



## **ASSESSMENT OF DELIVERY OF HOUSING SITES AS AT SEPTEMBER 2017**

### **For:**

Edward Winter  
Senior Planning Policy Officer  
Bath & North East Somerset Council

### **Prepared by:**

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Residential Development Consulting.  
BNP Paribas Real Estate, Bristol Office.

**29th September 2017**



## **Contents**

<b>1</b>	<b>Experience and Qualifications.....</b>	<b>2</b>
<b>2</b>	<b>Instructions .....</b>	<b>3</b>
<b>3</b>	<b>The Bath and North East Somerset New Homes Market / Residential Land Market .....</b>	<b>4</b>
<b>4</b>	<b>My Assesment of the Council's Housing Supply.....</b>	<b>6</b>
<b>5</b>	<b>Conclusion .....</b>	<b>7</b>

## **Appendix**

- 1 Draft Trajectory**
- 2 Analysis**
- 3 Revised Trajectory**



**Residential Development Consulting**

**Private and Confidential**

For the attention of:

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Our Ref: TJC

29th September 2017

Dear Sir(s),

**ASSESSMENT OF DELIVERY OF HOUSING SITES AS AT SEPTEMBER 2017**

**1.0 EXPERIENCE AND QUALIFICATIONS**

- 1.1 I am John Timothy Robert Cann, a Senior Director with BNP Paribas Real Estate ('BNPPRE'), one of the UK's leading real estate consultancies with seven regional offices in addition to its London offices.
- 1.2 I have responsibility Regionally for BNP Paribas Real Estate's Development Consultancy Business that specialises in residential development agency, appraisal, valuation and consultancy. I am based in Bristol.
- 1.3 I qualified as an associate with the Royal Institution of Chartered Surveyors in 1987 and became a fellow of the Institution in 2000 practising in the South West Region of the UK while based in Bristol where I still live close by. I have been qualified as a surveyor and involved in the appraisal of residential development land for 26 years. I was until February 2005 the National Director responsible for Chesterton's residential development and consultancy team covering the UK. I am a registered valuer with the RICS.



# BNP PARIBAS REAL ESTATE

- 1.4 I have extensive experience in the residential sector undertaking valuation, advisory and agency roles, and in terms of valuation both in connection with dispute resolution and development funding or decision making.
- 1.5 I have accepted appointments as Joint Receiver under the Law of Property Act 1925 on portfolios of residential properties and sites. I have given expert opinion in the County, High Court and at the Land Tribunal on residential valuation and development land dispute resolution matters, providing independent determinations, and appeared at Public Local Inquiries as a witness.
- 1.6 I am currently involved in exercising development land options within the UK and have recently sold and am acquiring large residential development sites via exercising development land option agreements within the South West and specifically the Greater Bristol Region.
- 1.7 BNPPRE's residential land and new homes business is a national enterprise and I am responsible for its regional business including the team based in Bristol covering the South West. I spend the majority of my working time in our Bristol office and live a short distance south of Bristol.
- 1.8 I currently act for both land owners and national house builders in addition to public sector bodies and believe my experience provides a balanced insight into the residential development market.
- 1.9 I believe I am well placed to provide an assessment of the deliverability over the next five years from April 2017 to March 2022 of the key sites relied upon by the Council.
- 2.0 BNP Paribas Real-estate has recently acquired the national practise of Strutt & Parker who have a network of residential sales and rural practise offices throughout the country.

## **2.0 INSTRUCTIONS**

- 2.1 I am instructed by Edward Winter, Senior Planning Policy Officer at Bath & North East Somerset Council to review the assumptions made by the Council's Planning Officers of the Housing Delivery Estimates for the period April 2017 to March 2022.
- 2.2 I am specifically asked drawing upon my experience in this sector to review the existing major sites of the Core Strategy and Placemaking Plan in the Bath and North East Somerset (B&NES) area to determine the supply aspect in order to assist in a determination by the Council as to whether or not the housing supply policies of the Council's Core Strategy and Placemaking Plan remain up-to-date.
- 2.3 I have also been asked to give an overview on changes to the new homes and development land markets as key influences to the consideration of the Council's supply forecasts, comment upon the suitability of the trajectory model to include delivery assumptions and the estimates for the remaining period from 2023 – 2029.



- 2.4 In undertaking my assessment, and as a starting point, I have considered information relating to housing supply provided by the Council in their draft housing trajectory provided to me and included at **Appendix 1** of my report. A copy incorporating my suggested changes in trajectory as a consequence of my review of the major housing sites included in the next five years is at **Appendix 2**.
- 2.5 I requested and have communicated with relevant Case Officers and Council Housing Officers to discuss the current planning status and expected delivery timetable, and made enquiries of the landowners, promoters or house builders where I have deemed it necessary (but in particular with the major sites listed at Appendix 2). I have as well drawn upon my own knowledge and experience, including information held by BNP Paribas Real Estate, in forming my opinions on likely housing supply.

