

# **FLINTSHIRE COUNTY COUNCIL**

Housing Land Monitoring Statement April 2022



## 1.0 Introduction

- 1.1 This document summarises the housing land supply data as at 1<sup>st</sup> April 2022 for the purposes of monitoring the housing land supply information in the context of the Flintshire LDP. Previous housing monitoring statements for Flintshire were produced under Welsh Government guidance set out in Technical Advice Note 1 (TAN1) Joint Housing Land Availability Studies (JHLAS), which required Local Planning Authorities in Wales to carry out an annual assessment to identify whether or not they possessed a five year housing land supply. Flintshire was unable to carry out a formal Land Availability Study under the TAN 1 guidance as its Adopted UDP was time expired, however it did produce annual monitoring statements based on the TAN 1 guidance.
- 1.2 TAN 1 was however revoked in March 2020 and with it the requirement for LPA's in Wales to demonstrate a 5 year supply of housing land. The adequacy of the housing land supply is now properly to be assessed against a housing trajectory contained in the Adopted LDP, based on the calculation of an Anticipated Annual Build Rate (AABR), as explained in the Development Plans Manual (Edition 3) March 2020 published by the Welsh Government.
- 1.3 The Flintshire LDP was placed on Deposit in September 2019 and submitted to the Welsh Government and Planning Inspectorate on 30<sup>th</sup> October 2020. An Examination into the Plan was held during 2021 and the Council consulted on the Matters Arising Changes (MAC's) to the Plan (ie the changes made as a consequence of the Examination) in June 2022. The Examination Inspectors' Report was received by the Council on 15<sup>th</sup> December 2022 and the LDP was formally adopted by the Council on 24<sup>th</sup> January 2023.
- 1.4 In accordance with the guidance contained in the Manual, following Adoption of the LDP, future formal monitoring of the housing land supply will be included in the LDP Annual Monitoring Statements (AMR's). However, as referenced in the Monitoring table contained in the LDP the Council will also produce Annual Housing Land Monitoring Statements, the results of which will feed into the AMR's. The Council has produced a 2021 Housing Land Monitoring Statement and this Statement updates the land supply information to 2022.
- 1.5 The assessment of the adequacy of the Housing land supply contained in this Statement is therefore made against the housing Trajectory and AABR which formed part of the Matters Arising Changes and are now incorporated into the Adopted LDP
- 1.4 Section 2 of this Statement contains information on the Housing land supply while Section 3 comprises an assessment of the adequacy of the supply against the AABR trajectory and in the context of the housing monitoring indicators contained in the Flintshire LDP.

## 2.0 Housing land supply

2.1 This statement examines the housing land supply in Flintshire at a base date of 1<sup>st</sup> April 2022 and incorporates information on both sites with planning permission and sites allocated for housing in the Flintshire LDP. The components of the housing land supply comprise the following:

- Total housing completions (large and small sites)
- Large sites with planning permission (committed sites)
- Large sites allocated for housing in the Flintshire LDP
- An allowance for future large and small ‘windfall’ sites

2.2 In this context ‘large sites’ comprise sites of 10 or more units, and ‘small sites’ comprise sites of under 10 units. The contribution to the supply from each of the above sources is summarised in Table 1 below.

**Table 1- Housing land supply at 1.4.22**

| <b>Components of the housing land supply</b> | <b>Units</b> |
|--|--------------|
| Completions (2015-2022)                      | 3591         |
| Committed sites                              | 974          |
| Allocated sites                              | 2678         |
| Large sites windfall allowance (6 x 60 pa)   | 360          |
| Small sites windfall allowance (8 x 60 pa)   | 480          |
| <b>Total</b>                                 | <b>8083</b>  |

