St Albans City and District Council Housing Land Supply Position – 1 April 2016 Baseline (Published July 2016)

This paper records the St Albans City and District housing land supply and housing trajectory position at a 1 April 2016 base date.

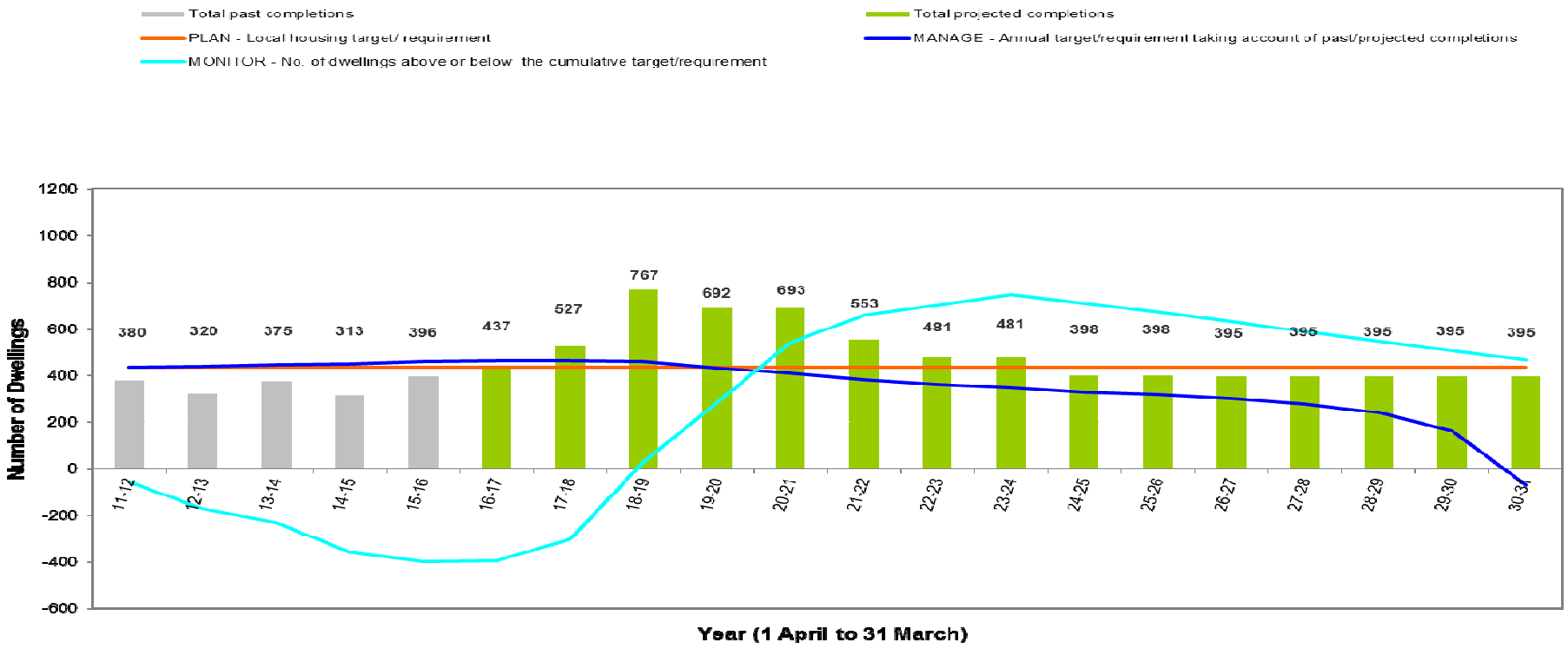
St Albans Housing Trajectory is normally published in December in the Authority's Monitoring Report, but the trajectory has been published early this year due to preparation work for the submission of the Strategic Local Plan (SLP).

The following two charts and tables show the land supply position with and without an implemented Strategic Local Plan. Chart 1 shows the land supply as calculated for the SLP and includes proposed Broad Locations. Chart 2 shows the land supply as calculated for the Authorities Monitoring Report and does not include proposed Broad Locations.

Further below are the 1 April 2016 baseline Housing Land Supply Schedule and an explanation of the windfall calculations used within the SLP housing trajectory.

