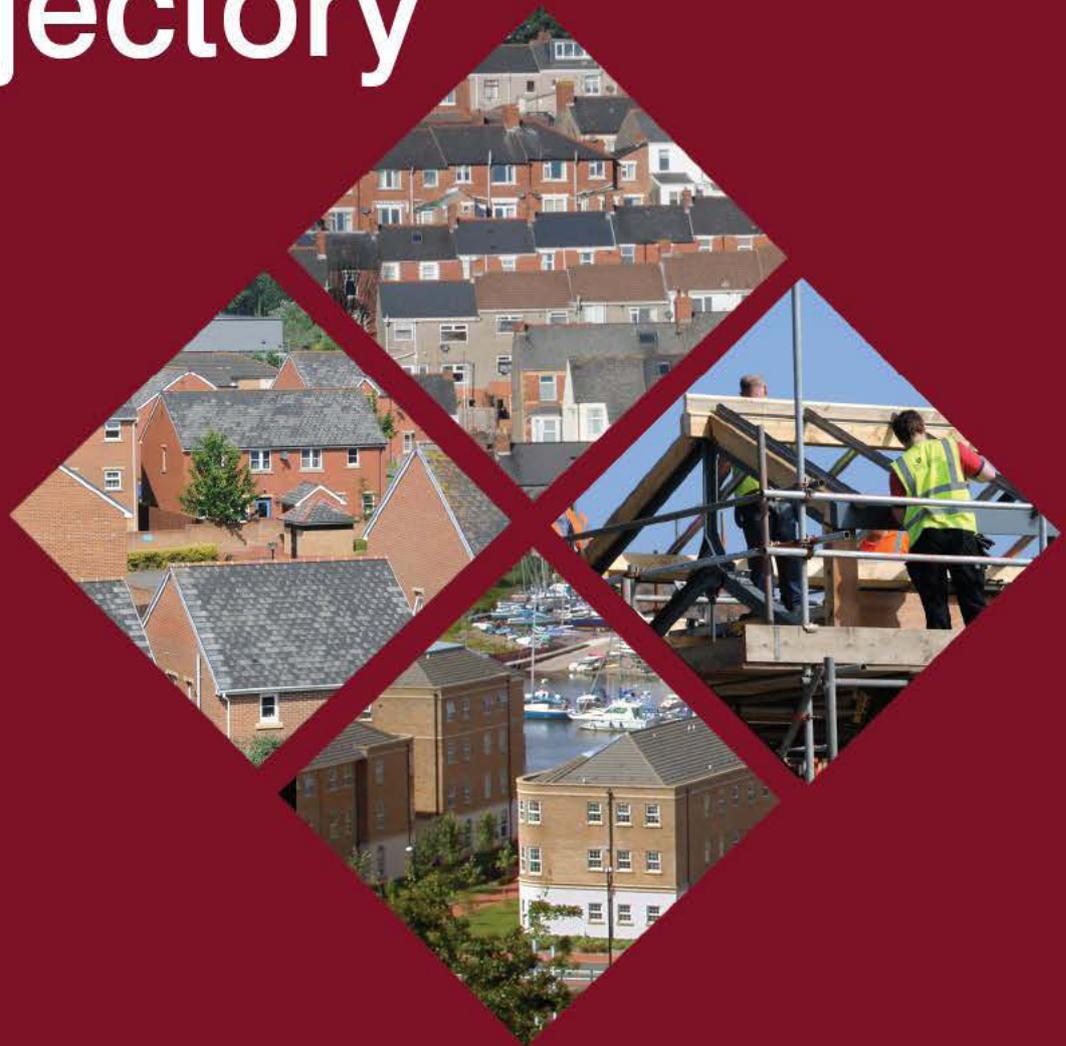


Vale of Glamorgan Local Development Plan 2011-2026

# Housing Land Supply Trajectory



November 2015



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## 1. Introduction

- 1.1 Technical Advice Note 1 (TAN1) Joint Housing Land Availability Studies (2015), places a requirement on local planning authorities to demonstrate a five year housing land supply housing on adoption of a Local Development Plan (LDP) (Paragraph 3.2), and to maintain a 5 year continuous supply of readily available housing land. Whilst TAN 1 indicates that local planning authorities should not undertake the JHLAS process at the LDP Examination, it is appropriate for evidence based assumptions about housing land availability to be included within the LDP.
- 1.2 Accordingly, the purpose of this paper is to set out the likely delivery of new housing for each year of the plan period 2011-2026, and to demonstrate that the Council will satisfy the requirement for a five housing land supply on adoption of the LDP which is anticipated to be late Autumn 2016.
- 1.3 Following adoption of the LDP, the assessment of housing land supply within the authority area will be undertaken through the production of annual Joint Housing Land Availability Studies in accordance with TAN 1. The information contained in future reports will assist in the monitoring of the LDP in respect of housing delivery.
- 1.4 In response to the publication of the Welsh Government 2011-based projections and following consideration of representations made on the Deposit Local Development Plan (DLDP), the LDP dwelling requirement has been amended by the proposed Focused Changes to 9,500 dwellings over the Plan period. Further information on this is set out in the Council's Housing Provision Background Paper (2015). This paper sets out the housing land supply against this dwellings requirement.

