

GWYNEDD AND ANGLESEY JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

PUBLIC EXAMINATION:

Hearing Session 2 – Housing Provision



CYNGOR SIR
YNNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Action Point (S2/PG3) – Prepare a Revised Topic Paper 20B

1] Matter under Consideration:

Prepare a revised Topic Paper i.e. Topic Paper 20B discussing the following matters:

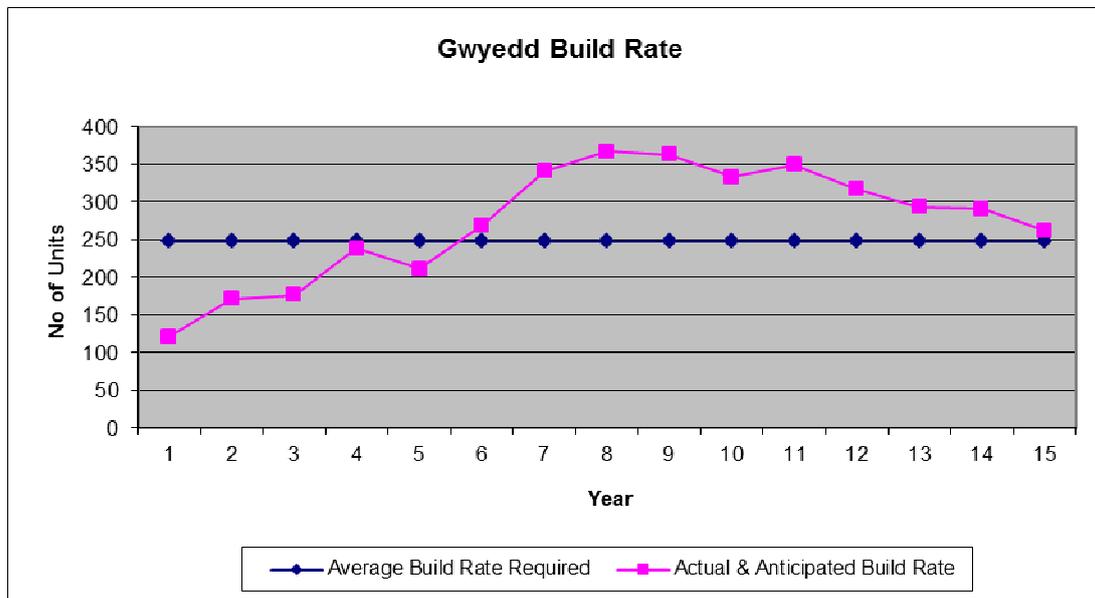
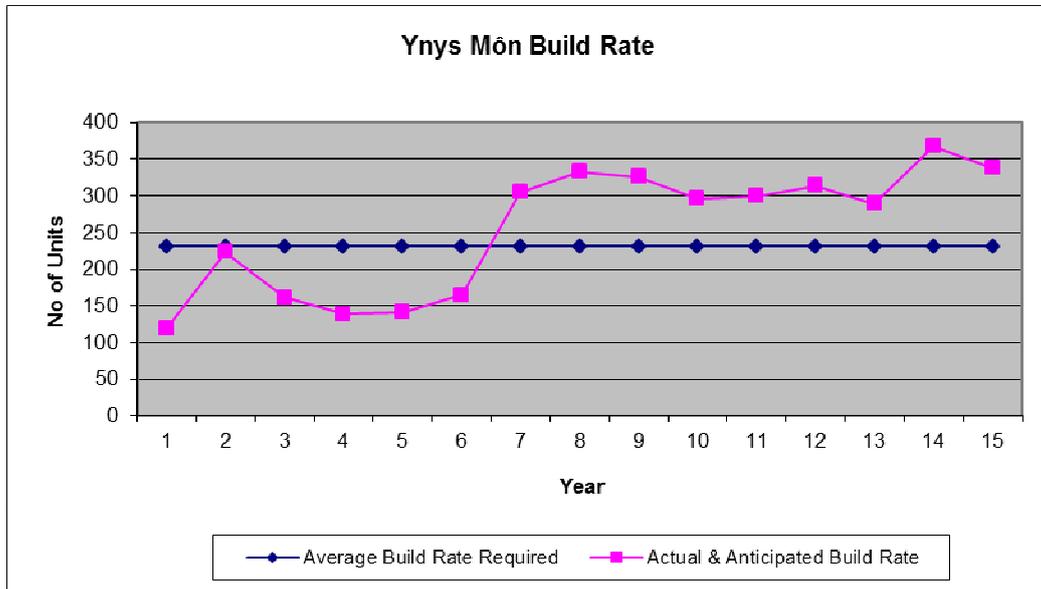
- why the growth level for Anglesey and Gwynedd increases at the same rate ('step change') despite the difference in the housing supply strategy.
- a spatial distribution table similar to the one noted by the Welsh Government in its statement (in relation to Question 4a). Prepare a joint table for the whole Plan area in addition to separate tables for Gwynedd and Anglesey.
- include graphs to illustrate the information.
- amend table 1 in relation to when the developments on the housing allocations will start, to reflect the practical context.
- Appendix II - consider whether it is the actual or indicative land supply that needs to be shown for the past period, or whether it should be left blank?
- Appendix II - record how the sites address the land requirement rather than show how the Plan also addresses the 10% slippage allowance, i.e. respond to the true housing requirement figure noted.
- If the land supply for housing comes to a figure which is slightly below 5 years for the early years following the adoption of the plan, then justification would have to be provided for this.
- Explain the percentage of the opportunities in the Urban Capacity which was used within the various settlements.

2] The Councils' Response:

2.1 For the purpose of clarity the matters raised in the Action Point have been included within the separate boxes below, and are followed by the Council's response on these matters.

why the growth level for Anglesey and Gwynedd increases at the same rate ('step change') despite the difference in the housing supply strategy.

2.2 The two charts below show visually the step change for both Anglesey and the Gwynedd Planning Area based upon the Year end completions and Anticipated Completions figures contained within Annex II to the Housing Trajectory Update and Addendum – Topic Paper 20A (DA.023).



2.3 The figures for year 1 to 4 (2012 to 2015) are based upon the actual completion rate seen and published in the relevant JHLAS or Anglesey’s Housing Land Monitoring Statement. The figure for year 5 (2015 to 2016) in relation to Gwynedd is also based upon the figure contained within the 2016 Gwynedd JHLAS which was published in August 2016. For Anglesey the year 5 (2015/16) figure is based upon the final draft of that year’s House Monitoring Report used to produce the Monitoring Statement, which has not been published for consultation with the relevant stakeholders.

- 2.4 Topic Paper PT20A (DA.023) showed a step change in both Gwynedd and Ynys Môn however the step change in Gwynedd is shown as a more gradual increase over a two year period from years 5 to 7 whilst the step change for Ynys Môn shows a slight increase between year 5 and 6 and a significant increase between year 6 and 7. As outlined in the Councils' response to Action Point S2/PG2 the step change on Ynys Môn is linked to the Enterprise Zone status for the Energy sector and a number of projects that have the benefit of planning consent. In Gwynedd the strategy for employment growth supports modest estimates of likely future job growth building on the strengths inherent in the local area and existing capital investment. It should be noted that in order to achieve the housing requirement figure for Gwynedd there will have to be an increase in the build rate from that seen during the first 5 years of the Plan period.
- 2.5 In light of this Action Point from the Hearing Session a revised Housing Trajectory Topic Paper PT20B has been prepared which reviews the take up of allocated and windfall development over the remaining years of the Plan period. See Appendix 1 to this paper for the revised Topic Paper PT20B which outlines the assumptions over the growth level anticipated during the Plan period.

a spatial distribution table similar to the one noted by the Welsh Government in its statement (in relation to Question 4a). Prepare a joint table for the whole Plan area in addition to separate tables for Gwynedd and Anglesey.