### **3.0 THE BATH AND NORTH EAST SOMERSET NEW HOMES MARKET/RESIDENTIAL LAND MARKET**

- 3.1 While the fundamentals of the UK housing market have remained relatively constant with low interest rates, low unemployment and the continued support of 'Help to Buy', wages have begun to stagnate and there has been increasing evidence that price growth has slowed and sales volumes have waned and stabilised below their level prior to the stamp duty changes previously in April 2016. It was generally considered that the recent White Paper helpfully didn't 'rock the boat' given evident market fragility while still in a recovery stage.
- 3.2 The new build volume housing market is expected to rely, for at least the medium term, upon low interest rates and Government largesse in 'Help to Buy' mainly supporting first time buyers. 'Help to Buy' underpins the volume housing sites given they make up some 45% of private market transactions at present. Mortgage data now shows first time buyers making up half of the market compared to a third in 2010. The recent announcement of the Government's further commitment to 'Help to Buy' will no doubt help to sustain the sales volumes particularly with the recent suggestion that interest rate rises may occur in the short term.
- 3.3 The fragility in the housing land market was demonstrated in the speed with which the national house builders withdrew when the Brexit vote outcome was known. Their stance was in seeking to avoid any large scale commitment to current land purchases and further house building should there be adverse house buyer confidence. As we now know confidence was not lost, house sales proceeded and after three months the residential land market began to recover.
- 3.4 Notwithstanding the above, there is a real fear that with increased political uncertainty and economic stagnation there could be a swift and sharp decline in trading as household purchaser confidence erodes.



- 3.5 The house builder's experience of the recent recession shapes their current behaviours. In addition to avoiding tying up their capital they are becoming more efficient in their drive for return on capital for shareholders/stakeholders. Their cash flow management is as much on a return on capital basis rather than driving volume as they have an eye for institutional relations.
- 3.6 The national house builders are undertaking greater due diligence when acquiring land, increasingly drawing upon delivery through strategic land where better margins can be achieved, and seeking in all land acquisitions deferred purchase terms. They are concerned with standards of quality falling with added volume as the skills gap in the industry builds.
- 3.7 In effect the house builders are still in recovery phase putting money where it performs best. Incremental if small increases in volume are perceived to become increasingly less profitable. We are not in a 'boom' phase where the focus is on volume. House builders are generally in a 'good place' meeting demand levels from the private buyers and unlikely to take risk on significant unplanned growth in the current market.
- 3.8 In response to the caution on capital tie-up and a trend of revisiting scheme viability support has increased from the HCA and LEP funding with the objective of unlocking particularly the expensive infrastructure led volume housing schemes. Increasing disputes on land value between vendors and purchaser developers leading to delivery delays is a sign of the pressure on land values from modern day obligations for Section 106 led contributions, affordable housing and large scale enabling infrastructure.
- 3.9 Past history demonstrates that the housing market follows cycles and we are currently in the recovery stage after the deepest housing recession experienced post war. It is more than likely that there will be further market movement. In the long term the make-up of those cycles are akin to 'boom' and 'bust' and their timing uncertain. It is more than likely that there will be varying levels of take up of new housing in each stage of any cycle, as has always been the case. This study is for a period until 2029 and is therefore likely given past experiences to incur at least one if not two market cycles.
- 3.10 The demand for new homes and attraction of sites within the vicinity of Bath and its outlying areas are governed by the proximity of the employment areas of the wider Bristol and Bath Conurbation and the attraction of Bath as a desirable City location to live and retire with its own associated strong services employment. While Bath has a strong and successful residential sales market (even in recession) the wider areas of Keynsham, Whitchurch, Somer Valley and the surrounding rural areas are also robust sales locations and currently evidence good market activity and outlook.
- 3.11 Much of the larger allocations involve regeneration of brown field sites and there will be added pressure on deliverability given the need to resolve viability and the need for co-operation between landowners. We have taken this into account when determining timing of delivery.



**4.0 MY ASSESSMENT OF THE COUNCIL’S HOUSING SUPPLY**

4.1 I have concentrated my review on the key or larger sites, and when arriving at my conclusions I have first discussed the scheme and their delivery timetable with the developer, investor or housebuilder.

4.2 I have prepared my own assessment of the likely delivery timetable and take up rates of the large site allocations in B&NES based upon today’s market strength and my opinion of the likely planning timetables/site specific constraints reflected in an individual sites market appeal and its stage of delivery be it before or after a start on site. I have reflected the natural progression of the larger sites as they establish themselves to accommodate higher sales rates from existing outlets or additional outlets where there is a spread of unit types appealing to a wide market.