## 2. Housing Land Supply Trajectory Methodology

- 2.1 The methodology applied for calculating the land supply trajectory for the LDP period follows the residual calculation identified within TAN 1. This involves comparing the amount of land that is considered to be genuinely available for any given 5 year period with the amount of land that is needed for that period of time in the context of the remaining housing requirement identified within the LDP.
- 2.2 The Council's starting point for this is the existing housing land information published within Joint Housing Land Availability Studies (JHLAS) since April 2011, this being the base date for the Vale of Glamorgan LDP. Local Planning Authorities (LPAs) such as the Vale of Glamorgan who have time expired Unitary Development Plans and who are yet to adopt their LDP are unable to prepare a formal Joint Housing Land Availability Study. In this regard, the Vale of Glamorgan Council's last formally published JHLAS was in July 2014 for the period 2013-2014.
- 2.3 Notwithstanding this, TAN1 (paragraph 3.1) places a requirement for LPAs without an adopted LDP *"to carry out an objective assessment of their housing land supply on an annual basis in preparation for their LDP"*. Consequently, in April 2015 the Council undertook an objective assessment of the housing land supply for the period 1<sup>st</sup> April 2015 to 1<sup>st</sup> April 2019. This information, alongside published JHLAS studies for 2011-14 has been utilised to inform the housing land trajectory for the 5 year period following the adoption of the LDP, namely April 2017-April 2021 (medium term supply).
- 2.4 In projecting the land supply to 2026 the Council have made the following assumptions:
  - The number of dwellings for sites reflect valid planning consents (at November 2015) on sites either proposed within the LDP or large windfall sites of 10 or more dwellings;
  - That sites with valid full and outline planning permissions, and those approved subject to section 106 would likely commence within the next 5 years (2016-2021);

- Unless otherwise specified, the remaining housing allocations would commence in line with the indicative phases identified within Appendix 4 of the Deposit LDP, with annual build rates based on comparable completion rates on sites currently under construction.