2.3 Further details on each of the components is provided below.

## Housing Completions

2.4 Table 2 below summarises housing completions in Flintshire on an annual basis since 2015, the LDP base date

**Table 2- Annual completions**

|              | <b>2015/16</b> | <b>2016/17</b> | <b>2017/18</b> | <b>2018/19</b> | <b>2019/20</b> | <b>2020/21</b> | <b>2021/22</b> | <b>Total</b> |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|
| Large sites  | 575            | 319            | 504            | 381            | 377            | 490            | 331            | 2977         |
| Small sites  | 87             | 102            | 104            | 73             | 87             | 92             | 69             | 614          |
| <b>Total</b> | <b>662</b>     | <b>421</b>     | <b>608</b>     | <b>454</b>     | <b>464</b>     | <b>582</b>     | <b>400</b>     | <b>3591</b>  |

2.5 Table 3 below summarises housing completions on large sites between 1/4/21 and 31/3/22. It should be noted that for consistency with the LDP, completions on sites shown as allocations in the LDP but which now have planning permission are included separately to the committed sites.

**Table 3 – Summary of large sites data 2021-22**

| Large sites     | Total comps. | Comps. 2021-22 | Units u/c  | Units not started |
|-----------------|--------------|----------------|------------|-------------------|
| Committed sites | 1073         | 126            | 193        | 781               |
| Allocated sites | 481          | 205            | 124        | 2554              |
| <b>Totals</b>   | <b>1554</b>  | <b>331</b>     | <b>317</b> | <b>3335</b>       |

2.6 The distribution of housing completions by LDP Tier is shown in Table 4 below:

**Table 4 – Housing completions 2021-22 by LDP tier**

|                                   | Tier 1     | Tier 2     | Tier 3     | Tier 4    | Tier 5    | Totals      |
|-----------------------------------|------------|------------|------------|-----------|-----------|-------------|
| Large sites completions           | 102        | 161        | 68         | 0         | 0         | <b>331</b>  |
| Small sites completions           | 33         | 9          | 18         | 7         | 2         | <b>69</b>   |
| <b>Totals</b>                     | <b>135</b> | <b>170</b> | <b>86</b>  | <b>7</b>  | <b>2</b>  | <b>400</b>  |
| <b>% of completions by tier *</b> | <b>34%</b> | <b>42%</b> | <b>21%</b> | <b>2%</b> | <b>1%</b> | <b>100%</b> |

\*Figures rounded up or down to nearest whole number.

2.7 Appendix 1 to this statement comprises a list of large committed sites and also allocated sites and their progress in terms of completions and units under construction as at 1.4 22.

### Large sites with planning permission (committed sites)

2.8 It can be seen from Appendix 1 that at 1/4/22 there were a total of 974 units with planning permission on large 'committed' sites in Flintshire, of which 193 units were under construction. The spatial distribution of these (by tier) is shown in table 5 below.

**Table 5 –Units available on large committed sites as at 1/4/22**

|                       | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Tier 5 | Total      |
|-----------------------|--------|--------|--------|--------|--------|------------|
| Large committed sites | 591    | 77     | 237    | 43     | 26     | <b>974</b> |

### Sites allocated for housing in the LDP

2.9 In addition to the committed sites there were a further 2678 units available on sites allocated in the LDP. These allocated sites are shown separately in Appendix 1 and it should be noted that, as referenced in para. 2.4 above, while some of these allocations now have planning permission (and housing completions) they are shown separately as allocations in Appendix 1 for consistency with the LDP. The spatial distribution of these (by tier) is shown in Table 6 below.

**Table 6 – Units available on allocated sites as at 1/4/22**

|                 | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Tier 5 | Total       |
|-----------------|--------|--------|--------|--------|--------|-------------|
| Allocated sites | 746    | 1744   | 188    | 0      | 0      | <b>2678</b> |