4.2 I have been asked to comment upon the suitability of the Council’s assumptions in terms of the timelines generally adopted when inputting their trajectory and while site type and their individual circumstances will lead to variations, I believe the general assumptions do represent the more likely timeline.

Timeline							
Preparation of application to submission validation						6 months	
Outline						6 months	12 months
Detailed Design & Reserved Matters						12 months	24 months
Pre Start prep						4 months	28 months
Enabling works						8 months	36 Months
First Housing Completions						6 months	42 months

4.3 I am of the opinion that the larger volume housing sites offering a mix of housing types are capable of delivering circa 50 speculative private market units on average per annum where a single outlet is operating, with the addition of any affordable housing dwellings separately contracted to an RP.

4.4 My findings on the larger sites are summarised at **Appendix 2** and cover the 5-year period April 2017 to March 2022. In reviewing the Council’s Trajectory I understand that the findings of my report are to be used by the Council to provide an independent audit of the Council’s current housing land supply estimates to compare against their current minimum requirement as notified to me at 4,319 units to include a 5% buffer.

4.5 My recommended changes to the Council’s initial draft review are included in the revised trajectory placed at **Appendix 3** with recommended changes included in red font.



4.6 **Summary of My Findings at Appendix 3**

April to March	17/18	18/19	19/20	20/21	21/22	5 years
<b>Total Completions</b>	1,254	1,193	1,462	1,352	1,027	<b>6,288</b>

4.7 I have judged that the updated forecast for 1,254 completions in 2017/18 is robust, not least as development is either already complete or in progress. Current and proposed five year delivery rates at an average of some 1,250 units per annum are in excess of historic levels of between circa 450 and 850 units per annum. This change is in the main due to the commencement of the larger volume housing sites which now make up an average of some 65% of the current and expected delivery over the next five years.

4.8 This estimate compares to B&NES earlier review at 5,944 for the 5 year period, and this year’s 2017/18 forecast of 1,119 units. I would determine that the principle difference in these estimates is the added progress made this year by the house builders over and above the earlier estimates. For the 5 year forecast it is the evidence of improved sales rates from the larger sites in the main.

4.9 Our review has extended to the projected figures in Year 6. I would determine that the difference in these estimates is a result of the alterations to the 5 year period and adjustment to numbers as a consequence. The majority of housing numbers that fall within Year 6 are contributed by larger schemes that are well progress through the construction stage or indeed are at the final stages of scheme completion. I have judged that the updated forecast in relation to Year 6 is robust. Our assessment of these figures is included at **Appendix 2**.

4.10 There is reduced delivery risk in the trajectory as the greater majority of the volume is later phases of established schemes, or the sites are already in their early phases of site preparation and construction rather than in land assembly or the early planning processes. In addition, the larger site allocations give a good spread of sites with mixed unit types to appeal to a wider market. Affordable housing delivery has averaged some 175 units per annum over the past 3 years and this is now increasing and proportionately with the improved delivery rates.

**5.0 CONCLUSIONS**

5.1 I have concluded that the Council should update their Housing Delivery Estimates for the period April 2017 to March 2022 by the revised delivery rates set out in my **Appendix 3**.

5.2 The Council has a 5 year supply requirement including a 5% buffer of 4,319 new homes, and our assessment suggests that there will likely be more than adequate delivery of 6,288 new homes.





## **BNP PARIBAS REAL ESTATE**

- 5.3 The current and expected market conditions, and historic appeal of the B&NES area for house purchasers offers comfort to longer term projections, albeit there are likely to be peaks higher than shown and troughs at lower levels potentially as recessions and 'booms' occur.

Yours Faithfully

A handwritten signature in blue ink, appearing to read 'Tim Cann'.

Tim Cann MBA Dip (Est. Man) FRICS  
RICS Registered Valuer  
Residential Development Consulting  
BNP Paribas Real Estate