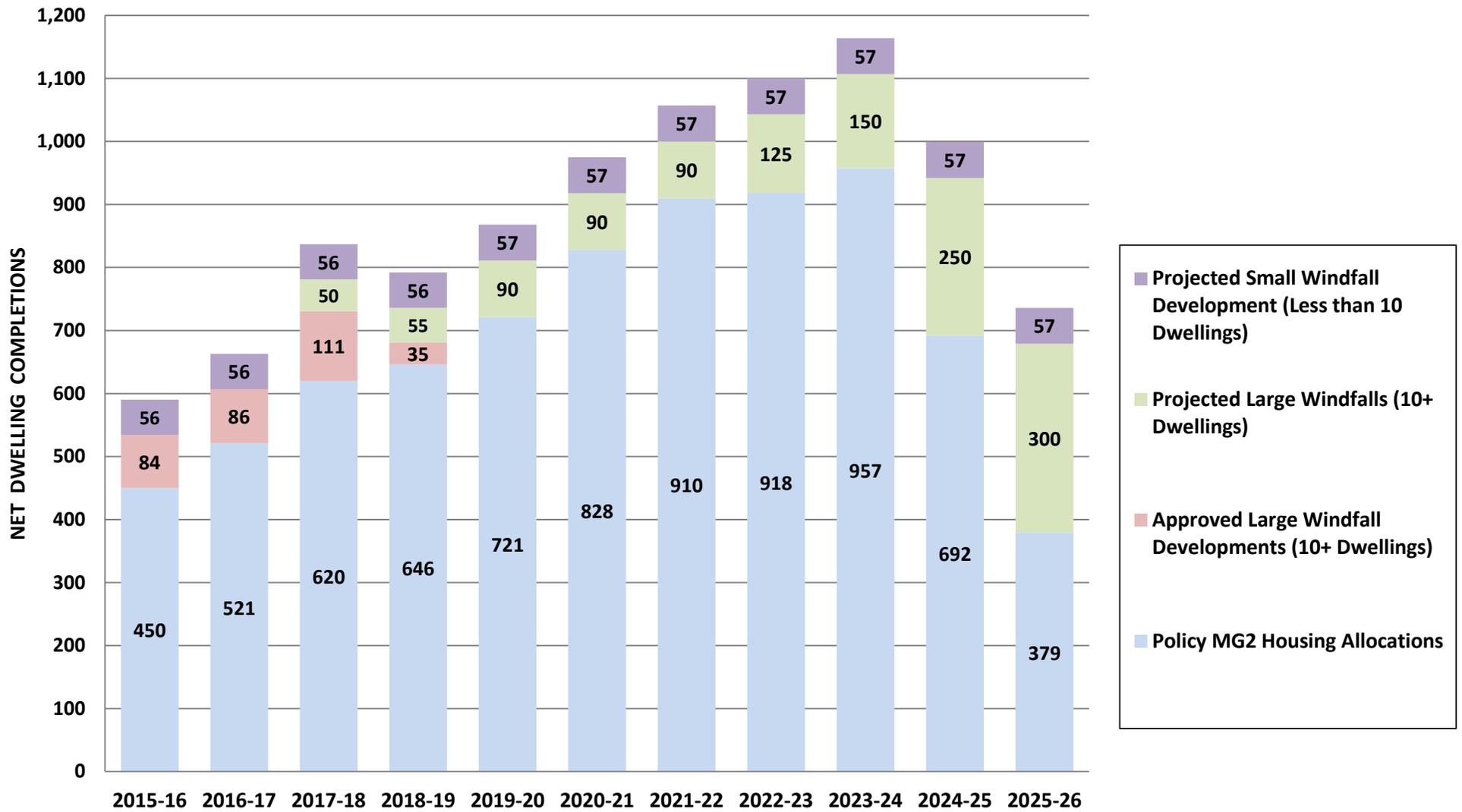
2.5 In calculating housing land supply, TAN 1 includes an allowance for windfall development to be included when calculating the 5 year supply. The Council has calculated that windfall developments will contribute some 2,448 dwellings over the plan period, of which 1,587 have been attributed to large windfall developments of 10 or more dwellings and 861 dwellings on sites of less than 10 units. Further details on how the windfall allowance calculation is contained within the Council's Housing Supply Background Paper (2015) (Submission Document SD43).

2.6 In projecting future windfall developments, realistic assumptions have been made as to the rate at which windfall sites are likely to come forward over the plan period, anticipating that small windfalls are likely to provide a consistent annual contribution similar to past trends. For larger windfall housing sites (10 dwellings or greater), the Council anticipates that contributions from large windfall sites would also provide a consistent source. Since April 2011 these have equated to some 90 dwellings per annum and this is projected to continue up to 2021, after which time large windfall developments are projected to increase to reflect the fact that the majority of allocated housing sites would have been completed or would be near completion.

2.7 In projecting windfall contributions, the Council has applied the residual method to calculate the allowance over the remainder of the plan 2015-2026. To avoid double counting of large windfall sites, the calculation tables distinguish between approved windfall developments and future projected contributions.

2.8 The projected annual housing development trajectory from both allocated and windfall sites for the period 1<sup>st</sup> April 2015 – 1<sup>st</sup> April 2026 are illustrated in Figure 1 overleaf. An overview of the projected timescales of new housing development within the trajectory is provided at Section 4 of this paper. This sets out the forecasted short, medium and long term housing land supply based on the information and assumptions set out above.

Figure 1: Vale of Glamorgan Local Development Plan Housing Provision Trajectory By Source 2015-2026



### **3 Housing Land Trajectory 2011-2026**

3.1 Table 1 provides a summary of the housing land supply forecast annually throughout the LDP plan period, with the annual land supply expressed in years as set out in Figure 2.

#### **Housing Land Supply 2011- 2016**

3.2 The annual Joint Housing Land Availability Studies undertaken for the first 4 years of the LDP have recorded the level of new housing provision and as such are a statement of fact. However, the land supply for these years was calculated using the past build methodology, advocated within the now superseded TAN 1 (2006). In order to provide a consistent and comparable housing land supply trajectory across the LDP period, the Council has set out the land supply for the period 2011-2014 using the residual method prescribed in TAN 1 (2015).

3.3 On this basis, the trajectory shows that the housing land supply increases from a base land supply of 1.8 years at April 1<sup>st</sup> 2011 to a 5.5 year supply at 1st April 2016.