Chart 1 (SLP)

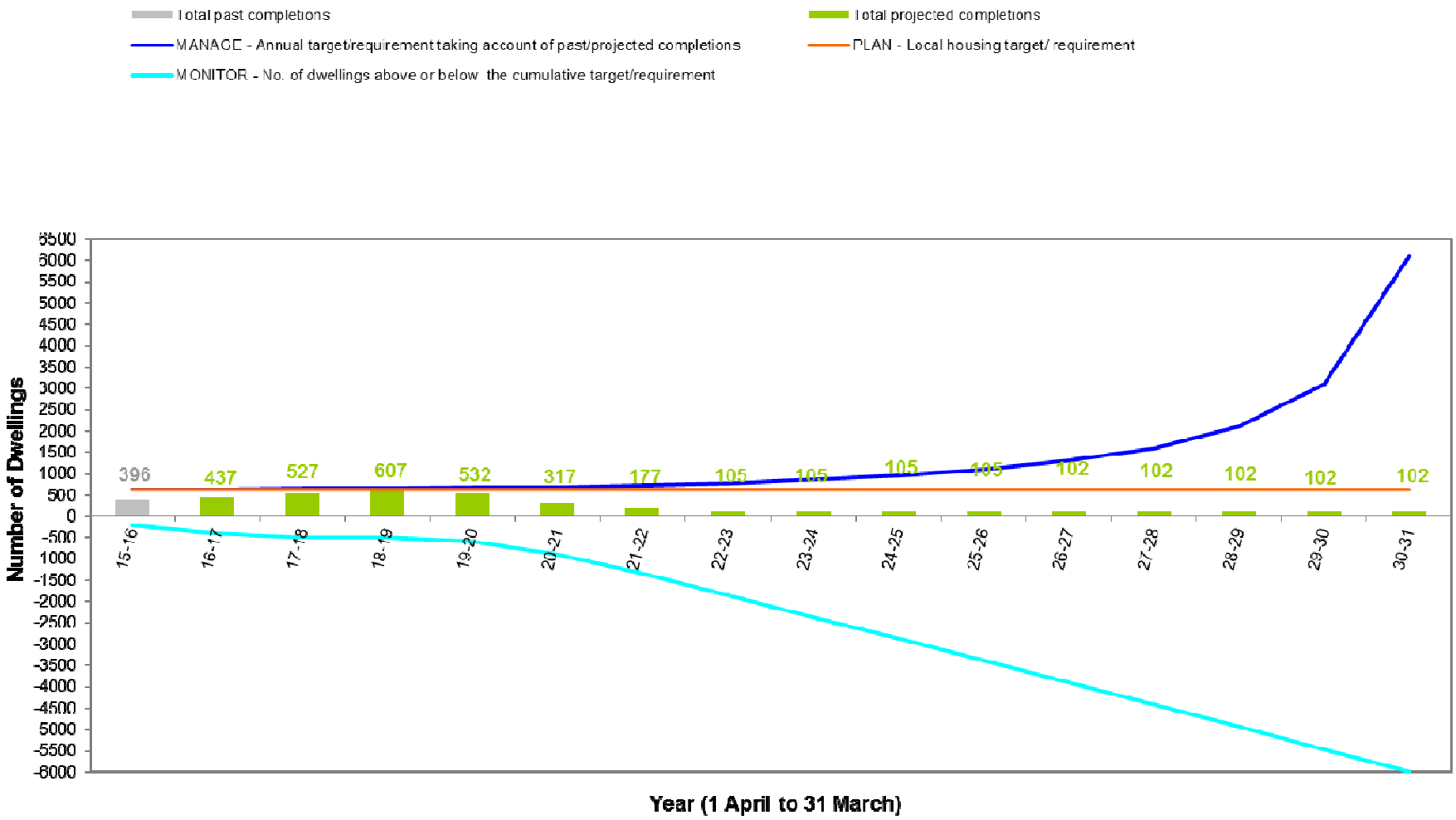
St Albans District Council Housing Trajectory