- 2.6 The Tables below show the spatial distribution of the housing supply within the different settlement categories for the whole Plan area as well as for the Gwynedd Planning Area and Ynys Môn.

Within these tables the following definitions are used:

- Row A - Total Completions (small and large) – the total number of units built in the first four years of the Plan period.
- Row B – Units with planning permission – the number of units with planning permission at April 2015 that is anticipated to be built during the Plan period.
- Row C – New Housing Allocations – number of units anticipated on allocated sites that did not have the benefit of planning permission at April 2015.
- Row CH – Large Windfall Sites (+5) – these are sites of 5 or more units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.
- Row D – Small Windfall Sites (-5) - these are sites below 5 units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.
- Row DD – Total housing provision – this is the total figures for each separate sub-category.

Table 1 – Plan Area

	Component of Housing Supply	Sub Regional Centre / Urban Service Centres	Local Service Centres	Villages	Clusters	Open Countryside¹	Total
A	Total Completions (small and large) 01-04-11 = 31-3-15	488	308	339	76	138	1,349
B	Units with planning permission 01-04-15	1,270	639	606	54	179	2,748
C	New Housing Allocations	1,549	420	205	0	0	2,174
CH	Large windfall Sites (+5) 11 years remaining	232	94	0	0	0	326
D	Small windfall sites (-5) 11 years remaining	656	293	329	94	25	1,397
DD	Total Housing Provision	4,195	1,754	1,479	224	250 [342] ²	7,902 [7,994] ²

¹ The current land bank figure for the Open Countryside is far higher than the planned strategy for Housing provision for this category. This is mainly due to the current permissive policies on Anglesey for the conversion of buildings in the open countryside into open market residential use. The annual monitoring report will allow the Councils to identify the rate of development seen in these locations. Applications for renewals of such permissions would not be supported under the Plan's Policies.

² The numbers in the bracket show the total level possible with the implementation of the Open Countryside land bank, which would be above the Plan's strategy for this category. The annual monitoring of the Plan will allow the Council to monitor the uptake in the Open Countryside and whether this would require any action to be taken.

Table 2 – Ynys Môn

	Component of Housing Supply	Sub Regional Centre / Urban Service Centres	Local Service Centres	Villages	Clusters ¹	Open Countryside ¹	Total
A	Total Completions (small and large) 01-04-11 = 31-3-15	179	171	123	56	113	642
B	Units with planning permission 01-04-15	542	226	315	33	129	1,245
C	New Housing Allocations	994	204	45	0	0	1,243
CH	Large windfall Sites (+5) 11 years remaining	5	0	0	0	0	5
D	Small windfall sites (-5) 11 years remaining ²	320	189	250	16	0	775
DD	Total Housing Provision	2,040	790	733	105	150 [242] ³	3,818 [3,910] ³

¹ Due to permissive policies within the existing Development Plans on Anglesey a far higher level of permissions exists within the Open Countryside category. The annual monitoring report will allow the Councils to identify the rate of development seen in these locations. Applications for renewals of such permissions would not be supported under the Plan's Policies.

² The level of Small windfall sites in the remaining 11 years as shown here is at a level required to deliver the Plan's strategy, i.e. that 53% growth to be in the higher order Centres and 22% in the Local Service Centres. See paragraph 3.4.3 of the Housing Trajectory Paper in Appendix 1 for more detail.

³ The numbers in the bracket show the total level possible with the implementation of the Open Countryside land bank, which would be above the Plan's strategy for this category. The annual monitoring of the Plan will allow the Council to monitor the uptake in the Open Countryside and whether this would require any action to be taken.

Table 3 – Gwynedd Planning Area

	Component of Housing Supply	Sub Regional Centre / Urban Service Centres	Local Service Centres	Villages	Clusters	Open Countryside	Total
A	Total Completions (small and large) 01-04-11 = 31-3-15	309	137	216	20	25	707
B	Units with planning permission 01-04-15	728	413	291	21	50	1,503
C	New Housing Allocations	555	216	160	0	0	931
CH	Large windfall Sites (+5) 11 years remaining	227	94	0	0	0	321
D	Small windfall sites (-5) 11 years remaining	336	104	79	78	25	622
DD	Total Housing Provision	2,155	964	740	119	100	4,078

2.7 The figures contained in Row B 'Units with planning permission' – is based upon the number of units with planning permission at April 2015 that is anticipated to be built during the Plan period. Part of Appendix 5 to the Plan identifies the number of units on large sites (5 or more units) with an existing planning permission but which are unlikely to be built over the Plan period. The assumption is based on analysis of Joint Housing Land Availability Studies, which identify sites that have known unsurmountable constraints, which is likely to prevent development or sites that have been in the land bank for a number of years, and which the Joint Housing Land Availability Study Group have consistently agreed that they do not form part of the housing land supply. The schedule in Appendix 5 of the Plan identified 3 sites within Clusters on Anglesey and a further 3 sites in the Open Countryside on Anglesey. Below are the assumptions over the anticipated level of growth from small sites (below 5 units) within the existing land bank for the Clusters and Open Countryside categories on Anglesey (this is due to these categories having an existing high number of units in the land bank due to the current permissive policies on Anglesey).

2.8 Anglesey Clusters - The following table shows how the land bank/ housing supply in the Anglesey Clusters category has changed since the base date for the Plan:

	April 2011 (base date)	2012	2013	2014	2015
Total number of housing units with planning permission per annum – the land bank	90	78	96	92	84
Total number and % within Land bank - Not Started	77 (85.5%)	67 (85.8%)	82 (85.4%)	80 (86.9%)	74 (88.1%)
Total number completed	-	18	12	9	17
Additional Units added to land bank	-	+ 6 units	+ 30 units	+ 5 units	+ 9 units

- 2.9 As can be seen from the above table the land bank/ housing supply has remained relatively constant with a high proportion being recorded annually as not started at each survey date.
- 2.10 A review of the number of units with planning permission that have expired within Clusters was undertaken for a three year period 2012/13 to 2014/15. This shows that on average consents for 5 units within Clusters have expired per annum during this period.
- 2.11 In light of past trends highlighted above, the Councils consider that around 50 of the units within the existing land bank are unlikely to be completed during the remaining Plan period.
- 2.12 If planning applications are submitted for a renewal of consent after the adoption of the Plan, then they would need to be considered against Policy TAI 18, which facilitates affordable housing only proposals on suitable sites within the Clusters.
- 2.13 When this aspect of the Plan is monitored i.e. number of units completed by category in the Settlement Hierarchy, it will be noted which Plan the relevant applications were determined against, to avoid misrepresentative results and determine whether any action will need to be taken.
- 2.14 Anglesey Open Countryside - The following table shows how the land bank in the Ynys Môn Open Countryside category has changed since the base date for the Plan:

	April 2011 (base date)	2012	2013	2014	2015
Total number of housing units with	224	226	223	217	249

	April 2011 (base date)	2012	2013	2014	2015
planning permission per annum – the land bank					
Total number and % within Land bank - Not Started	177 (79%)	173 (76.5%)	169 (75.8%)	155 (71.4%)	141 (57.3%)
Total number completed	-	22	28	36	26
Additional Units added to land bank	-	+24 units	+25 units	+30 units	+58 units

- 2.15 As can be seen from the above table the land bank has remained relatively constant with a high proportion being recorded annually as not started at each survey date.
- 2.16 A review of the number of units that have expired within Open Countryside was undertaken for a three year period 2012/13 to 2014/15. This shows that, on average, planning consents that equate to 12 units within the Open Countryside have expired per annum during this period.
- 2.17 In light of the past trends as highlighted above the Councils consider that 120 of the units within the existing land bank are unlikely to be completed during the remaining Plan period.
- 2.18 If planning applications are submitted for a renewal of consent after the adoption of the Plan, then they would need to be considered against Policy TAI 19 (Conversion of buildings in the countryside to residential use) or national planning policy and TAN 6 if the proposal involves a rural enterprise dwelling.
- 2.19 When this aspect of the Plan is monitored, i.e. number of units completed by category in the Settlement Hierarchy, it will be noted which Plan the relevant applications were determined against, to avoid misrepresentative results and determine whether any action will need to be taken.

include graphs to illustrate the information.