#### **Medium Term Housing Land Supply 2016-2021**

3.4 The land supply assessment table provides a calculation of the likely land supply for each year up to the end of 2021 at which point there will be 5 years of the plan period remaining. This indicates that at 1<sup>st</sup> April 2017, immediately following adoption of the LDP the housing land supply is anticipated to be 6.1 years steadily rising over the period up to 2021.

#### **Long Term Housing Land Supply 2021- 2026**

3.5 As of 1<sup>st</sup> April 2021, the housing land supply is estimated to be 8.5 years.

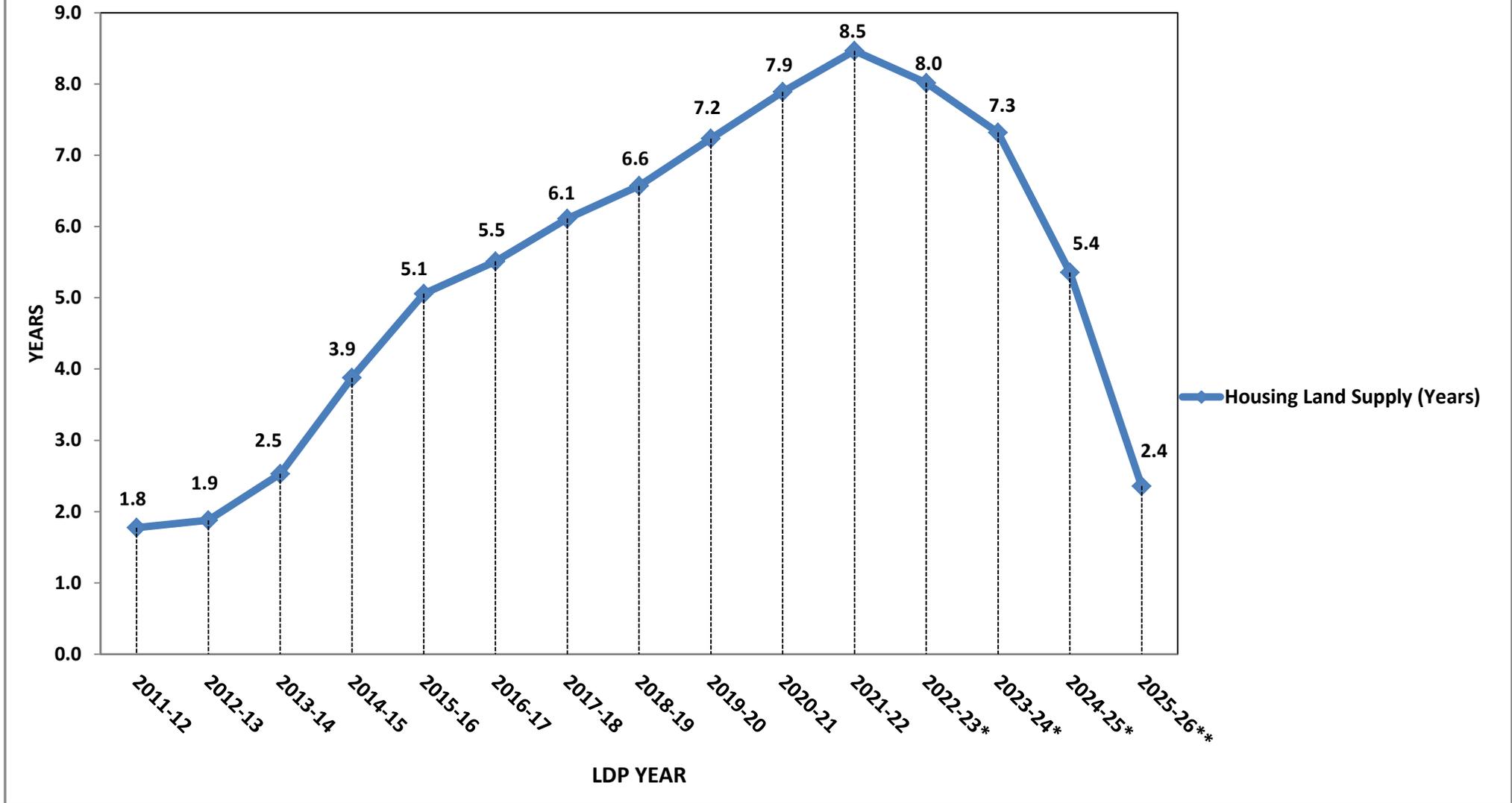
3.6 At 2022 however, there are less than 5 years of the plan period remaining. To enable the Council to calculate the 5 year housing land supply at this point a dwelling allowance is required to be calculated for each year beyond the plan period. In such cases TAN 1 (paragraph 5.2) requires the average annual housing requirement of the LDP to be extrapolated to provide an estimate of the requirement for the proceeding 5 year period<sup>1</sup>.