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Current known/expected delivery	437	527	607	532	317	177	105	105	105	105	102	102	102	102	102	3,527
EHH North (1,500 less 120 at Spencers Park Phase II)					125	125	125	125	125	125	125	125	125	125	125	1,375
EHH South					91	91	91	91	91	91	91	91	91	91	91	1,001
NW Harpenden			83	83	83	83	83	83								498
East SA			77	77	77	77	77	77	77	77	77	77	77	77	77	1,001
Total	437	527	767	692	693	553	481	481	398	398	395	395	395	395	395	**7,402**
Completions during plan period up to 01/04/2016																1,784
Total including above completions																**9,186**

Chart 2 (AMR)

St Albans District Council Housing Trajectory



Trajectory Data 2015/16

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Total past completions	396							
Total projected completions		437	527	607	532	317	177	105
Cumulative completions	396	833	1,360	1,966	2,498	2,816	2,993	3,098
PLAN - Local housing target/ requirement	619	619	619	619	619	619	619	619
MONITOR - No. of dwellings above or below the cumulative target/requirement	-223	-406	-497	-510	-597	-898	-1,340	-1,854
MANAGE – Annual target/requirement taking account of past/projected completions	619	634	648	657	661	673	709	768

	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Total past completions								
Total projected completions	105	105	105	102	102	102	102	102
Cumulative completions	3,203	3,308	3,413	3,515	3,617	3,719	3,821	3,923
PLAN - Local housing target/ requirement	619	619	619	619	619	619	619	619
MONITOR - No. of dwellings above or below the cumulative target/requirement	-2,368	-2,882	-3,396	-3,913	-4,430	-4,947	-5,464	-5,981
MANAGE – Annual target/requirement taking account of past/projected completions	851	957	1099	1,298	1,597	2,096	3,093	6,083

April 2016 Housing Land Supply Schedule

Totals

Key	Description	Land Supply - To 1 April															
		5 Year Land Supply															
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total 16-31
1	Under construction	240	49	3	3	3	3	3	3	3	3	0	0	0	0	0	313
2	With planning permission (full or reserved matters covering whole site)	22	96	130	71	0	0	0	0	0	0	0	0	0	0	0	319
2	Small Sites with permission	48	48	48	19												163
2	Conversions with permission	18	18	11	0												47
3	With outline permission with part(s) covered by reserved matters																0
4	Outline only	0	87	84	59	0	0	0	0	0	0	0	0	0	0	0	230
5	Where full. Outline or reserved matters at post committee resolution or subject to S106 negotiations	0	50	50	50	56	0	0	0	0	0	0	0	0	0	0	206
6	With application submitted	0	24	24	0	0	0	0	0	0	0	0	0	0	0	0	48
7	With pre-application discussions occuring	0	20	69	49	26	26	0	0	0	0	0	0	0	0	0	190
8	Allocation only	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	SHLAA Sites and other sites	0	9	9	109	109	40	0	0	0	0	0	0	0	0	0	276
9	Garage Sites Program	12	12	15	15	15	0	0	0	0	0	0	0	0	0	0	69
12	Windfall Allowance	51	77	87	92	102	102	102	102	102	102	102	102	102	102	102	1,429
13	Office to Residential Prior Approval	46	37	77	65	6	6	0	0	0	0	0	0	0	0	0	237
	Total	437	527	607	532	317	177	105	105	105	105	102	102	102	102	102	3,527