### Windfalls

- 2.10 Windfall sites are sites which did not have planning permission at 1/4/20 (the base date for the land supply data assessed at the LDP Examination) but which have become, or will become, available for housing development on sites not specifically allocated in the LDP. They comprise large windfall sites of 10 or more units, and small windfall sites of under 10 units. They can come from a range of sources including redevelopment of previously developed sites, subdivision of existing housing, conversions of commercial buildings to housing, and flats above shops.
- 2.11 In line with the guidance contained in the Development Plans Manual (Edition 3) an allowance is included in the LDP land supply for the likely contribution to the supply from both large and small sites throughout the Plan period. The allowance in terms of anticipated completions for the contribution of small windfalls is 60 units per annum and the allowance for large windfalls is also 60 units per annum, though as advised in the Manual going forward no contribution is included in the first two years from large windfalls. Further details relating to the windfall calculations are included in LDP Background Paper 10A – Housing Land Supply (FCC002).
- 2.12 Appendix 1 shows the large windfall sites which were granted planning permission between 1/4/21 and 31/3/22. These are now part of the committed supply going forward and the units are included in the committed supply data in Table 4. It can be seen from Appendix 1 that a total of 40 units were granted planning permission on large windfall sites over the 12 month period. There were no completions on these windfall sites within the period, though large windfall completions going forward will be monitored.
- 2.13 As illustrated in Tables 1 and 3 small windfall sites contributed 69 dwellings to the housing completions over the 12 month period, slightly above the 60 pa allowance for windfall completions on small sites included in the LDP.

### **3.0 Assessment of supply**

- 3.1 The housing requirement for Flintshire contained in the LDP is 6950 units for the period 2015-2030, averaging 463 pa. As shown in Table 2 housing completions 2015-2022 have totalled 3591 units, averaging 513 pa, well above the LDP annual requirement. Based on the LDP requirement of 6950, the completion of 3591 units leaves a residual requirement of 3359 units to be met over the remaining 8 years of the LDP period, an average of 420 pa.
- 3.2 It can be seen from Table 1 that the overall supply in Flintshire at 1.4.22 totals 8083 units, well above the LDP housing requirement of 6950. Similarly, when completions 2015-2022 are removed from the supply, the residual supply totals 4492 units, to meet a residual requirement of 3359 units. Going forward therefore an oversupply, (or flexibility) of 1133 units, equivalent to 33.7% of the residual requirement exists in the land supply, and provides confidence that the LDP requirement can be met within the period.
- 3.3 As referenced in para. 1.3 above, the adequacy of the housing land supply in this statement is assessed against the latest Anticipate Annual Build Rate (AABR) Trajectory which forms part of the Matters Arising Changes (FCC030). A copy of the AABR Trajectory, which has a 1/4/20 base date, is attached as Appendix 2 to this Statement.

- 3.4 The AABR Trajectory sets out the anticipated timing of completions for all components of the housing supply throughout the Plan period. It demonstrates how the LDP housing requirement and provision (ie the requirement plus an allowance for flexibility) will be met within the Plan period. Column 6 in the Trajectory shows the anticipated completions from all elements of the supply to meet the provision (line K). Line L shows the AABR, which is the total anticipated completions figure in line K (adjusted to take into account the flexibility allowance in the Plan. Line K therefore shows how the requirement figure (rather than the provision) in the plan will be met.
- 3.5 It can be seen that the AABR Trajectory anticipated some 588 units in total being completed in the 12 month period 2021-22, while the adjusted figure to meet the requirement was 485 units. As referenced above actual completions over the period have totalled only 400 units, which it is recognised is significantly below both the anticipated figures, and the 2020-21 completions figure of 582 units. This reduction could partly be a consequence of the Covid pandemic and information from some developers has also made reference to delays in obtaining building materials, which has slowed progress on some sites. Continued annual monitoring of the supply and completions will help identify whether this is just a blip in the longer term rate of completions.
- 3.6 As referenced above however, completions in the seven years since 2015 (the LDP base date) have actually totalled 3591 units (see Tables 1 & 2), which is slightly above the projected cumulative completions figure of 3564 units for 2021-22 in line M of the AABR Trajectory. It should also be noted that using the LDP average annual housing requirement figure of 463 pa actual completions are running over 10% ahead.