**BNP PARIBAS  
REAL ESTATE**

# **APPENDIX 1**

Bath											Total	SYS	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Plan period	Post-plan	
											Total Delivery	6508		284	329	186	187	249	301	348	415	575	821	732	440	316	263	262	137	347	288			6480	-28
											Cumulative Delivery	6508		284	613	799	986	1235	1536	1884	2299	2874	3695	4427	4867	5183	5446	5708	5845	6192	6480				
Site	Planning ref (most recent)	Status	Date permitted	Availability	First units projected	Expiry	Allocation	e-app or pendi	Last checked	HELAA	G/P																								
<b>Completions and permissions at BWR</b>																																			
BWR: B3, B4, B10, B10a, B10b, B7, B8 (Crest)	06/04013/EFUL	Completed	N/A	N/A	N/A	N/A	S88		N/A	WES1		299	0	59	147	93												299	0						
BWR: B17 (Crest)	12/05387/ERES	Completed	N/A	N/A	N/A	N/A	S88		N/A	WES1		55	0														55	0							
BWR: B1 & B2 (Crest)	12/05590/ERES	Completed	N/A	N/A	N/A	N/A	S88		N/A	WES1		26	0														26	0							
BWR: B6, B12 (Crest)	13/04574/ERES	Completed	N/A	N/A	N/A	N/A	S88		N/A	WES1		38	0														38	0							
BWR: B11, B13, B15a, B15b (Crest)	13/03929/ERES	Completed	N/A	N/A	N/A	N/A	S88		N/A	WES1		259	0														259	0							
BWR: B5 (Crest)	14/02005/ERES	U/C	N/A	N/A	N/A	N/A	S88		N/A	WES1		45	45														45	0							
BWR: B16 (Crest)	14/02005/ERES	U/C	N/A	N/A	N/A	N/A	S88		N/A	WES1		52	52														52	0							
BWR: B40 (Crest)	17/02479/ERES	RM, validated	Validated 30/05/2017		24 months (May 2019)	N/A	S88		Jun-17	WES1		45	45														45	0							
BWR OPA.1 'red & pink land' (National Grid /Crest)	06/01733/EOUT	OUT, permitted	23/12/2010		Projections based on a	N/A	S88		Jun-17	WES1		724	300														724	0							
BWR OPA.1 waste site 'purple land' (B&NES)	06/01733/EOUT	OUT, permitted	23/12/2010		Projections based on a	N/A	S88		Jun-17	WES1		150	0														150	0							
BWR OPA.1 car showrooms 'green land'(Renrod, Stones Coach	06/01733/EOUT	OUT, permitted	23/12/2010		Projections based on a	N/A	S88		Jun-17	WES1		100	0														100	0							
<b>Completions on other large sites</b>																																			
Holcombe Green, Upper Weston (Aff)	08/04139/FUL	Completed	N/A	N/A	N/A	N/A			N/A	WEST2		16	0	16													16	0							
Smile Stores, St Georges Place	05/01596/FUL	Completed	N/A	N/A	N/A	N/A			N/A	N/A		12	0	12													12	0							
Marjorie Whimster House (Aff)	09/00124/FUL	Completed	N/A	N/A	N/A	N/A			N/A	TWT3		29	0	29													29	0							
Day Crescent, Twerton (Aff)	09/00939/FUL	Completed	N/A	N/A	N/A	N/A			N/A	N/A		56	0	56													56	0							
Southlands, Upper Weston (Aff)	09/04259/FUL	Completed	N/A	N/A	N/A	N/A			N/A	WEST5		34	0	34													34	0							
Southlands, Upper Weston (Aff)	09/04259/FUL	Completed	N/A	N/A	N/A	N/A			N/A	WEST5		40	0		40												40	0							
Weirside Court, Lower Bristol Road	11/03245/FUL	Completed	N/A	N/A	N/A	N/A			N/A	N/A		14	0		14												14	0							
88 Coronation Avenue	08/01334/FUL	Completed	N/A	N/A	N/A	N/A			N/A	N/A		11	0		11												11	0							
Former Garage, Piccadilly Place	09/04931/FUL	Completed	N/A	N/A	N/A	N/A			N/A	WAL4		11	0		11												11	0							
130-32 Wells Road	12/01150/FUL	Completed	N/A	N/A	N/A	N/A			N/A	N/A		14	0			14											14	0							
Byways, Bathwick Street	07/03670/FUL	Completed	N/A	N/A	N/A	N/A			N/A	ABB9		11	0			11											11	0							
Lime Grove School	12/00980/FUL	Completed	N/A	N/A	N/A	N/A			N/A	Wid18		13	0			13											13	0							
Rockery Tea Gardens, North Road	08/03370/FUL	Completed	N/A	N/A	N/A	N/A			N/A	N/A		11	0		1	10											11	0							
15 St Georges Place	12/00116/FUL	Completed	N/A	N/A	N/A	N/A			N/A	N/A		11	0			11											11	0							
Lawrence House, Lower Bristol Road	14/01539/ODOU	Completed	N/A	N/A	N/A	N/A			N/A	N/A		21	0			21											21	0							
2 Longacre (17 Gross, 2 Net)	13/03034/FUL	Completed	N/A	N/A	N/A	N/A			N/A	N/A		2	0			2											2	0							