- 2.20 Graph 1 Housing Supply Bar Chart has been included within the revised Topic Paper PT20B in Appendix 1 to this paper.

amend table 1 in relation to when the developments on the housing allocations

will start, to reflect the practical context.

- 2.21 Table 7 of the revised Topic Paper PT20B outlines the amended position in relation to start dates for first units to be completed on the allocated sites.

Appendix II - consider whether it is the actual or indicative land supply that needs to be shown for the past period, or whether it should be left blank?

- 2.22 In the Housing Trajectory update and Addendum – Topic Paper 20A (DA.023) all of the tables in Annex II gave an indicative land supply figure in the last column (column h). The figure included here was based upon the Joint Housing Land Availability Study methodology but using the emerging JLDP requirement figure as a basis for calculating the land supply.
- 2.23 Therefore the figure shown in these tables is an indicative land supply figure rather than the formally published 5 year land supply figure for the Gwynedd Planning Area and Ynys Môn (it should be noted due to the age of the development plan on Ynys Môn a Housing Land Monitoring Statement has been produced since the Authority cannot formally produce a Joint Housing Land Availability study).
- 2.24 Since the formal 5 year land supply figure published in the JHLAS / Monitoring statement does not reflect the position in relation to the emerging JLDP requirement the revised tables do not include any figure within the Total land Supply in years column for the period 2011 to 2016. This will avoid any confusion between an indicative figure contained for this period and the published JHLAS / Monitoring Report figure for the same period.

Appendix II - record how the sites address the land requirement rather than show how the Plan also addresses the 10% slippage allowance, i.e. respond to the true housing requirement figure noted.

- 2.25 The amended Appendix 2 within the revised PT20B only provides figures against the Plan's housing requirement rather than also showing the 10% slippage allowance.

If the land supply for housing comes to a figure which is slightly below 5 years for the early years following the adoption of the plan, then justification would have to be provided for this.

- 2.26 Section 5 within the revised Topic Paper PT20B provides commentary on the land supply position for the period after the adoption of the JLDP.

Explain the percentage of the opportunities in the Urban Capacity which was used within the various settlements.

- 2.27 Chapter 8 of the Topic Paper 5A Developing the Settlement Hierarchy (2016) (PT.012) does state in relation to the Urban Capacity study that the housing supply includes a 10% slippage allowance, in part to include a level of flexibility to address any potential reduced rate of reuse of properties and sites. In addition it is considered that a cautious approach should be taken in terms of the dependency on windfall sites. Therefore, for the purposes of this Plan, a more conservative estimate of windfall sites was taken for the majority of Centres, where only 75% of the Urban Capacity figures has been used to contribute to the housing supply. However for Centres with a high level of constraints e.g. due to flood risk, a higher proportion of the Urban Capacity figures has been used against the settlements' housing supply figure, ensuring that potential sites fall outside the constrained area.
- 2.28 Those settlements within which a higher proportion of the Urban Capacity figures was used were Porthmadog, due to flood risk issues, and Blaenau Ffestiniog and Bangor because of the lack of opportunities to expand the settlements due to the topography in their locality. These settlements are Urban Service Centres and a Sub-regional Centre, respectively. This 'constraint' on the supply of readily available and developable greenfield sites is not a new phenomena in these Centres. As a Sub Regional Centre and Urban Service Centres there is a demand for new housing within them. The selected approach is considered to align with the history of delivery of housing sites in the Plan area. A review of completions seen in these settlements for the period 2002 to 2015 reveals that 100% of the development seen in Porthmadog was on Windfall sites, whilst the proportion was nearly 100% in Blaenau Ffestiniog and was 85.5% in Bangor . It should be noted that there are no allocations within the Gwynedd UDP in Porthmadog. Therefore, despite the lack of allocations or availability of what was considered to be reasonably developable allocations in the UDP, developers have been able to respond to the market demand using windfall sites. The Urban Capacity Study has clearer demonstrated that there continues to be opportunities within these Centres' existing built form. A higher proportion of the Urban Capacity opportunities will inevitably be on smaller sites. House builders who operate in the Plan area tend to be smaller, with national companies, e.g. Redrow, only rarely developing in the area. Therefore, alongside some housing allocations the relatively smaller windfall sites opportunities will support more locally based developers and builders. These form important employers and use the services and the supply chain in the area. There is a reasonable prospect that these companies will continue to take advantage of windfall opportunities. Hence, given that the relatively higher proportion of windfall opportunities are directed to these Sub-Regional & Urban Service Centres where there is inevitable demand for new housing, that these will be relatively small sites, the predominance of small house building companies and the historic delivery of housing on windfall sites, it is considered that a greater reliance on windfall sites in these Centres should not be detrimental to the delivery of housing. It is also considered pertinent to note that the alternative would have been to direct more of the housing supply to lower order settlements than is already provided in the Plan or to allocate urban extensions in locations not well related to the existing built form of the Centres.

3] Matters Arising Changes

- 3.1 In light of the matters addressed above and in Appendix 1 attached the Council's wish to introduce the following Matters Arising Changes to the Plan.
- 3.2 Amend Table 17 to reflect the latest position and replace Tables 18 & 19 which give the housing position since the Plan's base date and replace them with the Plan area Spatial Distribution Table shown below:

Table 17 – Distribution of Housing **Growth Supply** within the Plan

Type of Settlements	Number of Settlements	Percentage of the Growth	Number of Units <u>(including 10% slippage allowance)</u>
Sub-regional Centre & Urban Service Centres	8	Up to 55% <u>53%</u>	4,346 <u>4,195</u>
Local Service Centres	20	At least 20% <u>22%</u>	1,580 <u>1,754</u>
Villages	87	No more than 25%	1,502 <u>1,479</u>
Clusters	112 <u>87</u>		224
Open Countryside	-		250

Table 18 – Housing Spatial Distribution

	<u>Component of Housing Supply</u>	<u>Sub Regional Centre / Urban Service Centres</u>	<u>Local Service Centres</u>	<u>Villages</u>	<u>Clusters</u>	<u>Open Countryside¹</u>	<u>Total</u>
<u>A</u>	<u>Total Completions (small and large) 01-04-11 = 31-3-15</u>	<u>488</u>	<u>308</u>	<u>339</u>	<u>76</u>	<u>138</u>	<u>1,349</u>
<u>B</u>	<u>Units with planning permission 01-04-15</u>	<u>1,270</u>	<u>639</u>	<u>606</u>	<u>54</u>	<u>179</u>	<u>2,748</u>

<u>C</u>	<u>New Housing Allocations</u>	<u>1,549</u>	<u>420</u>	<u>205</u>	<u>0</u>	<u>0</u>	<u>2,174</u>
<u>CH</u>	<u>Large windfall Sites (+5) 11 years remaining</u>	<u>232</u>	<u>94</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>326</u>
<u>D</u>	<u>Small windfall sites (-5) 11 years remaining</u>	<u>656</u>	<u>293</u>	<u>329</u>	<u>94</u>	<u>25</u>	<u>1,397</u>
<u>DD</u>	<u>Total Housing Provision</u>	<u>4,195</u>	<u>1,754</u>	<u>1,479</u>	<u>224</u>	<u>250</u> <u>[342]²</u>	<u>7,902</u> <u>[7,994]²</u>

¹ The current land bank figure for the Open Countryside is far higher than the planned strategy for Housing provision for this category. This is mainly due to the current permissive policies on Anglesey for the conversion of buildings in the open countryside into open market residential use. The annual monitoring report will allow the Councils to identify the rate of development seen in these locations. Applications for renewals of such permissions would not be supported under the Plan's Policies.