List of Sites

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
1. Under Construction																					
RH1	5/1973/0641 5/2014/1882	Tuffnells Way, Harpenden	118		86	4	4	3	3	3	3	3	3	3	3	0	0	0	0	0	Permission 1973 being built at slow rate. Permissions being updated. Greenfield
RC2A	5/1996/0917 5/1981/1171 5/1995/1560 5/1971/2318	Forge End, Nokeside, Chiswell Green	25		20																Vacant plots to allow future access to land beyond. No further construction anticipated. PDL
RG1	5/2010/1659 5/2013/3115	Napsbury Hospital, London Colney. Napsbury Church. West Hall. Connolly House. Former Nurses Accom	645	-6	610	35															Redevelopment of the church for a Local Centre and flats. Redevelopment of Nurses Home. PDL
RS112	5/2003/0849 5/2012/3429 5/2014/1374	South of Victoria Street (Station Car Park), St Albans	411		407	4															Conversion of gym to 4 dw to be completed . PDL
TBA39	5/2012/2848	Conservative Club, 25 Vaughan Road, Harpenden	6	-1	0	5															PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
RS27 Site B	5/2012/1023	Oaklands College, City Campus, Hatfield Road, St Albans	108		68	40															College relocating to Smallford Campus. PDL
TBA36	5/2011/1903	The Rose & Crown, 91 Southdown Road, Harpenden	14	-1	-1	14															PDL
TBA49	5/2013/3078 5/2014/2862 5/2014/2864	Lea Industrial Estate, Coldharbour Lane, Harpenden	67		17	50															PDL
TBA80	5/2014/3242	139 London Road, St Albans	11	1	-1	11															S106 signed. PDL
TBA66	5/2014/2219	Rear Of, 67 St Peters Street, St Albans	14		0	14															PDL
TBA77	5/2014/1900	Former Builders Yard, 173 & 175 Westfield Road	10		0	5	5														PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA10	5/2013/3114	96 & ro 98-114 Victoria Street	6		0	6															5/2012/2391 Appeal dismissed. PDL
TBA79	5/2013/3280	Fish Street, Redbourn	12		0	12															Allowed on Appeal
RS87	5/2012/3128	London Road, Alma Road, (Evershed Site) St Albans	80		0	40	40														Site owned by Spen Hill/Tesco. PDL
			1527	-7	1206	240	49	3	3	3	3	3	3	3	3	0	0	0	0	0	
2. With planning permission (full or reserved matters covering whole site)																					
RS1012	5/2008/1145 5/2011/0566 5/2014/1027	55 Victoria Street, St Albans	14		0				14												Former wine warehouse, now demolished. PDL
RB5	5/1999/1661 5/2015/1606	R/O 44-52 Bucknalls Drive, Bricket Wood	5		0		5														Started 2005 so cannot lapse but land ownership issues have prevented progress. New permission granted 2016. Garden Land
TBA87	5/2013/0298	Provence Private Hire, Heath Farm Lane	10		0			5	5												New permission following lapse of 5/2008/0314 PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA67	5/2013/2794	Station Yard, Codicote Road, Wheathampstead	5		0			5													Demolition of industrial unit PDL
TBA67	5/2012/0050	Part Of Garage Block Between, Hughenden Road & The Ridgeway, St Albans	8		0		4	4													Privately owned. PDL
TBA47	5/2014/3377	Beaufort House, 23 Grosvenor Road	58		0		29	29													100% affordable housing.PDL
TBA63	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	-8	7	7														S106 signed. PDL
TBA73	5/2013/2724	The Willows, London Colney	7		0			7													COU of site from B1(a) C3. PDL
TBA61	5/2015/1788	Berkeley House, Barnet Road, London Colney	8		0		4	4													PDL
TBA108	5/2015/0929	Land To Rear Of, Porters Wood House, Sandridge Park, Porters Wood, St Albans	10				5	5													PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA109	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2			4	5													PDL
TBA90	5/2015/2203	The Baton PH, The Quadrant, St Albans	14		0		7	7													PDL
TBA110	5/2014/2917	James Marshall House, Leyton Road, Harpenden	38				12	12	14												PDL
TBA111	5/2015/2921	Verulam House, 110, Luton Road, Harpenden	9				9														PDL
TBA112	5/2015/0310	Quality Hotel, 232-236 & 230a, London Road, St Albans	47	-4				20	23												PDL
TBA113	5/2014/2334	Round House Farm, Roestock Lane, Colney Heath	6					6													PDL
TBA114	5/2015/0934	Silver Birches, Coles Lane, Kinsbourne Green	9	-1				4	4												DPDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA115	5/2015/1595	38-40, Church Crescent, St Albans	10					5	5												PDL
TBA82	5/2015/0148	2 - 8 Dolphin Yard & 11B	5		0	5															PDL
TBA116	5/2013/3505	52, Victoria Street, St Albans	5				5														PDL
TBA81	5/2015/2236	16-24 Spencer Street	5		0	5															PDL
TBA91	5/2015/2626	143 London Road, St Albans	11	-1	0	5	5														PDL
TBA117	5/2015/2871	223a, Hatfield Road, St Albans	12					6	6												PDL
TBA118	5/2015/3663	86-92, Victoria Street, St Albans	6					6													PDL
			327	-16	-8	22	96	130	71	0	0	0	0	0	0	0	0	0	0	0	
4.With outline only																					