#### **4.0 Summary**

- 4.1 The housing land supply information provided in this statement illustrates that housing completions in Flintshire are being maintained at above the level of the annual requirement of 463 contained in the Flintshire LDP. The LDP has been through examination and the appointed Inspectors raised no issue with the housing requirement figure which has now been incorporated into the Adopted LDP. Comparison with the projected completions in the LDP AABR Trajectory show that while housing completions 2021-22 are below those anticipated, cumulative completions over the plan period are above the AABR Trajectory projection.
- 4.2 It can be seen from the information contained in this report, that the housing land supply in Flintshire at 1.4.22 provides a large element of flexibility and with it confidence that the LDP can continue to deliver its housing requirement. Going forward, and in accordance with the guidance contained in the Development Plans Manual, the trajectories will be updated with the involvement of the Housing Stakeholder Group, as part of future studies undertaken following adoption of the LDP and used as a basis for the land supply assessment incorporated in the LDP Annual Monitoring Reports.

**APPENDIX 1**

**Housing Land Monitoring 2022- Sites (10 units or more)**

| Site & ref.  | Tier | Site capacity | Comps 2021-22 | Total Comps | Units Rmng 1.4.22 | Units U/C | Units not started | Comments  |
|--|------|---------------|---------------|-------------|-------------------|-----------|-------------------|---|
| <b>LDP Committed Sites</b>                             |      |               |               |             |                   |           |                   |   |
| Wilcox Coach Works, Afonwen (AFN006)                   | 5    | 19            |               |             | 19                | 5         | 14                | Under Construction  |
| Central garage, Bagillt (BAG034)                       | 3    | 11            |               | 9           | 2                 | 2         |                   | Under Construction  |
| Former British Legion, Bagillt (BAG038)                | 3    | 10            | 2             | 6           | 4                 | 4         |                   | Under Construction- now Quatrefoil                          |
| Brook Farm, Buckley (BUC065)                           | 1    | 16            |               |             | 16                |           | 16                | Renewal granted.  |
| Mount Pool, Buckley (BUC079)                           | 1    | 20            | 4             |             | 16                | 6         | 10                | Under Construction  |
| F G Whitley Depot, Buckley (BUC080)                    | 1    | 39            | 5             | 18          | 21                | 12        | 9                 | Under Construction  |
| Adj. Mill Lodge, Buckley (BUC220)                      | 1    | 19            |               |             | 19                |           | 19                | 13 houses & 6 apts. Site cleared                            |
| Princess Ave., Buckley (BUC230)                        | 1    | 12            |               |             | 12                |           | 12                | All affordable-Ciwyd Alyn                                   |
| 80-86 Mold Rd., Buckley (BUC228)                       | 1    | 12            |               |             | 12                |           | 12                | Lingard Homes –est. completed in 5 yrs                      |
| The Hayfield, Buckley (BUC231)                         | 1    | 14            |               |             | 14                |           | 14                | Quatrefoil Homes est. start summer 2002                     |
| Summerhill Farm, Caerwys (CAE007)                      | 3    | 67            |               | 8           | 59                |           | 59                | Ph1 comp. Ph 2 in 2022 (Quatrefoil)                         |
| Adj. Fair Oaks Drive, Connah's Quay (CON036)           | 1    | 46            | 7             | 46          |                   |           |                   | <b>Completed</b>  |
| Woodside Cottages, Drury (DRU021)                      | 3    | 24            | 24            | 24          |                   |           |                   | <b>Completed</b>  |
| South of the Larches, Ewloe (EWL043)                   | 2    | 10            | 1             | 9           | 1                 |           | 1                 | Under construction  |
| Croes Atti, Flint (FLI002)                             | 1    | 644           | 43            | 531         | 113               | 42        | 71                | Persimmons site now completed. .Anwyl Ph 4- Under const.    |
| Flint working men's club (FLI048)                      | 1    | 15            |               | 4           | 11                |           | 11                | no activity currently                                       |
| Pandy Garage, Oakenholt ,Flint (FLI089)                | 1    | 16            |               |             | 16                |           | 16                | New site-acquired by developer                              |
| Nant Y Gro, East of Gronant Hill (GRO011)              | 3    | 41            |               |             | 41                |           | 41                | PP granted 3/8/18 (Wates)- Awaiting discharge of condition. |
| Rainbow Inn, Ruthin Rd. Gwernymynydd (GYM013)          | 4    | 17            |               | 15          | 2                 | 1         | 1                 | Under construction  |
| Land adj. Siglen Uchaf, Gwernymynydd (GYM019)          | 4    | 10            |               |             | 10                |           | 10                | Land sold & further application in preparation update?      |
| Land at Friar's Gap, Hawarden (HAW013)                 | 2    | 31            |               | 29          | 2                 | 1         | 1                 | Last 2 plots available                                      |
| Poor Clare Colettine Monastery site, Hawarden (HAW013) | 2    | 15            | 11            | 11          | 4                 | 4         |                   | UC-Eccleston Homes  |
| Llesty Hospital, Holywell (HOL028)                     | 1    | 89            | 9             | 28          | 61                | 16        | 45                | Under construction- info. from site manager                 |
| East of Halkyn Rd., Holywell (HOL015)                  | 1    | 44            |               |             | 44                |           | 44                | WWHA  |
| Site & ref.  | Tier | Site capacity | Comps 2021-22 | Total Comps | Units Rmng 1.4.22 | Units U/C | Units not started | Comments  |