² The numbers in the bracket show the total level possible with the implementation of the Open Countryside land bank, which would be above the Plan's strategy for this category. The annual monitoring of the Plan will allow the Council to monitor the uptake in the Open Countryside and whether this would require any action to be taken.

Within this table the following definitions are used:

<u>Term</u>	<u>Definition</u>
<u>Row A - Total Completions (small and large)</u>	<u>the total number of units built in the first four years of the Plan period.</u>
<u>Row B – Units with planning permission</u>	<u>the number of units with planning permission at April 2015 that is anticipated to be built during the Plan period</u>
<u>Row C – New Housing Allocations</u>	<u>number of units anticipated on allocated sites that did not have the benefit of planning permission at April 2015.</u>
<u>Row CH – Large Windfall Sites (+5)</u>	<u>these are sites of 5 or more units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.</u>
<u>Row D – Small Windfall Sites (-5)</u>	<u>these are sites below 5 units, not allocated.</u>

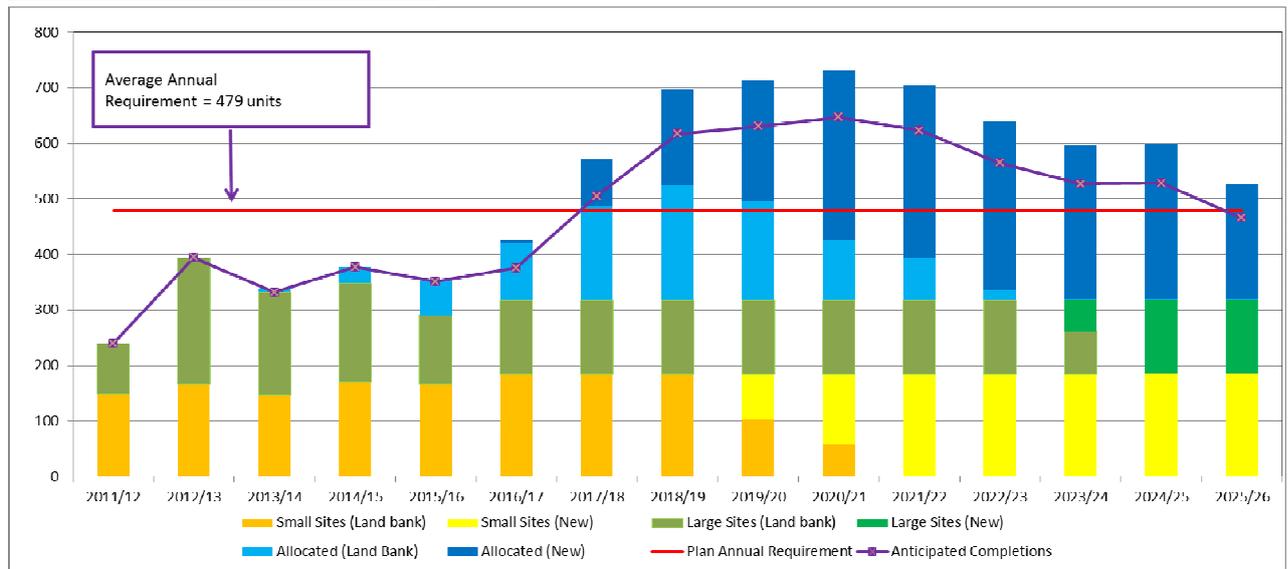
	<u>anticipated over the Plan period without the benefit of planning permission at April 2015.</u>
<u>Row DD – Total housing provision</u>	<u>this is the total figures for each separate sub-category.</u>

3.3 Introduce within a new Appendix to the Plan for the Housing Delivery Trajectory:

Appendix 10 – Housing Delivery Trajectory

The Councils prepared a Housing Trajectory as part of the supporting evidence base. This sets out the past performance on housing supply and anticipated rates of supply over the entire lifespan of the Joint Local Development Plan. The annual monitoring report will allow the Councils to review the actual completion rates seen against the anticipated rates of supply in the housing Trajectory.

Graph 1 – Housing Supply Bar Chart



Terms used in Housing Supply Bar Chart

<u>Term</u>	<u>Definition</u>
<u>Total Completions</u>	<u>The number of Housing Units completed in the period 1-4-2011 to 31-3-2015.</u> <u>For the purpose of the Trajectory Graph these Completions have been split down to the relevant Land Bank categories listed below to help identify from which category they have been delivered.</u>
<u>Small Sites (Land bank)</u>	<u>Sites below 5 units either completed prior to April 2015 or with an existing planning permission at April 2015.</u>

	<u>None of these sites are allocated in the JLDP.</u>
<u>Small Sites (New)</u>	<u>Sites below 5 units without planning permission at April 2015.</u> <u>None of these sites will be allocated in the JLDP.</u>
<u>Large Sites (Land bank)</u>	<u>Sites of 5 or more units either completed prior to April 2015 or with an existing planning permission at April 2015.</u> <u>None of these sites are allocated in the JLDP.¹</u>
<u>Large Sites (New)</u>	<u>Sites of 5 or more units without planning permission at April 2015.</u> <u>None of these sites will be allocated in the JLDP.</u>
<u>Allocated (Land bank)</u>	<u>Sites Allocated as Housing Sites in the JLDP either completed prior to April 2015 or with an existing planning permission at April 2015.</u>
<u>Allocated (New)</u>	<u>Sites Allocated as Housing Sites in the JLDP without planning permission at April 2015.</u>
<u>Anticipated Completions</u>	<u>The level of completions without the slippage allowance</u>

¹ These are mainly sites within Villages where the Plan has not allocated housing sites.

Table 1 – Housing Development Indicative Trajectory and housing Land Supply 2011-26

Housing development indicative trajectory and housing land supply 2011-26										
LDP Year/ JHLAS period	JLDP housing requirement	Year end completions	Anticipated completions	Total cumulative completions	JLDP years remaining	Residual requirement without slippage allowance	5 year requirement	Annual building requirement	Total land available	Total land supply in years
	a			b	c	d = (a - b)	e = (d/c)*5	f = e/5	g	h = g/f
2011/12	7,184	240		240	15	6944	2315	463		
2012/13	7,184	394		634	14	6550	2339	468		
2013/14	7,184	337		971	13	6213	2390	478		
2014/15	7,184	377		1348	12	5836	2432	486		
2015/16	7,184	351		1699	11	5485	2493	499		
2016/17	7,184		376	2075	10	5109	2555	511	2776	5.4
2017/18	7,184		505	2580	9	4604	2558	512	3023	5.9
2018/19	7,184		617	3197	8	3987	2492	498	3083	6.2
2019/20	7,184		631	3828	7	3356	2397	479	2993	6.2
2020/21	7,184		647	4475	6	2709	2258	452	2890	6.4
2021/22	7,184		623	5098	5	2086	2086	417	2709	6.5
2022/23	7,184		565	5663	4	1521	2565*	513*	2565**	5
2023/24	7,184		527	6190	3	994	2480*	496*	2479**	5
2024/25	7,184		528	6718	2	466	2430*	486*	2431**	5
2025/26	7,184		466	7184	1	0	2380*	476*	2382**	5

* - Building requirement based on the guidance noted in paragraph 5.2 of TAN 1.