TBA51	5/2013/2454	Jane Campbell House, Waverley Road, St Albans	33		0		17	16													Full Application refused. PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA1 Site A	5/2013/0406	Building Research Establishment (north & north east areas), Bucknalls Drive, Bricket Wood	100		0		33	33	34												Permitted under appeal. PDL
TBA119	5/2015/1386 5/2012/2831	Chester Nursery, 42 Oaklands Lane, Smallford	22		0		12	10													Outline only. Allowed on Appeal. Predominantly GB GF
1194	5/2009/2471 5/2014/0940	Beaumont School & land to north of, Winches Farm, Hatfield Road, St Albans	75		0		25	25	25												Extension of time application pending (5/2015/0797) Reserved matters (5/2015/1713) to be recommended for approval subject to S106. GF
			230	0	0	0	87	84	59	0	0	0	0	0	0	0	0	0	0	0	
5. Where full, outline or reserved matters at post-committee resolution subject to S106 negotiations																					
RS102		Former Ariston Works, (Fire Station), Harpenden Road, St Albans	48		0																Being sold for residential by HCC. Council resolved to approve if a planning agreement is completed. Land Stability Report to be updated by HCC following emergence of sinkhole in nearby area. PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA2	5/2015/0990	Harperbury Hospital (Kingsley Green)	206		0		50	50	50	56											Large scale redundant buildings. Permission Granted subject to S106. PDL
			254	0	0	0	50	50	50	56	0	0	0	0	0	0	0	0	0	0	
6. With application submitted																					
TBA83	5/2015/0644 5/2015/3428	Radio Nurseries & 54 Oaklands Lane	28		0																GB. GF. 5/2015/0644 Refused. Appeal to be decided. 5/2015/3428 Pending.
TBA87	5/2014/0905	Provence Private Hire, Heath Farm Lane	10		0																if approved this will supersede 5/2013/0298 in section 2 above
TBA120	5/2015/3344	Maryland Convent And Residential Home 29 Townsend Drive St Albans Hertfordshire	48				24	24													Age restricted (over 55s) PDL
TBA100	5/2015/0889	2 Sun Lane Harpenden	6																		Refused March 2016. Awaiting appeal decision. PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA85	5/2014/3604	Napsbury Church	18		0																14 already counted in Napsbury numbers in section 1. If granted this will supersede 5/2010/1659 for 14
			570	0	0	0	24	24	0	0	0	0	0	0	0	0	0	0	0	0	
7. With pre-application discussions occurring																					
TBA24		Beaumont Works, Sutton Road, St Albans	40		0		20	20													Pre-application discussions, adjacent to similar sites approved in recent years. PDL
TBA41		London Colney Pastoral Centre	60		0																Redevelopment of former Convent. Sold to residential developers. Recent discussions for partial redevelopment to residential. Long lead time. Current uncertainty re viability.
TBA70	Site B	Ziggurat House, (Car Park) St Albans	50		0			25	25												Further development of site for new build on car park. Scale and materials issues but substantial scale possible. PDL
TBA27		Affinity Water site, Roestock Lane, Colney Heath	20		0			10	10												Redevelopment of disused water company buildings/site. 5/2015/0784 for 30 appeal dismissed Feb 2016. PDL
TBA60		Harpenden House Hotel	28		0			14	14												PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA14		Civic Centre (Whole, including Civic Centre South)	70		0					26	26										Herts House has 18 under Prior approval, listed below. Police Station site is vacated. PDL
TBA89		Old Electric Works, Campfield Road	30		0																Employment area. Previous approaches unacceptable. PDL
			298	0	0	0	20	69	49	26	26	0	0	0	0	0	0	0	0	0	
8 Allocation only																					
RS46		Jewson Depot, Cape Road, St Albans	20		0																Allocated for housing in Local Plan. Jewson's unable to find a site to relocate their depot to. No construction anticipated. PDL
RS95		222 London Road, St Albans	22		0																site likely to be redeveloped for housing over time, as supported by Policy 122. PDL
RW2 (part)		South of bridleway, Codicote Road, Wheathampstead	18		0																Allocated for housing in Local Plan. Former Murphy Chemicals site used as reed beds, until pollution reduced to make housing acceptable. PDL
			60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
9. SHLAA Sites & other sites																					
TBA1 Site B		Building Research Establishment (north & north east areas), Bucknalls Drive, Bricket Wood	50		0																Potential capacity for further 50. PDL
TBA43		HSBC, Smug Oak Lane, Bricket Wood	138		0				69	69											Sold by HSBC to residential developer & active discussions ongoing. 5/2013/2119 for 167 refused. 5/2014/3250 for 138 refused. Inspectors report sent to Secretary of State - decision due by 30 June 2016.PDL
RG11		Oaklands College, Smallford Campus, Hatfield Road, St Albans	348		0																Comprehensive redevelopment to provide new and refurbished college buildings, enabling residential development of 348 dwellings, car parking, associated access and landscaping, including demolition of existing buildings. 5/2013/2589 refused. Appeal Hearing due May 2016 GF