5 - 13 Somerset Place (Future Heritage)	07/03640/FUL	Completed	N/A	N/A	N/A	N/A			N/A	LANS3		28	0			6	13	9									28	0							
Southbourne Gardens (Spitfire)	07/01598/FUL	Completed	N/A	N/A	N/A	N/A			N/A	WAL1		10	0			10											10	0							
Newark House, Cheltenham St (Greensky)	12/01058/FUL	Completed	N/A	N/A	N/A	N/A			Jun-17	WID5		14	0														14	0							
43 Upper Oldfield Park (Landmark Developments)	07/02461/FUL	Completed	N/A	N/A	N/A	N/A			Jun-17	WID22		14	0														14	0							
90 Frome Road (Crossman)	15/01662/RES	Completed	N/A	N/A	N/A	N/A			Jun-17	ODN1A		14	0														14	0							
<b>Planning permissions on other large sites</b>																																			
5 - 13 Somerset Place (Future Heritage)	13/03073/FUL	U/C		N/A		U/C			Nov-16	LANS3		6	4			4											6	0							
Former Lambridge Harvester (McCarthy & Stone)	15/00292/FUL	U/C	22/09/2015	N/A	24 months (Sep 2017)	N/A			Jun-17	LAM4		50	50			24	26										50	0							
Hope House, Lansdown Road (Acorn)	15/04715/FUL	U/C	19/09/2016	N/A	24 months (Sep 2018)	N/A			Jun-17	LANS2		54	54				24	30									54	0							
Hope House, Lansdown Road (Acorn)	15/04430/FUL	U/C	10/03/2016	N/A	24 months (Mar 2018)	N/A			Jun-17	LANS2		4	4				4										4	0							
Roseberry Place (Deeley Freed)	16/03114/ERES	U/C	30/11/2016	N/A	18 months (May 2018)	Aug-19	S810		Jun-17	WEST4&5		171	171				40	48	48	35							171	0							
Bath Press (Aberdeen Asset Management/Collado Collins)	15/02162/EFUL	Full, permitted	13/09/2016	<a href="#">Local press</a>	24 months (Sep 2018)	Sep-19	S89		Jun-17	WES2		244	168				24	48	48	48	48	48	48	48	48	48	48	244	0						
Mod Ensleigh - Granville Rd (Kersfield)	13/00734/FUL	U/C	N/A		N/A	N/A			Jun-17	LANS5A		40	27			13	27										40	0							
Mod Ensleigh - Core Area (Linden)	14/01853/EFUL	U/C	N/A		N/A	N/A			Jun-17	LANS5A		92	83			9	37			46							92	0							
Mod Ensleigh - Core Area (Bloor)	14/01853/EFUL	U/C	N/A		N/A	N/A			Jun-17	LANS5A		90	62			28	23	39									90	0							
Mod Ensleigh - Core Area CCRC (Hanover)	14/01853/EFUL	???				Apr-18			Jun-17	LANS5A		72	72				36	36									72	0							
Royal High (IM Properties /Linden)	17/00407/ERES	RM, permitted	19/06/2017		24 months (Jun 2019)	Jun-20			Jun-17	LANS5A		94	94					36	48	10							94	0							
Mod Warminster Road (Firmstone)	14/02272/EFUL	Full, permitted, UK	30/03/2015		24 months (Mar 2017)	N/A			Jun-17	BWK1		204	204				48	48	48	48	12						204	0							
Mod Foxhill/Mulberry Park (Curo)	15/02465/RES	RM, permitted, UK	01/10/2015		18 months (Oct 2017)	N/A			Jun-17	CDN3		195	195				20	48	48	48	31						195	0							
Mod Foxhill/Mulberry Park (Bellway)	15/02465/RES	RM, permitted, UK	01/10/2015		18 months (Oct 2017)	N/A			Jun-17	CDN3		81	81				20	48	13								81	0							
Mod Foxhill/Mulberry Park (remainder of outline) (Curo)	14/04354/EOUT	OUT, permitted	30/03/2015			Oct-18			Jun-17	CDN3		424	60							12	48						424	0							
Foxhill regeneration (Curo)	16/05219/EOUT	OUT, permitted	26/07/2017		36 months (Jul 2020)							158	84							36	48						158	0							
BWR Hinton Garage (Pegasus Life)	16/06188/FUL	Full, permitted	20/06/2017		24 months (Jun 2019)	20-Jun-20	S88		Jun-17	KING10		68	68							36	32						68	0							
South Quays (Newark Works) (Deeley Freed)	16/04818/EREG03	OUT, permitted	10/05/2017		36 months (May-20)		S85		Jun-17	WID11		69	69							40	29						69	0							
<b>Allocations without permission</b>																																			
R/O 89-123 Englishcombe Lane (BANES)	N/A	Allocated			36 months (Jun-20)		S817		Jun-17	ODN3		40	40														40	0							
Burlington Street (Clifton Diocese)	N/A	Allocated			36 months (Jun-20)		S816		Jun-17	LAN1		15	15														15	0							
Hartwells Garage	N/A	Allocated			36 months (Jun-20)		S815		14/01630/PRÉ	Jun-17	NEW1	80	80							36	44						80	0							
Cattlemarket & Corn Market (BANES)	N/A	Allocated			36 months (Jun-20)		S81																												