** - From 2022/23 onwards, the total land available for a 5 year period cannot be established. As such, to calculate the land available, for any subsequent year beyond the end of the Plan period, the figure of 479 units per annum is used i.e. the average annual requirement figure for the Plan period.

APPENDIX 1

November 2016



Topic Paper 20B – Housing Trajectory – Revised Version

Joint Local Development plan Anglesey & Gwynedd

Topic Paper 20B – Housing Trajectory – Revised Version

1 Introduction

- 1.1 This Revised Version of the Housing Trajectory Topic Paper is in response to Action Point S2/PG3 which sought additional information to the original Topic Paper 20 Housing Trajectory (Feb 16) (PT.033) and Topic Paper 20A Housing Trajectory Update & Addendum (Aug 16) (DA.023).
- 1.2 This revised version should be read in conjunction with the Councils response to Action Point S2/PG3.
- 1.3 The structure of this paper is as follows:
- Section 2 – Categorisation of sites
 - Section 3 – Assumptions for Non-Allocated Provision
 - Section 4 – Assumptions for Allocated Sites
 - Section 5 – Revised Delivery Trajectory
 - Appendix 1 – Revised site Schedule
 - Appendix 2 – Revised Indicative Trajectory and Housing Land Supply

2 Categorisation of Sites

- 2.1 In order to provide consistency within this Revised Topic Paper the following terms have been used to differentiate between the different types of sites evaluated within the Housing Trajectory assumptions:

Table 1 – Terms for Different Sites

Term	Definition
Total Completions	The number of Housing Units completed in the period 1-4-2011 to 31-3-2015. For the purpose of the Trajectory Graph these Completions have been split down to the relevant Land Bank categories listed below to help identify from which category they have been delivered.
Small Sites (Land bank)	Sites below 5 units either completed prior to April 2015 or with an existing planning permission at April 2015. None of these sites are allocated in the JLDP.
Small Sites (New)	Sites below 5 units without planning permission at April 2015.

Term	Definition
	None of these sites will be allocated in the JLDP.
Large Sites (Land bank)	Sites of 5 or more units either completed prior to April 2015 or with an existing planning permission at April 2015. None of these sites are allocated in the JLDP. ¹
Large Sites (New)	Sites of 5 or more units without planning permission at April 2015. None of these sites will be allocated in the JLDP.
Allocated (Land bank)	Sites Allocated as Housing Sites in the JLDP either completed prior to April 2015 or with an existing planning permission at April 2015.
Allocated (New)	Sites Allocated as Housing Sites in the JLDP without planning permission at April 2015.
Anticipated Completions	The level of completions without the slippage allowance.

¹ These are mainly sites within Villages where the Plan has not allocated housing sites.

3 Assumptions for Non-Allocated Provision

- 3.1 This section outlines the level of provision from non-allocated sites, both Small Sites and Large Sites, and the assumptions behind the level of growth and distribution included within the Housing Trajectory.
- 3.2 At April 2015 the level of non-allocated units required to achieve the Plan's housing growth for the remaining Plan period is as follows:

Table 2 – April 2015 Non-Allocated Provision

Category		Plan Area Total	Ynys Môn	Gwynedd Planning Area
Overall Housing Supply Figure (including 10% slippage allowance)	=	7,902	3,818	4,084
Total Completions 2011 to 2015	-	1,349	642	707
Allocated (Land bank)	-	910	411	499
Allocated (New)	-	2,170	1,239	931
Remaining Non-Allocated Supply	=	3,473	1,526	1,947

- 3.3 It should be noted that over half of this remaining non-allocated supply did have the benefit of an existing planning permission at April 2015. The following table gives further breakdown of this supply figure:

Table 3 – Breakdown of Non-Allocated Supply (Apr 2015)

Category		Plan Area Total	Ynys Môn	Gwynedd Planning Area
Total Non-Allocated Supply	=	3,473	1,526	1,947
Large Sites (Land bank)	-	1,131 ¹	488 ²	643 ³
Small Sites (Land bank)	-	893	532	361
Non allocated Provision without planning permission	=	1,449	506	943

¹ Within this figure 258 units are on sites allocated as housing sites in previous development plans, however, these sites are not allocated in the JLDP.

² Within this figure 225 units are on sites allocated as housing sites in either the Ynys Môn Local Plan (1996) or the stopped Ynys Môn UDP (2005).

³ Within this figure 33 units are on sites allocated as housing sites in the Gwynedd UDP (2009).

3.4 Non allocated Small Sites Assumptions

- 3.4.1 Over the past 10 years the level of small sites supply seen is shown in the table below (all of these would be on non-allocated sites):

Table 4 – Small Sites Completion Rate 2005 to 2015

Year	Anglesey (Small sites Completions)	Gwynedd Planning Area (Small Sites Completions)
2005-07 (2 years)	191	225
2007-08	125	119
2008-09	119	130
2009-10	121	72
2010-11	63	66
2011-12	74	74
2012-13	88	79
2013-14	81	65
2014-15	95	75
Annual Average Completion Rate	95	90

- 3.4.2 In 2016 the number of units completed on small sites was 166 units in the Plan area (83 each in Anglesey and the Gwynedd Planning Area). Incorporating the 2016 figures within the above table still results in the same annual average completion level for Anglesey and Gwynedd Planning Area.

- 3.4.3 The assumption used within this paper is that this level of historic small sites non allocated provision is replicated for the remaining 10 years from 2016 to 2026 of the Plan period. This would result in **1,850 non allocated small sites units** being provided (950 units on Ynys Môn and 900 in the Gwynedd Planning Area). This together with the number of units delivered in 2016 (166 units) gives an overall total of **2,016 small sites units** (1,033 on Anglesey and 983 in the Gwynedd Planning Area). For Anglesey due to 532 units being on Small Sites (Land bank) an additional 501 units from the 506 non allocated units without planning permission in last row of Table 3 above will be on Small Sites (New). As identified in the Councils' response to Action Point S2/PG3 the existing land bank in relation to Clusters and Open Countryside on Anglesey is higher than the level required to deliver the Plan's strategy for these categories. The numbers for the Small Windfall sites within Row D of Table 2 in section 2.6 of the Councils' response to Action Point S2/PG3 in relation to the Urban Service Centres, Local Service Centres and Villages reflects the housing supply required from this component to deliver the 53% / 22% / 25% split. For Gwynedd due to 361 units being on Small Sites (Land bank) an additional 622 units from the 943 non allocated units without planning permission in last row of Table 3 above will be on Small Sites (New).
- 3.4.4 Therefore on the basis of the past rate of development, from 2016 to 2026 a rate of **185 units** per annum from Non-Allocated Small Sites has been included within the Housing Trajectory.
- 3.5 Non Allocated Large Sites Assumptions
- 3.5.1 In light of the above assumptions for Non Allocated Small Sites the level of Non-allocated Large Sites within the Plan for the remaining 11 years from 2015 onwards would be **1,457 units**.
- 3.5.2 The existing Large Sites (Land Bank) stands at **1,131 units** at April 2015. In order to achieve a level of 1,458 units it would mean a requirement for an additional **326 Large Sites (New) units** over the Plan Period.
- 3.5.3 The most suitable large sites opportunities identified from the Urban Capacity Study (PT.013) were allocated within the JLDP. However, as has been shown historically within the JHLAS, sites that are currently being used become available unexpectedly and therefore further non allocated large sites may well come forward during the Plan period. Such an example might be from the school rationalisation programme with former school sites being re-developed (these could not be included within the Plan since the Councils have not reached a formal decision on such potential sites).
- 3.5.4 Due to the likelihood that the majority of opportunity for unexpected non allocated large sites being in the larger settlement the majority of this additional Large Sites (New) growth has been distributed to such centres. The Sub-Regional Centre / Urban Service Centres apportioned 232 units with the remainder identified within Local Service Centres 94 units. This split is based upon the 53% / 22% split of overall housing growth between these categories.
- 3.5.5 **Non Allocated Large Sites development rate for 2015 to 2020** – The published 2015 Gwynedd JHLAS and Anglesey Monitoring Report were both subject to scrutiny and agreement by the Study Group. In relation to Large Sites (Land bank) the following rate of development was anticipated up to 2020:

Table 5 – Large Sites (Land bank) 2015 to 2020 Anticipated Completions

Area	2016 ¹	2017	2018	2019	2020
Ynys Môn	157	96	76	50	27
Gwynedd	213	175	78	32	9
Plan Area	370	271	154	82	36

¹This figure includes all of the units identified as Under Construction at April 2015 being completed by April 2016.

- 3.5.6 However a review of the completions at April 2016 in the published Gwynedd 2016 JHLAS and Anglesey 2016 fieldwork figures reveals that 124 units were on Large Sites (Land bank) (56 on Anglesey and 68 in Gwynedd). The rate of development seen between 2011 and 2016 from Large Sites (Land bank) was 806 units which is on average approximately 160 units per annum.
- 3.5.7 The assumption used within this paper is that the remaining Large Sites (Land bank) and Large Sites (New) units, total of 1,333 units, is developed at a constant level of 133 units per annum for 2017 to 2023 and 134 per annum for 2024 to 2026.

4 Assumptions for Allocated Sites

4.1 The following considerations have been given to the sites allocated within the JLDP and their likely timescale for being developed:

- Whether the site has an existing planning permission or not;
- The situation in the 2015 Joint Housing Land Availability Study (JHLAS) Report for Gwynedd or 2015 Monitoring Statement for Ynys Môn;
- Any recent contact Development Management may of have had in relation to existing sites;
- The impact of large scale infrastructure / economic proposals especially on Anglesey on the timescale for developments;
- Any impact based upon spatial location especially for sites in Dwyfor and Meirionydd;
- Any infrastructure constraints that prevent certain sites from coming forward.

4.2 Sites with Planning Permission - Allocated (Land bank) Units

4.2.1 The assumption is that for the next couple of years the majority of completions from Allocated sites will come from those sites which has the benefit of a current planning permission.

4.3 Sites Currently Without Planning Permission – Allocated (New) Units

4.3.1 The following considerations have been taken into account as consideration is given towards the timescale for Allocated (New) sites (i.e. those housing allocations in the

emerging JLDP which did not have the benefit of planning permission at April 2015) being developed within the remaining Plan period:

- Large Scale Infrastructure Projects;
- Employment Opportunities; and
- Infrastructure Constraints.

- 4.3.2 **Large Infrastructure Projects** - The most significant project within the Plan period will be the Wylfa Newydd Nuclear Power station construction. Information contained within the Pre-Application Consultaion – Stage Two documentation by Horizon states the intention to submit the DCO application in 2017. It also shows that the numbers of workers on site will increase to around a 1,000 by the end of 2018, 2,000 by the end of 2019 and 6,000 by end of 2020 up to a peak of up to 11,000 in 2022. A broad range of housing types will accommodate the workers with temporary workers accommodation to account for the vast majority. However the anticipated increase in staff on the site year on year with associated developments and supply chain opportunities is certain to have an impact upon the build rate throughout the Island and to an extent on Bangor and Caernarfon area in North Gwynedd.
- 4.3.4 The Caernarfon and Bontnewydd by-pass is envisaged to begin construction in 2017 which will lead to employment opportunities during its construction.
- 4.3.5 **Employment Opportunities** - Work has already started on the construction for the new Science Park at Gaerwen which has the benefit of an existing planning permission and will create approximately 100 construction jobs and 300 operational jobs at the end of Phase I which could increase to approximately 700 jobs if Phase II is developed.
- 4.3.6 Orthios Ltd Eco park has planning permission and is a scheme for a Biomass power station and aquaculture, hydroponics and food processing employing up to 600 people.
- 4.3.7 The Land & Lakes leisure development at Holyhead has the benefit of planning permission and will provide up to 400 construction jobs and 600 operational jobs on the holiday park and one option for accommodating 3,500 workers during the Wylfa Newydd construction phase.
- 4.3.8 Whilst the same level of inward investment in new large scale proposals is not currently envisaged within the Gwynedd planning area it does currently have a stronger economic base with large employers within the Arfon area. In addition whilst the Eryri Enterprise Zones sites of Trawsfynydd and the former Llanaber fall outside the Gwynedd Planning Area they will provide for employment opportunities within the Meirionydd area in the long term.
- 4.3.9 Generally, the Council's strategy particularly for Dwyfor and Meirionnydd is to build upon its current economic base, including existing investments such as the Sailing Academy, Nant Gwytheryrn and the Tourism industry and to ensure that essential infrastructure including broadband is available within the area.
- 4.3.10 **Infrastructure Constraints** - The Council have prepared a Statement of Common Ground with Dŵr Cymru Welsh Water (DCWW). This outlines DCWW capital investment that is undertaken through a five-yearly Asset Management Plan (AMP) programme. AMP 6 is currently being delivered and runs from 2015 to 2020.

- 4.3.11 The Statement of Common Ground does state that whilst it is unlikely that all of the required infrastructure improvements identified by DCWW will receive funding through the AMP process this does not mean that development in areas of infrastructure constraint cannot proceed. Developers can either fund improvements themselves via the planning obligations process or enter into a requisition process to provide the infrastructure to bring forward development in advance of AMP investment. At present DCWW are unable to provide specific scheme costs as potential solutions to identified constraints have yet to be developed.
- 4.3.12 The most significant constraints raised by DCWW is in relation to improvements required at specific Waste water Treatment Works (WwTW). The following sites have been effected:

Table 6 – Improvements at Waste water Treatment Works

Waste water Treatment Works	Comment by DCWW	Site Affected
Caernarfon	The proposed growth being promoted for this settlement would require improvements at Caernarfon WwTW	T26 former Hendre School, Caernarfon; & T27 To the rear of Maes Gwynedd, Caernarfon
Cemaes	The proposed growth being promoted for this settlement would require improvements at Cemaes WwTW	T35 Land to rear of Holyhead Road, Cemaes
Llanerchymedd	The proposed growth being promoted for this settlement may require improvements at Llanerchymedd WwTW	T57 Land near Tyn y Ffynnon, Llanerchymedd
Llanfaglan	The proposed growth being promoted for this settlement would require improvements at Llanfaglan WwTW	T60 Land near Pont Glan Beuno, Bontnewydd.
Bethesda	The proposed growth being promoted for this settlement would require improvements at Bethesda WwTW	T66 Land near Maes Bleddyn, Rachub
Y Ffôr	The proposed growth being promoted for this settlement would require improvements at Y Ffôr WwTW	T67 Land near Tyn Lôn, Y Ffôr; & T68 Land near the School, Y Ffôr.

- 4.3.13 The anticipated delivery of housing units on these sites recorded in the schedule of sites in Appendix 1 aligns with the information from Dŵr Cymru.