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA71		North Orbital Road, St Albans	33		0																Outline application 5/2013/3383 refused, appeal dismissed. Rear of Ayletts Nursery
RL974		72 High Street, London Colney	7		0																Currently in employment use. Application for housing in 5/2006/1047 refused. PDL
TBA4		80-82 Mount Pleasant Lane	6		0																Owner submitted application , then withdrew & ceased communication. Site subsequently sold . GF
TBA13		Land at Cherry Tree Lane, near Hemel Hempstead (Policy 26 – Land for Employment Development at North East Hemel Hempstead)	120		0				40	40	40										part of Spencer's Park site, supported by Dacorum, HCA and landowner. Partial permission for access. Forms part of East Hemel Broad Location. GF (not GB)
TBA16		Cottonmill Youth Club	8		0																Council owned. Residential use likely over time. Mostly derelict. PDL
TBA23		63 High Street, Harpenden	8		0																Permission for office. Residential likely over time. PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA33		Former Westfield Allottments, Harpenden	18		0		9	9													Vacant land. Ongoing discussions over most appropriate uses, including residential. 5/2015/3056 withdrawn. GF
TBA50		The Cedars, part of St Albans City Hospital	12		0																Residential use likely over time. PDL
TBA52		London Colney Recreation Centre	32		0																New Leisure Centre recently opened. Residential likely over time. PDL
TBA54		Former Station Yard and adj Land, Bricket Wood	12		0																Residential use likely over time. PDL
TBA88		Pound Farm, Sandridge	10		0																Mostly PDL
TBA55		Butterwick Adult Training Centre, Hixberry Lane, St Albans	20		0																Residential use likely over time. PDL
			822	0	0	0	9	9	109	109	40	0	0	0	0	0	0	0	0	0	
9 Garage Sites																					