**Rural**

										Total	5YS	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	2030/31	Plan period	Post-plan
										Total Delivery	1310	536	64	42	39	82	171	68	147	140	96	99	54	44	44	44	44	44	44	44	44	1310	0
										Cumulative Delivery	64	106	145	227	398	466	613	753	849	948	1002	1046	1090	1134	1178	1222	1266	1310			13817	13817	
Site	Planning ref (most r)	Status	Date permitted	First units projected (months from date)	Expiry	Allocatio	Pre-app or pending	Date last checked	HELAA	G/P																							
<b>Completions on large sites</b>																																	
Goldney House, Temple Cloud, Aff (within HDB)	10/01554/FUL	Completed	N/A	N/A	N/A			N/A	N/a		20	0	20													20	0						
Sleep Lane, Whitchurch (Barratt)	11/02193/FUL	Completed	N/A	N/A	N/A			N/A	WCH1		47	0		4	25	18													47	0			
Wick Road, Bishop Sutton (Barratt)	12/05279/FUL	Completed	N/A	N/A	N/A			N/A	BIS2		41	0		15	26													41	0				
Cappards Road, Bishop Sutton (Charles Church)	14/00544/RES	Completed	N/A	N/A	N/A			N/A	BIS3		35	0		35													35	0					
Former Co-op, High Littleton (Curo)	13/04514/FUL	Completed	N/A	N/A	N/A			N/A	HTN8		9	0		9													9	0					
Pipehouse Nursery, Freshford (Belgravia Dev)	14/01495/FUL	Completed	N/A	N/A	N/A			N/A	FRE2		10	0		3	7													10	0				
<b>Permissions on large sites</b>																																	
Brookside Drive, Farmborough (Lovell)	13/04194/RES	U/C			N/A			Jun-17	FAR1		38	0		16	22													38	0				
The Poplars, Bath Road, Farmborough (B&SW Dev)	14/02426/FUL (APPE U/C				N/A			Jun-17	FAR7		12	8		4	8													12	0				
Burdens, Bath Road Farmborough (Boystown Ltd)	15/04713/RES	RM, permitted	20/01/2016	18 months (Jul 2017)	20/01/2019			Jun-17	FAR4		14	14			14													14	0				
Maynard Terrace, Clutton (Curo)	14/05692/RES	RM, permitted	22/07/2016	18 months (Jan 2018)	Jul-19			Jun-17	CLU3		36	36			16	20													36	0			
The Wharf, Clutton (TBC)	12/00293/FUL	Full, permitted	02/04/2015	24 months (April 2017)	Apr-18			Jun-17	CLU1		15	15			15													15	0				
Freshford Mill, Freshford (EnvironComs)	14/05048/FUL	U/C	02/04/2015	24 months (April 2017) - ho	U/C			Jun-17	FRE1		21	21		7	-7	7	14													21	0		
Old Timber Yard, Bathampton	16/04805/RES	U/C	02/12/2016	18 months (June 2018)	N/A			Jun-17	BHM1		15	15			15													15	0				
Temple Inn Lane, Temple Cloud (Barratt)	15/04215/RES	U/C	16/02/2016	18 months (Aug 2017)	N/A			Jun-17	TC4A		70	70			33	37													70	0			
<b>Allocated sites</b>																																	
Wheeler & Co, Timsbury (Flower & Hayes)				36 months (from date last		SR14	09/02468/FU	Jun-17	TIM1		25	25						25													25	0	
East of St Mary's School, Timsbury				36 months (from date last		SR15		Jun-17	TIM5		20	20						20													20	0	
Pinkers Farm, East Harptree	16/04249/FUL	Full, permitted	14/06/2017	24 months (Jun 2019)	14/06/2020	SR5		Jun-17	EH1		8	8						8													8	0	
Water Street, East Harptree	14/05836/FUL	Subject to 106, full	Validated 23/12/2014,	24 months (Jun 2019)	?	SR6		Jun-17	EH2		8	8						8													8	0	
Leacroft House, West Harptree	16/03181/RES	RM, permitted	10/01/2017	24 months (Oct 2019)	Jan-20	SR2		Jun-17	WH1		16	16						16													16	0	
The Orchard, Compton Martin	17/00075/FUL	Full, validated	Validated 26/01/2017,	30 months (Jul 2019)		SR17		Nov-16	COM3		10	10						10													10	0	
<b>Unidentified sites</b>																																	
Completions on small sites											262	0	44	42	35	42	57	42													262	0	
Committed small sites, April 2017: 270											270	270																		270	0		
Small site windfall (5YS)											0	0																		0	0		
Small site windfall (post-5YS)											308	0												44	44	44	44	44	44	44	308	0	
Large site windfall												0	0	0	0	0	0													0	0		