Housing Land Monitoring Statement April 2022

|   |             |                         |                      |                    |                          |                  |                          |  |
|---|-------------|-------------------------|----------------------|--------------------|--------------------------|------------------|--------------------------|--|
| Ty Carreg, Stryt Isa, Hope (HCAC071)                          | 2           | 14                      |                      |                    | 14                       | 6                | 8                        | Quatrefoil Homes - Anticipate start in Summer 2021             |
| Bromfield Timber Yard, Mold (MOL020)                          | 1           | 122                     |                      |                    | 122                      |                  | 122                      | Unlikely to be developed within next 5 years                   |
| Former Broncoed Works (MOL045)                                | 1           | 88                      | 3                    | 88                 |                          |                  |                          | Completed  |
| 94 Wrexham Rd., Mold (MOL100)                                 | 1           | 11                      |                      | 9                  | 2                        | 2                |                          |  |
| Bryn Awel Hotel, Mold (MOL120 )                               | 1           | 23                      |                      |                    | 23                       | 23               |                          | WWHA   |
| Park House, Broncoed Business Park, Mold (MOL 122)            | 1           | 20                      |                      |                    | 20                       | 20               |                          | 20 apts (FG Whitley) UC  |
| Issa Farm, Mynydd Issa (MYN033)                               | 2           | 59                      | 14                   | 59                 |                          |                  |                          | Completed – Castlegreen Homes.                                 |
| Rose Lane/ Synnyside, Mynydd Isa (MYN028)                     | 2           | 56                      |                      |                    | 56                       |                  | 56                       | Clwyd Alyn-start on site est. Nov. 2020                        |
| Ffordd Hiraethog, Maes Pennant, Mostyn (MOS012 )              | 3           | 10                      |                      |                    | 10                       | 10               |                          | SHARP scheme, Wates-UC   |
| Ffordd Pandarus, Maes Pennant, Mostyn (MOS013 )               | 3           | 20                      |                      |                    | 20                       |                  | 20                       | SHARP scheme, Wates-site works commenced                       |
| Off Rhewl Fawr Rd., Penyffordd (PFD001)                       | 4           | 18                      |                      | 10                 | 8                        |                  | 8                        | Balance is Grwp Cynefin scheme - est. start now early 2022     |
| North of Coed Mor, Penyffordd (PFD020)                        | 4           | 23                      |                      |                    | 23                       |                  | 23                       | Site recently sold   |
| North of Rhos Road, Penyffordd (PYF039)                       | 3           | 40                      | 1                    | 1                  | 39                       | 6                | 33                       | Castlegreen Homes-under construction                           |
| Hawarden Rd., Penyffordd (PYF042)                             | 3           | 32                      | 2                    | 32                 |                          |                  |                          | Completed - Castlegreen Homes                                  |
| South of Rhos Rd., Penyffordd (PYF047)                        | 3           | 36                      |                      |                    | 36                       |                  | 36                       | Granted on appeal  |
| 1-3 Pierce St., Queensferry (QUE013)                          | 1           | 16                      |                      |                    | 16                       |                  | 16                       | Start delayed due to Covid. Info. from developer (Vivio devs.) |