3.7 Applying the above methodology, it is estimated that a 5 year housing land supply will be maintained up to 2024-25, by which time the trajectory suggests that the housing requirement of 9,500 dwellings would be delivered. For the final year of the LDP, the housing land supply falls to 2.4 years, however, at this point the housing land supply is forecasted against a housing requirement that includes 4 years beyond the plan period.

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<sup>1</sup> A full explanation of the formula for the is contained within TAN 1 Annex 3, Table 4

Figure 2: Vale of Glamorgan Local Development Plan Housing Land Supply (Years) Trajectory 2011-2026



\* The five year requirement has been calculated in accordance with TAN 1 Housing Land Availability Studies (para 5.2). \*\* LDP expiry date 1st April 2026

Table 1: Vale of Glamorgan Housing Development Trajectory and Housing Land Supply April 1st 2011- April 1st 2026 (LDP expiry date)

LDP YEAR/JHLA PERIOD	VALE OF GLAMORGAN DEPOSIT LDP HOUSING REQUIREMENT (POLICY SP3)	YEAR END COMPLETIONS INCLUDING WINDFALL ALLOWANCE (1st April - 1st April )	TOTAL COMPLETIONS	LDP YEARS REMAINING	RESIDUAL HOUSING REQUIREMENT	5 YEAR REQUIREMENT	ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	<b>a</b>		<b>b</b>	<b>c</b>	<b>d = (a-b)</b>	<b>e = (d/c) x 5</b>	<b>f = e/5</b>	<b>g</b>	<b>h = g/f</b>
2011-12	9500	178	178	15	9322	3107	621	1103	1.8
2012-13	9500	156	334	14	9166	3274	655	1230	1.9
2013-14	9500	115	449	13	9051	3481	696	1761	2.5
2014-15	9500	259	708	12	8792	3663	733	2841	3.9
2015-16	9500	590	1298	11	8202	3728	746	3771	5.1
2016-17	9500	663	1961	10	7539	3770	754	4156	5.5
2017-18	9500	838	2799	9	6701	3723	745	4550	6.1
2018-19	9500	812	3611	8	5889	3681	736	4837	6.6
2019-20	9500	868	4479	7	5021	3586	717	5189	7.2
2020-21	9500	975	5454	6	4046	3372	674	5320	7.9
2021-22	9500	1057	6511	5	2989	2989	598	5061	8.5
2022-23*	9500	1125	7636	4	2497	2497	499	4004	8.0
2023-24*	9500	1164	8800	3	1967	1967	393	2879	7.3
2024-25*	9500	999	9799	2	1601	1601	320	1715	5.4
2025-26**	9500	716	10515	1	1518	1518	304	716	2.4

\*\* The five year requirement has been calculated in accordance with TAN 1 Housing Land Availability Studies (para 5.2). \*\* LDP expiry date 1st April 2026

## 4 Conclusion

4.1 The above objective assessment indicates that the Vale of Glamorgan Council would have a 6.1 year housing supply at 1<sup>st</sup> April 2017. The housing land supply trajectory also anticipates the maintenance of a 5 year land supply up to the penultimate year of the plan, by which time the LDP housing requirement of 9,500 dwellings is forecast to have been provided.

4.2 Further detail of the projected housing land supply upon adoption and over the plan period is provided in the following Tables:

**Table A: Policy MG2 Housing Allocations Trajectory** provides the schedule of LDP residential site allocations for the period 2015-2026. This includes information on sites with planning permission at 1<sup>st</sup> November 2015, setting out the anticipated completion rates for the remaining LDP housing allocations.

**Table B: Approved Windfall Development Trajectory** provides a schedule of approved large windfall sites (10 or more dwellings) at 1<sup>st</sup> November 2015 which are included within the trajectory.

**Table C: Windfall Allowance Development Trajectory** provides a schedule of small windfall developments (less than 10 dwellings) and a forecast for the remaining large windfall site allowance (10 or more dwellings) for the period 2015-26. This is based upon the windfall allowance contained within the LDP at paragraph 6.9. Figure 1 above illustrates the total number of completions by source as shown in Tables A to C.