# Whitchurch

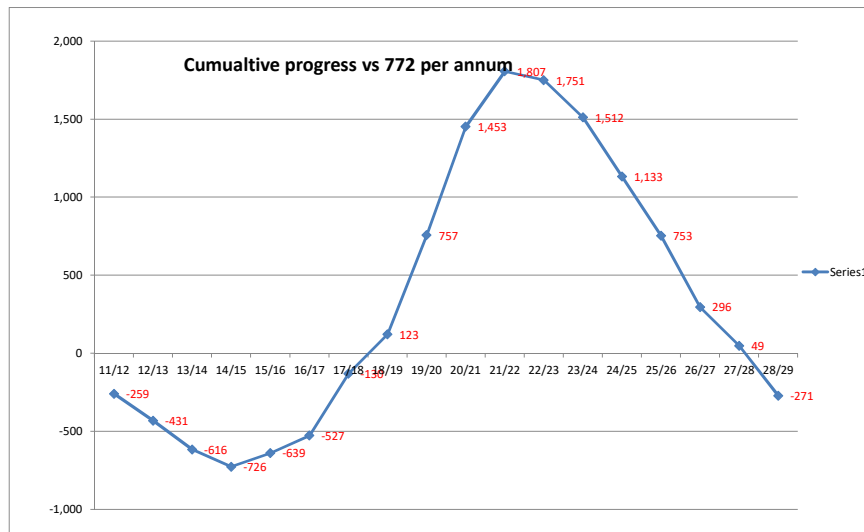
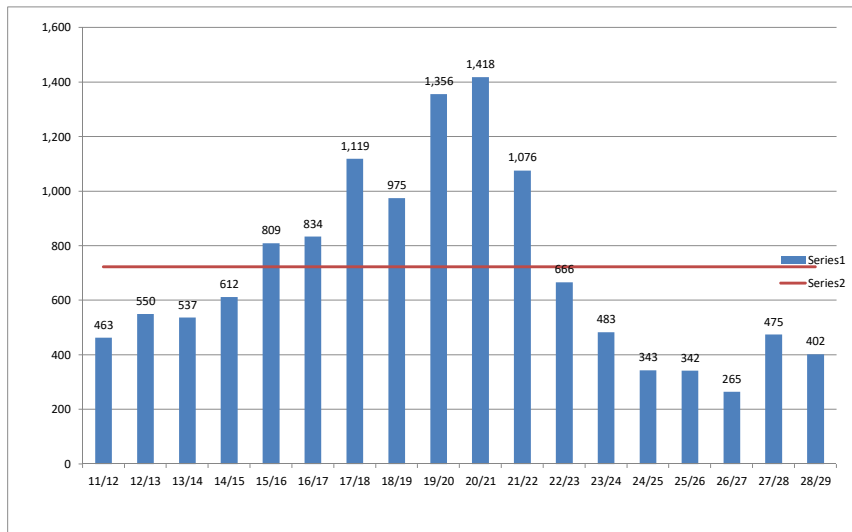
										Total	5YS	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Plan period	Post-plan	
										Total Delivery	203	203	0	0	0	0	0	0	0	0	106	97	0	0	0	0	0	0	0	0	0	0	203	0
										Cumulative Delivery			0	0	0	0	0	0	0	0	106	203	203	203	203	203	203	203	203	203	203			
Site	Planning ref (most recent)	Status	Date permitted	First units projected (months)	Expiry	Allocation	Pre-app or pending (if relevant)	Date last checked	HELAA	G/P																								
Horseworld (Bellway)	16/04615/FUI Full, permitter	13/06/2017	24 months	13/06/2020	RA5		Jun-17	WCH2		97	97																		97	0				
Horseworld (Whitcroft)	16/03743/FUI Full, permitter	14/06/2017	24 months	14/06/2020	RA5		Jun-17	WCH2A		6	6																		6	0				
Paddocks (Barratt)	16/02055/FUI Full, permitter	13/04/2020	24 months	13/04/2020	RA5		Jun-17	WCH 3		100	100																		100	0				