| The Stores House, Rhos Y Cae (RHE002)                         | 5           | 10                      |                      | 3                  | 7                        | 1                | 6                        | Under Construction   |
| Grosvenor Social Club, Jubilee St., Shotton (AST082)          | 1           | 10                      |                      |                    | 10                       | 10               |                          | Under Construction   |
| <b>New committed Sites (since 1/4/21)</b>                     |             |                         |                      |                    |                          |                  |                          |  |
| Former Infirmary Site, Lluesty Hospital (HOL105) *            | 1           | 29                      |                      |                    | 29                       | 24               | 5                        | Under Construction-BAK Building Contracts Ltd                  |
| Factory 2 site, Pontybodkin Hill, Leeswood (LEE033)           | 3           | 26                      |                      |                    | 26                       |                  | 26                       |  |
| St David's building, Daniel Owen Sqr, Earl Rd., Mold (MOL126) | 1           | 14                      |                      |                    | 14                       |                  | 14                       | Ch of use-office to apartments.                                |
| <b>Sub total-Committed sites</b>                              |             | <b>1968</b>             | <b>268</b>           | <b>947</b>         | <b>974</b>               | <b>193</b>       | <b>781</b>               |  |
| <b>1.4.22</b>   | <b>Tier</b> | <b>Site capacity **</b> | <b>Comps 2021-22</b> | <b>Total Comps</b> | <b>Units Rmng 1.4.22</b> | <b>Units U/C</b> | <b>Units not started</b> | <b>Comments</b>  |
| <b>LDP Allocated sites</b>                                    |             |                         |                      |                    |                          |                  |                          |  |
| North West of Garden City (GAR002)                            | 2           | 1325**                  | 135                  | 247                | 1078                     | 36               | 1042                     | <b>Strategic allocation</b> -now with pp & under construction  |

|   |   |             |            |             |             |            |             |   |
|---|---|-------------|------------|-------------|-------------|------------|-------------|---|
| Well Street, Buckley                              | 1 | 140         |            |             | 140         |            | 140         |   |
| Broad Oak Holding, Connah's Quay (CON036)         | 1 | 32          | 5          | 32          |             |            |             | Allocation-now with pp & under construction |
| Highmere Drive, Connah's Quay                     | 1 | 150         |            |             | 150         |            | 150         |   |
| Northop Road, Flint                               | 1 | 170         |            |             | 170         |            | 170         |   |
| Maes Gwern, Mold,(MOL118)                         | 1 | 160         | 26         | 112         | 48          | 48         |             | Allocation-now with pp & under construction |
| Land between Denbigh Rd. & Gwernaffield Rd., Mold | 1 | 238         |            |             | 238         |            | 238         | Planning application under consideration    |
| Holywell Rd./ Green Lane, Ewloe                   | 2 | 298         |            |             | 298         |            | 298         |   |
| Ash Lane, Hawarden                                | 2 | 288         |            |             | 288         |            | 288         |   |
| Wrexham Rd., Abermorddu                           | 2 | 80          |            |             | 80          |            | 80          |   |
| Cae Isa, A5119, New Brighton                      | 3 | 92          |            |             | 92          |            | 92          |   |
| Chester Rd., Penymynydd (PYF044)                  | 3 | 186         | 39         | 90          | 96          | 40         | 56          | Allocation-now with pp & under construction |
| <b>Sub total-Allocated sites</b>                  |   | <b>3159</b> | <b>205</b> | <b>481</b>  | <b>2678</b> | <b>124</b> | <b>2554</b> |   |
| <b>TOTALS</b>                                     |   | <b>5132</b> | <b>490</b> | <b>1223</b> | <b>3909</b> | <b>326</b> | <b>3583</b> |   |