**Table D: Annualised 5 Year Housing Land Trajectory** provides the total annual number of dwellings that contribute to the housing land supply and the projected land supply expressed in years for the proceeding 5 years, as shown in Figure 2 above.

**TABLE A - POLICY MG2 HOUSING ALLOCATIONS TRAJECTORY**

Reference	Name	Status	Total Dwellings Proposed/ Approved	Complete at April 1 <sup>st</sup> 2015	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>MG2 1</b>	Phase 2, Barry Waterfront	Under Construction	1700	0	220	158	154	160	160	160	172	172	172	172	0
<b>MG2 2</b>	Land at Higher End, St. Athan	Under Construction Part Approved (Land at St John's Well 15/05/2015 2013/01148/FUL)	220	0	0	27	30	30	13	10	30	40	40	0	0
<b>MG2 3</b>	Land at Church Farm, St. Athan	No Current Application	250	0	0	0	0	0	40	40	40	40	40	50	0
<b>MG2 4</b>	Former Stadium Site / Land adjacent to Burley Place, St. Athan	No Current Application	65	0	0	0	0	0	0	30	35	0	0	0	0
<b>MG2 5</b>	Land to the east of Eglwys Brewis	No Current Application	300	0	0	0	0	0	0	0	30	40	65	75	90
<b>MG2 6</b>	Land adjacent to Froglands Farm, Llantwit Major	No Current Application	90	0	0	0	0	0	0	0	30	30	30	0	0
<b>MG2 7</b>	Land between new Northern Access Road and Eglwys Brewis Road	No Current Application	375	0	0	0	0	0	0	0	35	60	80	100	100

Reference	Name	Status	Total Dwellings Proposed/ Approved	Complete at April 1 <sup>st</sup> 2015	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
MG2 8	Barry Island Pleasure Park	Part approved 25 units The Dolphin Subject to S106 2014/01358/FUL	124	0	0	0	0	0	25	0	0	0	20	40	39
MG2 9	White Farm	Complete	177	129	48	0	0	0	0	0	0	0	0	0	0
MG2 10	Land to the east of Pencoedtre Lane	Complete	67	67	0	0	0	0	0	0	0	0	0	0	0
MG2 11	Land to the west of Pencoedtre Lane	No Current Application	40	0	0	0	0	20	20	0	0	0	0	0	0
MG2 12	Ysgol Maes Dyfan	Under Construction	81	0	0	22	43	16	0	0	0	0	0	0	0
MG2 13	Barry Magistrates Court	Complete	52	52	0	0	0	0	0	0	0	0	0	0	0
MG2 14	Court Road Depot, Barry	No Current Application	50	0	0	0	0	0	0	0	0	0	0	10	40
MG2 15	Holm View	No Current Application	50	0	0	0	0	0	25	25	0	0	0	0	0
MG2 16	Hayes Wood, The Bendricks	No Current Application	55	0	0	0	0	0	0	25	30	0	0	0	0
MG2 17	Cowbridge Comprehensive Lower School	Complete	21	21	0	0	0	0	0	0	0	0	0	0	0
MG2 18	Cowbridge Comprehensive 6 <sup>th</sup> Form Block, Aberthin Road	No Current Application	20	0	0	0	0	0	0	10	10	0	0	0	0

Reference	Name	Status	Total Dwellings Proposed/ Approved	Complete at April 1 <sup>st</sup> 2015	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>MG2 19</b>	Land adjoining St. Athan Road, Cowbridge	No Current Application	130	0	0	0	0	0	0	0	30	40	60	0	0
<b>MG2 20</b>	Land to the north and west of Darren Close, Cowbridge	Application currently under consideration.	390	0	0	0	0	40	50	60	70	80	90	0	0
<b>MG2 21</b>	Plasnewydd Farm, Llantwit Major	Application 2014/00831/FUL approved 23/01/2014	149	0	0	16	50	50	33	0	0	0	0	0	0
<b>MG2 22</b>	Land adjacent to Llantwit Major Bypass	Application 2014/00995/FUL currently under consideration	70	0	0	0	0	0	35	35	0	0	0	0	0
<b>MG2 23</b>	Land at Upper Cosmeston Farm, Lavernock	No Current Application	235	0	0	0	0	0	0	35	50	50	50	50	0
<b>MG2 24</b>	Land adjoining St. Josephs School, Sully Road	Application 2014/00460/FUL approved 3/9/2015 Subject to S106	74	0	0	0	0	10	15	29	20	0	0	0	0
<b>MG2 25</b>	Headlands School, St. Augustine's Road	No Current Application	65	0	0	0	0	0	0	0	0	30	35	0	0