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA30		SADC GarageCourt Programme	79		10	12	12	15	15	15											Rolling programme of redundant garage courts to be redeveloped. PDL
			79	0	10	12	12	15	15	15	0	0	0	0	0	0	0	0	0	0	
13 Based on Office to Residential Prior Approval UC																					
TBA92	5/2013/1382	Target House, 257-263 High Street, London Colney	10		8	2															Prior Approval. PDL
TBA105	5/2015/0001	35 High Street, Sandridge	10		0	10															
TBA122	5/2015/0280	Edinburgh House, 82-90, London Road, St Albans	9		0	9															
TBA107	5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, St Albans Site A	125		0			60	65												PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
			154	0	8	21	0	60	65	0	0	0	0	0	0	0	0	0	0	0	
13 Based on Office to Residential Prior Approval with Permission																					
TBA99	5/2013/2021	Station House 2-6 Station Approach Harpenden	12		0		12														
TBA101	5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood , St Albans	14		0	14															
TBA106	5/2014/2718	4-6 Upper Marlborough Road	11		0	11															
TBA104	5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood	48		0		24	24													Supersedes 15/2473 for 17 dwellings. PDL
TBA123	5/2015/0683	3 Sandridge Park, Porters Wood, St Albans	6		0																
TBA14	5/2014/2428	Hertfordshire House, Civic Close, St Albans, AL1 3JZ	18		0					9	9										Part of Civic Centre Site. 18 of assumed total of 70. See section 7. PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA124	5/2015/0500	First and Second Floors, 26, High Street, St Albans	8		0		8														
TBA125	5/2015/1294	Porters House, 4, Porters Wood, St Albans	19		0	10	9														
			136	0	0	35	53	24	0	9	9	0	0	0	0	0	0	0	0	0	
			70% of Total =			25	37	17	0	6	6	0	0	0	0	0	0	0	0	0	70% of Total =
13 Office to Residential Prior Approval with application submitted																					
		None		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Total Ofice to Resi	290	0	8	46	37	77	65	6	6	0	0	0	0	0	0	0	0	0	

Five Year Land Supply

Total 5 year supply at 1.04.2016	**2,420**
Land supply at 436 dpa + 5%	**5.28**
Land supply at 586 dpa + 5%	**3.93**
Land supply at 6619 dpa + 5%	**3.72**

The revocation of the East of England Plan left St Albans District Council without a definitive housing target. In a Court of Appeal Decision in December 2013 (the Hunston Case) judges decided that, in the absence of a Development Plan figure, the most-up-to date figures for full objectively assessed needs should be used. It is therefore considered that the 2014 based Household Projection figures (1991-2039), published by the Department for Communities and Local Government (DCLG) in July 2016 is the figure to use for this purpose. This, as a proxy for full, objectively assessed needs for housing, without any moderation, is 619.

In December 2015 the Council approved for the SLP a “full objectively assessed needs” figure of 436 dwellings per annum.

The SHMA 5 year net migration-lead figure is 586 dwellings per annum.

Estimated Windfall Calculations

NPPF Annex 2: Glossary - Windfall sites - *Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.*

NPPF paragraph 48 - *Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.*

Large Sites

Windfall on large sites was calculated to be 38 per annum. This figure was calculated by counting the number of completions on sites not previously recorded in the Council’s published 5 year land supply information (Authority’s Monitoring Reports), starting at the earliest point at which SADC data was recorded in this way, which was April 2007. The supply information included all “estimated” sites that the local planning authority considered deliverable. The actual delivery has been examined across the subsequent years’ corresponding completions data. This calculation gave a total over 9 years of 338 completions, an average of 38 per annum. This figure does not include garden land.

Past Completions

Year	Large Sites
2007-08	0
2008-09	17
2009-10	9
2010-11	14
2011-12	52
2012-13	20
2013-14	44
2014-15	64
2015-16	118
Total	338
Annual Average	38

Small Sites

The NPPF requires exclusion of garden land from this estimate. 39% of outstanding small permissions are on garden land, leaving 61% PDL. The average number of completions per annum on small sites in the last five years is 58. Taking 61% of 58 gives a rounded figure of 35. This figure added to the average completions from Conversions (29) is 64.

Past Completions

Year	Small	Conversions
11-12	86	35
12-13	57	-4
13-14	52	29
14-15	17	33
15-16	76	50
Total	288	143
Annual Average	58	29

In summary, the average PDL completions = 102 per annum (Large 38 + Conversions & Small 64)

For future five year land supply purposes it is conservatively assumed that windfalls should be taken into account on a rising scale of this average, that is 50% assumed completions in the first year, 75% in the second, 85% in the third, 90% in the fourth and up to 100% by the fifth and subsequent years.

Estimated Future Windfall Completions

	Large	Small Sites & Conversions	Total
Year 1	19	32	51
Year 2	29	48	77
Year 3	32	54	87
Year 4	34	58	92
Year 5	38	64	102
Total 5 year completions			408