- 4.3.14 The above factors have all influenced the anticipated delivery rate recorded in the Schedule of sites included in Appendix 1 to this paper. The following table shows the number of sites per year where the first unit completions are anticipated to be delivered throughout the Plan period:

Table 7 – Year Allocated Sites in JLDP Expected to Deliver their First Completions

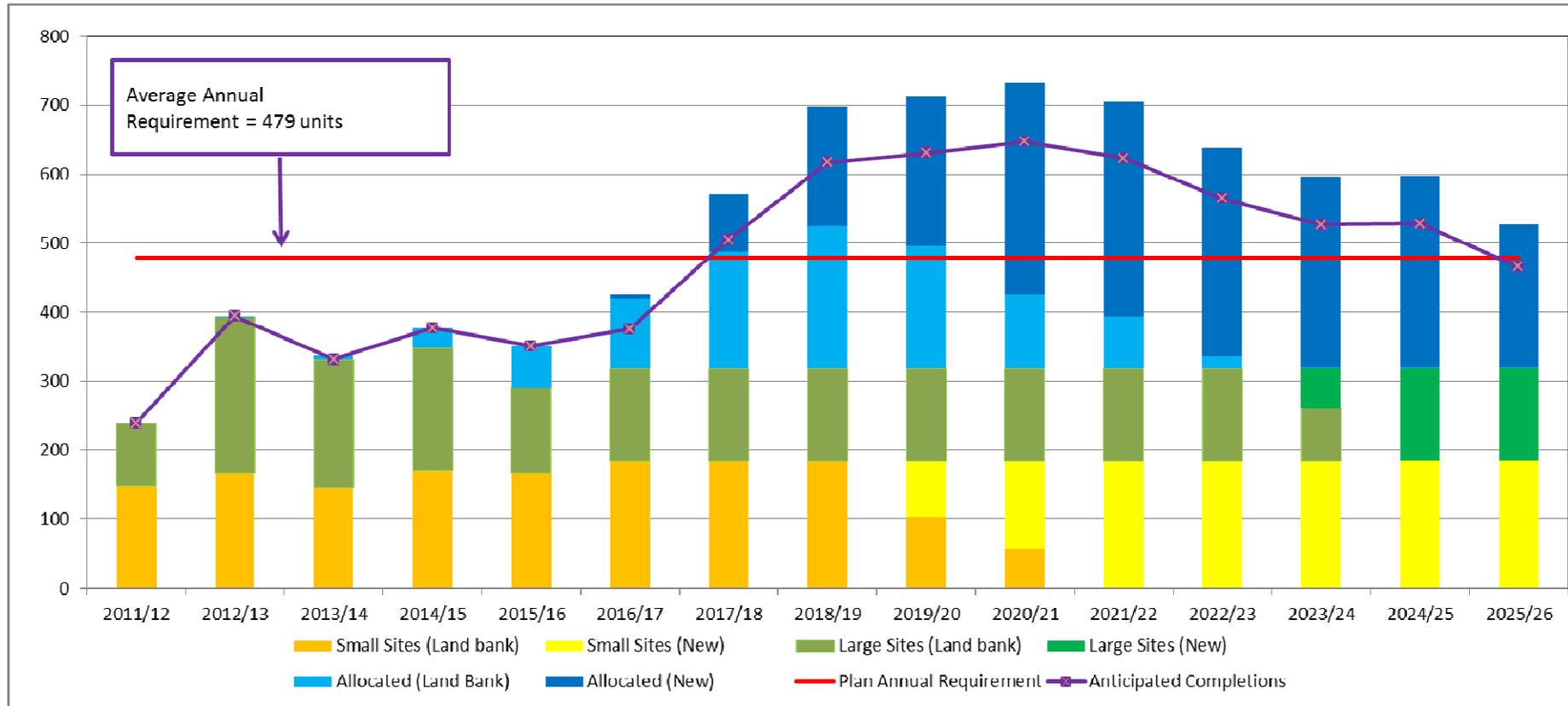
Year	Number of Sites
2015/16	2 ¹
2016/17	4
2017/18	15
2018/19	13
2019/20	10
2020/21	13
2021/22	5
2022/23	3
2023/24	1
2024/25	1
2025/26	0

¹ Two other sites have had units completed in 2015/16 however they have had units completed prior to this year.

5 Revised Delivery Trajectory

- 5.1 The housing delivery trajectory is based on the requirement of **7,184** units being provided over the plan period which equates to an average annual build requirement of **479** housing units per annum.
- 5.2 Appendix 1 sets out the Allocated Sites Schedule whilst Appendix 2 an Indicative trajectory and Housing Land Supply for the Plan period.
- 5.3 The following Graph sets out how the different Site Types outlined in Table 1 above, will provide the housing provision per year and how the anticipated annual completion rate compares with the average annual requirement.
- 5.4 The aggregation of all the components identified within the housing supply bar graph cumulatively add up to the overall housing supply figure of 7,902 which includes the 10% slippage allowance. The anticipated completions line within the chart shows the annual level of completions anticipated to deliver the Plans growth level of 7,184 units.

Graph 1 - Housing Supply Bar Chart



- 5.5 Years 2011/12 to 2014/15 – This is now a factual record of the number of completions seen during this period. To avoid any confusion with the formally published land supply in previous years JHLAS no land supply figure has been included for this period.
- 5.6 Year 2015/16 – the 2016 Gwynedd JHLAS has been published however the 2016 Anglesey Monitoring Report has not. However the total number of completed units is known and therefore these are the figures used within this paper. Again to avoid any confusion with the formally published land supply in previous years JHLAS no land supply figure has been included for this year.
- 5.7 Years 2016/17 to 2020/21 – Annex II provides a calculation of the likely land supply each year to the end of 20/21 at which point there will be 5 years of the Plan period remaining. This shows at April 2017 the land supply is anticipated to be 5.4 years supply. This rises steadily to 2021 when it will be 6.4 years supply.
- 5.8 Years 2020/21 to 2025/26 – At 2022 there are less than 5 years of the Plan period remaining. To enable the councils to calculate a 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.

Applying the above methodology, it is estimated that a 5 year housing land supply will be maintained throughout the Plan period.

6. Conclusion

- 6.1 It is therefore concluded that there are various sources of land supply which are deliverable and reliable and will adequately meet the Plan's housing supply.