Reference	Name	Status	Total Dwellings Proposed/ Approved	Complete at April 1 <sup>st</sup> 2015	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
MG2 26	Land at and adjoining St. Cyres School, Murch Road	No Current Application	300	0	0	0	0	0	25	50	75	75	75	0	0
MG2 27	Land off Caerleon Road, Dinas Powys	Application 2014/00282/OUT under consideration	75	0	0	0	0	25	25	25	0	0	0	0	0
MG2 28	Land at adjoining Ardwyn, Pen-y-Turnpike	Under Construction	18	0	8	10	0	0	0	0	0	0	0	0	0
MG2 29	Land at Cross Common Road	Application 2015/00392/OUT currently under consideration	50	0	0	0	0	0	25	25	0	0	0	0	0
MG2 30	Land south of Llandough Hill / Penarth Road	Pre application advice submitted	130	0	0	0	0	0	0	25	25	25	25	30	0
MG2 31	Land north of Leckwith Road	Application 2014/1041/OUT approved 2/10/15	21	0	0	0	6	15	0	0	0	0	0	0	0
MG2 32	Llandough Landings	No Current Application	120	0	0	0	0	0	0	0	0	50	30	40	0
MG2 33	Land north of the Railway Line, Rhoose	Site is subject to 3 approved planning permissions	700	0	0	57	117	127	115	77	77	40	45	45	0

Reference	Name	Status	Total Dwellings Proposed/Approved	Complete at April 1 <sup>st</sup> 2015	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
MG2 34	Land south of the Railway Line, Rhoose	Under Construction	87	0	40	47	0	0	0	0	0	0	0	0	0
MG2 35	Land to the west of Port Road, Wenvoe	Under Construction	131	0	43	35	35	18	0	0	0	0	0	0	0
MG2 36	Land adjoining Court Close, Aberthin	Pre application advice submitted	20	0	0	0	0	0	0	5	15	0	0	0	0
MG2 37	Land to the east of Bonvilston	Application 2015/00960/FUL under consideration	120	0	0	0	0	0	0	30	30	40	20	0	0
MG2 38	Land to rear of St David's Church in Wales Primary School, Colwinston	Application 2014/00242/FUL approved 03/06/2015	64	0	0	10	20	34	0	0	0	0	0	0	0
MG2 39	ITV Wales, Culverhouse Cross	Under Construction	224	0	0	40	50	50	50	34	0	0	0	0	0
MG2 40	The Garden Emporium, Fferm Goch	Under Construction	40	0	40	0	0	0	0	0	0	0	0	0	0
MG2 41	Ogmore Residential Centre	Under Construction	70	0	25	25	20	0	0	0	0	0	0	0	0

Reference	Name	Status	Total Dwellings Proposed/Approved	Complete at April 1 <sup>st</sup> 2015	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>MG2 42</b>	Ogmore Caravan Park	Under Construction	82	0	6	30	30	16	0	0	0	0	0	0	0
<b>MG2 43</b>	Land to the East of St Nicholas	Applications 2015/00249/FUL and 2015/00249/FUL under consideration	100	0	0	0	0	0	0	28	36	36	0	0	0
<b>MG2 44</b>	Land off St. Brides Road, Wick	Approved 03/09/2015 Subject s106	124	0	20	34	35	35	0	0	0	0	0	0	0
<b>MG2 45</b>	Land off Sandy Lane, Ystradowen	Under Construction Part approved-2014/01483/RES approved 13/03/2015	85	0	0	10	30	0	25	20	0	0	0	0	0
<b>MG2 46</b>	Land West of Swanbridge Road, Sully	Application 2013/01279/OUT currently under consideration	500	0	0	0	0	20	40	50	70	70	80	80	90
<b>Total Table A Policy MG2 Housing Allocations</b>			<b>7911</b>	<b>269</b>	<b>450</b>	<b>521</b>	<b>620</b>	<b>666</b>	<b>721</b>	<b>828</b>	<b>910</b>	<b>918</b>	<b>957</b>	<b>692</b>	<b>359</b>