**SITES REMOVED SINCE 2021**

Side of 61, Brunswick Rd., Buckley (BUC202) : Reduced to 9 units so now small site

Station Yard/ Depot, Coed Talon (COE007) : Planning permission expired

Note:

\*Site is part of UDP allocated site therefore is not included as a windfall site.

\*\*Where allocated sites have subsequently received planning permission the capacity figures shown relate to the planning permission and figures may vary slightly from the allocated units in the LDP.

**Appendix 2 Calculation of Anticipated Annual Build Rate – 1/4/20 base**

(Updated version excluding Warren Hall housing)

| LDP Year |  | 1       | 2       | 3       | 4       | 5       | 6       | 7       | 8       | 9       | 10      | 11      | 12      | 13      | 14      | 15      |
|----------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| A        | Year   | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
| B        | Remaining years  | 15      | 14      | 13      | 12      | 11      | 10      | 9       | 8       | 7       | 6       | 5       | 4       | 3       | 2       | 1       |
| C        | Total housing provision  | 7950    | 7950    | 7950    | 7950    | 7950    | 7870    | 7870    | 7870    | 7870    | 7870    | 7870    | 7870    | 7870    | 7870    | 7870    |
| D        | Total LDP housing requirement  | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    | 6950    |
| E        | Actual recorded completions on large sites during year   | 575     | 319     | 504     | 381     | 377     |         |         |         |         |         |         |         |         |         |         |
| F        | Actual recorded completions on small sites during year   | 87      | 102     | 104     | 73      | 87      |         |         |         |         |         |         |         |         |         |         |
| G        | Anticipated completions on allocated sites during year   |         |         |         |         |         | 206     | 195     | 278     | 445     | 407     | 394     | 320     | 310     | 210     | 195     |
| H        | Anticipated land bank completions during year  |         |         |         |         |         | 304     | 333     | 222     | 138     | 89      | 36      | 37      | 30      | 32      | 0       |
| I        | Anticipated completions large windfall during year   |         |         |         |         |         | 0*      | 0*      | 60      | 60      | 60      | 60      | 60      | 60      | 60      | 60      |
| J        | Anticipated completions small windfall during year   |         |         |         |         |         | 60      | 60      | 60      | 60      | 60      | 60      | 60      | 60      | 60      | 60      |
| K        | Total completions (E+F+G+H+I+J)  | 662     | 421     | 608     | 454     | 464     | 570     | 588     | 620     | 703     | 616     | 550     | 477     | 460     | 362     | 315     |
| L        | Anticipated Annual Build Rate-Total anticipated annual completions (G+H+I+J) adjusted with x% adjustment factor to future completions. |         |         |         |         |         | 470     | 485     | 512     | 580     | 508     | 454     | 394     | 380     | 299     | 260     |
| M        | Total projected cumulative completions   |         |         |         |         | 2609    | 3079    | 3564    | 4076    | 4656    | 5164    | 5618    | 6012    | 6392    | 6691    | 6951**  |
| N        | Remaining housing completions (housing requirement minus projected completions by year)  |         |         |         |         |         | 3871    | 3386    | 2874    | 2294    | 1786    | 1332    | 938     | 558     | 279     | -1**    |

\*No double counting of large windfalls within the first two years of supply . Total large windfalls contribution yrs 6 -15 = 480 units

\*\*Oversupply due to rounding of figures in calculations .