APPENDIX 1

APPENDIX I - Gwynedd Schedule of Sites																
Allocated (Land bank)																
Settlement	Allocation No	Site Name	Indicative Growth Level	Permission	Units Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Bangor	T1	Goetre Uchaf	261	Yes	234	51	61	45	42	35						
Caernarfon	T28	Lôn Cae Phillips	136	Yes	132	7	21	21	21	21	21	20				
Llanberis	T44	Tir ger Lôn Tŷ Du	11	Yes	11				5	6						
Llanrug	T45	Cae'r Eglwys	10	Yes	10			5	5							
Llanrug	T46	Tir ger Lôn Rhythallt	6	Yes	6		6									
Bontnewydd	T59	Tir ger Stâd Glanrafon	26	Yes	26			13	13							
Deiniolen	T65	Tir ger Pentre Helen	30	Yes	27			9	9	9						
Tywyn	T53	Sŵn y Tonnau	21	Yes	21	2	2	4	5	4		4				
Tywyn	T54	Garreglwyd	14	Yes	14							7	7			
Nefyn	T48	Cyn Gerddi Rhandir	10	Yes	10			5	5							
Chwilog	T63	Tir tu cefn i'r Madryn Arms	18	Yes	15			5	5	5						
Y Ffor	T69	Tir ger Bro Gwystil	9	Yes	9		4	3	2							
Allocated (New)																
Settlement	Allocation No	Site Name	Indicative Growth Level	Permission	Units Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Bangor	T2	Caeau Chwarae Hen Ysgol Friars	43	No	43						10	10	10	10	3	
Bangor	T3	Hen Safle Jewsons	17	No	17			6	6	5						
Bangor	T5	Tir gyferbyn â'r amlogfa	72	No	72				9	9	9	9	9	9	9	9
Caernarfon	T26	Cyn Ysgol Hendre	42	No	42						7	7	7	7	7	7
Caernarfon	T27	Tu cefn i Maes Gwynedd	29	No	29								5	10	7	7
Llanberis	T43	Tir ger Gwesty'r Fic	16	No	16						4	4	4	4		
Penygroes	T52	Tir ger Maes Dulyn	39	No	39			5	5	5	4	4	4	4	4	4
Bethel	T70	Tir gyferbyn â Stâd y Cremlyn	28	No	28					4	4	4	4	4	4	4
Bethel	T71	Tir gyferbyn â Stâd Rhoslan	12	No	12				4	4	4					
Bontnewydd	T60	Tir ger Pont Glan Beuno	10	No	10						5	5				
Rachub	T66	Tir ger Maes Bleddyn	30	No	30						5	5	5	5	5	5
Blaenau Ffestiniog	T24	Cyn Caeau Chwarae	95	No	95			10	10	10	10	10	10	10	10	15
Blaenau Ffestiniog	T25	Tir yn Congl y Wal	60	No	60					10	10	10	10	10		
Penrhyndeudraeth	T49	Canol Cae	31	No	31			8	8	8	7					
Penrhyndeudraeth	T50	Tir ger cyn Ysbyty Bron Garth	46	No	46				6	6	6	6	6	6	6	4
Penrhyndeudraeth	T51	Tir ger Canol Cae	31	No	31							8	8	8	7	
Pwllheli	T29	Tir ger Lôn Caernarfon	150	No	150				19	19	19	19	19	19	19	17
Pwllheli	T30	Cae Deiniol	14	No	14					7	7					
Pwllheli	T31	Cyn Cae Hoci	17	No	17						9	8				
Criccieth	T42	Tir ger North Teras	34	No	34		5	5	5	5	5	5	4			
Nefyn	T47	Tir ger Helyg	19	No	19					5	5	5	4			
Botwnnog	T61	Tir ger Cefn Capel	21	No	21				3	3	3	3	3	3	3	
Botwnnog	T62	Tir ger Pentre	11	No	11								3	3	3	2
Chwilog	T64	Tir ger Cae Capel	20	No	20						6	7	7			
Y Ffor	T67	Tir ger Tyn Lôn	18	No	18						6	6	6			
Y Ffor	T68	Tir ger yr Ysgol	10	No	10									5	5	

APPENDIX I - Anglesey Schedule of Sites																
Allocated (Land bank)																
Settlement	Allocation No	Site Name	Indicative Growth Level	Permission	Units Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Caergybi	T11	Tyddyn Bach	123	Yes	123			30	30	30	33					
Caergybi	T15	Tir ger Stâd Waunfawr	22	Yes	22				7	7	8					
Caergybi	T16	Glan y Dŵr	90	Yes	90					30	30	30				
Caergybi	T17	Lôn Cae Serri	21	Yes	21			7	7	7						
Llangefni	T21	Tir ger Ysgol y Graig	38	Yes	38			12	13	13						
Biwmares	T32	Casita	35	Yes	35				35							
Llanfairpwll	T37	Tir ger Ffordd Penmynydd	11	Yes	10		5	5								
Porthaethwy	T38	Ty Mawr	20	Yes	16	1	3	3	2		4	3				
Porthaethwy	T39	Tyddyn Mostyn	40	Yes	40					10	10	10	10			
Niwbwrch	T56	Stâd Tyn Cae	12	Yes	12			2	1	1	2	2	1	1	1	1
Allocated (New)																
Settlement	Allocation No	Site Name	Indicative Growth Level	Permission	Units Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Amlwch	T6	Tir ger Maes Mona	50	No	50			25	25							
Amlwch	T7	Tir ger Lôn Bach	73	No	73				12	12	12	12	12	13		
Amlwch	T8	Tir yn Fferm Madyn	152	No	152										76	76
Amlwch	T9	Tir ger Cae Rheinwas	40	No	40					20	20					
Amlwch	T10	Tir yn Tan y Bryn	58	No	58						13	15	15	15		
Benllech	T33	Ger Caffi Wendon	12	No	12				6	6						
Bodedern	T34	Tir ger Llwyn Angharad	48	No	48							12	12	12	12	
Cemaes	T35	Tir tu cefn i Ffordd Caergybi	60	No	60						10	10	10	10	10	10
Llanerchymedd	T57	Tir ger Tyn y Ffynnon	17	No	17						5	4	4	4		
Caergybi	T12	Tir ger Cae Rhos	53	No	53					10	10	10	10	13		
Caergybi	T13	Tir ger Yr Ogof	72	No	72						12	12	12	12	12	12
Caergybi	T14	Tir ger Fferm Tyddyn Bach	49	No	49							12	12	12	13	
Y Fali	T41	Cyn Cae Sêl	40	No	40				5	5	5	5	5	5	5	5
Gwalchmai	T55	Tir ger yr A5	28	No	28					4	4	4	4	4	4	4
Llangefni	T18	Tir ger Ty Hen	154	No	154				20	20	20	20	20	20	20	14
Llangefni	T19	Cyn Ysgol y Bont	41	No	41						10	10	10	11		
Llangefni	T20	Ty'n Coed	144	No	144			25	25	25	25	25	19			
Llangefni	T22	Tir ger Bro Tudur	59	No	59					10	10	10	10	10	9	
Llangefni	T23	Tir ger Coleg Menai	49	No	49							10	10	10	10	9
Llanfairpwll	T36	Tir ger Bryn Eira	30	No	30				5	5	5	5	5	5		
Porthaethwy	T40	Tir ger Lon Gamfa	14	No	14								4	3	4	3

APPENDIX 2

Housing development indicative trajectory and housing land supply 2011-26										
LDP Year/ JHLAS period	JLDP housing requirement	Year end completions	Anticipated completions	Total cumulative completions	JLDP years remaining	Residual requirement without slippage allowance	5 year requirement	Annual building requirement	Total land available	Total land supply in years
	a			b	c	$d = (a - b)$	$e = (d/c)*5$	$f = e/5$	g	$h = g/f$
2011/12	7,184	240		240	15	6944	2315	463		
2012/13	7,184	394		634	14	6550	2339	468		
2013/14	7,184	337		971	13	6213	2390	478		
2014/15	7,184	377		1348	12	5836	2432	486		
2015/16	7,184	351		1699	11	5485	2493	499		
2016/17	7,184		376	2075	10	5109	2555	511	2776	5.4
2017/18	7,184		505	2580	9	4604	2558	512	3023	5.9
2018/19	7,184		617	3197	8	3987	2492	498	3083	6.2
2019/20	7,184		631	3828	7	3356	2397	479	2993	6.2
2020/21	7,184		647	4475	6	2709	2258	452	2890	6.4
2021/22	7,184		623	5098	5	2086	2086	417	2709	6.5
2022/23	7,184		565	5663	4	1521	2565*	513*	2565**	5
2023/24	7,184		527	6190	3	994	2480*	496*	2479**	5
2024/25	7,184		528	6718	2	466	2430*	486*	2431**	5
2025/26	7,184		466	7184	1	0	2380*	476*	2382**	5

* - Building requirement based on the guidance noted in paragraph 5.2 of TAN 1 .

** - From 2022/23 onwards, the total land available for a 5 year period cannot be established. As such, to calculate the land available, for any subsequent year beyond the end of the Plan period, the figure of 479 units per annum is used i.e. the average annual requirement figure for the Plan period.