**TABLE B - Approved Windfall Development Trajectory (1<sup>st</sup> November 2015)**

Reference	Status	Name	Total Dwellings Proposed/ Approved	Complete	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
2011/00802/FUL	Windfall	RAFA Club, 21, Porthkerry Road, Barry (Hafod)	13	0	0	13	0	0	0	0	0	0	0	0	0
2013/00936/RES	Windfall	Land west of Bendrick Road, Barry	14	0	0	0	0	14	0	0	0	0	0	0	0
2013/00778/FUL	Windfall- (Complete June 2015)	Former Marine Hotel, Barry Island (Newydd Housing)	20	0	20	0	0	0	0	0	0	0	0	0	0
2013/01249/FUL	Windfall- Approved subject to S106	Haydock House, 1, Holton Road, Barry (Newydd Housing)	15	0	0	0	15	0	0	0	0	0	0	0	0
2014/00224/FUL	Windfall- Under Construction	Porthkerry Road Methodist Church, Porthkerry Road, Barry	11	0	11	0	0	0	0	0	0	0	0	0	0
2014/01300/FUL	Windfall	Barry Dock Conservative Club, Station Street, Barry (Hafod)	21	0	0	0	0	21	0	0	0	0	0	0	0
2014/01129/OUT	Windfall- Approved 03/09/2015 Subject to S106	Mount Sorrel Hotel, Porthkerry Road, Barry	34	0	0	17	17	0	0	0	0	0	0	0	0
2015/00570/FUL	Windfall- Approved 01/10/2015	Woodlands Road, Barry	27	0	0	0	27	0	0	0	0	0	0	0	0

Reference	Name	Status	Total Dwellings Proposed/ Approved	Complete	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
2014/00926/LBC	Windfall-Approved 27/10/2014	The Pumphouse, Hood Road, Barry	15	0	15	0	0	0	0	0	0	0	0	0	0
2015/00566/FUL	Windfall-Approved 01/10/2015	Former Adult Training Centre, Woodlands Road	30	0	0	0	30	0	0	0	0	0	0	0	0
2013/01257/FUL	Windfall-Approved 15/01/2015 subject to S106.	67-79 Dochwyr Road, Llandough (Hafod Housing)	18	0	0	18	0	0	0	0	0	0	0	0	0
2013/00632/FUL	Under Construction	Site of former quarry, Leckwith Road, Llandough (Charles Church)	25	0	15	10	0	0	0	0	0	0	0	0	0
2014/00055/FUL	Windfall-Approved 29/08/2014 subject to S106.	Redwood Close, Boverton, Llantwit Major	12	0	0	0	12	0	0	0	0	0	0	0	0
2014/00193/FUL	Windfall	Former Post Office Sorting Office, Llanmaes Road/ Station Road, Llantwit Major	18	0	0	18	0	0	0	0	0	0	0	0	0
2015/00016/FUL	Windfall- approved 31/07/2015 subject to S106	Land to the South of Craig Yr Eos Avenue, Ogmore by Sea	20	0	0	10	10	0	0	0	0	0	0	0	0
2013/01165/FUL	Under construction	Old Station Yard, St. Athan	23	0	23	0	0	0	0	0	0	0	0	0	0
<b>Total Table B Approved Large Site Windfall</b>			<b>316</b>	<b>0</b>	<b>84</b>	<b>86</b>	<b>111</b>	<b>35</b>	<b>0</b>						

TABLE C - Windfall Allowance Development Trajectory (Deposit LDP Paragraph 6.9)															
Source	No. Dwellings	Complete April 2011-April 2015	Approved not developed (TABLE B)	Residual 2015-16	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Development of Sites with extant planning permission at April 2011 (*adjusted to reflect actual on site completions and extant permissions)	175	164*	18	0	0	0	0	0	0	0	0	0	0	0	0
Large Sites Windfall Allowance	1587	63	298	1226	0	0	51	55	90	90	90	150	150	250	300
Small Sites Windfall Allowance Per Annum	861	238	N/A	623	56	56	56	56	57	57	57	57	57	57	57
<b>Total Table C Remaining Windfall Allowance</b>	<b>2623</b>	<b>465</b>	<b>316</b>	<b>1847</b>	<b>56</b>	<b>56</b>	<b>107</b>	<b>111</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>207</b>	<b>207</b>	<b>307</b>	<b>357</b>

TABLE D - Annualised 5 Year Housing Land Trajectory (Years Against Supply)															
Historic Supply					Projected										
LDP Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Projected Annual Completions TABLES A+B+C					590	663	838	812	868	975	1057	1125	1164	999	716
5 Year Dwelling Supply Total	871	904	1386	2841	3771	4156	4550	4837	5189	5320	5061	4004	2879	1715	716
Years Supply	1.8	1.9	2.5	3.9	5.1	5.5	6.1	6.6	7.2	7.9	8.5	8.0	7.3	5.4	2.4