B&NES Housing Trajectory 2011-2029							5 Year housing supply period from 17/18												
	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Bath	6,508	284	329	186	187	249	301	348	415	575	821	732	440	316	263	262	137	347	288
Keynsham	2,130	25	33	50	94	156	302	337	137	279	277	194	109	82	11	11	11	11	11
Somer Valley	2,602	90	146	262	249	233	163	287	283	300	124	96	73	41	25	25	73	73	59
Rural Areas	1,310	64	42	39	82	171	68	147	140	96	99	54	44	44	44	44	44	44	44
SE Bristol (Whitchurch)	203	0	0	0	0	0	0	0	0	106	97	0	0	0	0	0	0	0	0
<b>Total Delivery</b>	<b>12,725</b>	<b>463</b>	<b>550</b>	<b>537</b>	<b>612</b>	<b>809</b>	<b>834</b>	<b>1,119</b>	<b>975</b>	<b>1,356</b>	<b>1,418</b>	<b>1,076</b>	<b>666</b>	<b>483</b>	<b>343</b>	<b>342</b>	<b>265</b>	<b>475</b>	<b>402</b>
<b>Cumulative Delivery</b>	<b>463</b>	<b>1,013</b>	<b>1,550</b>	<b>2,162</b>	<b>2,971</b>	<b>3,805</b>	<b>4,924</b>	<b>5,899</b>	<b>7,255</b>	<b>8,673</b>	<b>9,749</b>	<b>10,415</b>	<b>10,898</b>	<b>11,241</b>	<b>11,583</b>	<b>11,848</b>	<b>12,323</b>	<b>12,725</b>	
5 Year Supply From 2014-19										5,944									

	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Unadjusted Annulaised Requirement	13,000	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722
<b>Cumulative Requirement</b>	<b>722</b>	<b>1,444</b>	<b>2,166</b>	<b>2,888</b>	<b>3,610</b>	<b>4,332</b>	<b>5,054</b>	<b>5,776</b>	<b>6,498</b>	<b>7,220</b>	<b>7,942</b>	<b>8,664</b>	<b>9,386</b>	<b>10,108</b>	<b>10,830</b>	<b>11,552</b>	<b>12,274</b>	<b>12,996</b>	
Progress vs Cumulative Req at year end		-259	-431	-616	-726	-639	-527	-130	123	757	1,453	1,807	1,751	1,512	1,133	753	296	49	-271

Deliverable Supply in 5 year blocks		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
11/12 - 15/16	2,971	463	550	537	612	809													
12/13 - 16/17	3,342		550	537	612	809	834												
13/14 - 17/18	3,911			537	612	809	834	1,119											
14/15 - 18/19	4,349				612	809	834	1,119	975										
15/16 - 19/20	5,093					809	834	1,119	975	1,356									
16/17 - 20/21	5,702						834	1,119	975	1,356	1,418								
17/18 - 21/22	5,944							1,119	975	1,356	1,418	1,076							
18/19 - 22/23	5,491								975	1,356	1,418	1,076	666						
19/20 - 23/24	4,999									1,356	1,418	1,076	666	483					
20/21 - 24/25	3,986										1,418	1,076	666	483	343				
21/22 - 25/26	2,910											1,076	666	483	343	342			
22/23 - 26/27	2,099												666	483	343	342	265		
23/24 - 27/28	1,908													483	343	342	265	475	
24/25 - 28/29	1,827														343	342	265	475	402

	Built by start date	Target by end date	5 yr Req (100%)	5yr Req 120%	Required Buffer for 20% or 5%	Forecast Delivery	Actual Buffer	Actual %Buffer	Surplus or deficit re required
11/12 - 15/16	0	3,610	3,610	4,332	722	2,971	-639	-18%	-1,361
12/13 - 16/17	463	4,332	3,869	4,643	774	3,342	-527	-14%	-1,301
13/14 - 17/18	1,013	5,054	4,041	4,849	808	3,911	-130	-3%	-938
14/15 - 18/19	1,550	5,776	4,226	5,071	845	4,349	123	3%	-722
15/16 - 19/20	2,162	6,498	4,336	5,203	867	5,093	757	17%	-110
16/17 - 20/21	2,971	7,220	4,249	5,099	850	5,702	1,453	34%	603
17/18 - 21/22	3,805	7,942	4,137	4,964	827	5,944	1,807	44%	980





**5 Year housing land supply against total planned provision 13,000 (17/18 - 21/22)**

<b>A</b>	<b>Total Planned Provision</b>	<b>2011-29</b>	<b>13,000</b>
<b>B</b>	Built over years 1-6	11/12 - 16/1	3,805
<b>C</b>	Plan requirement for years 1-11 (5 years hence)	11/12 - 21/22	7,942
<b>D</b>	5 year Supply Requirement (100%)	17/18 - 21/22	<b>4,137</b>
<b>E</b>	5 year Supply Requirement (with 5% buffer)	17/18 - 21/22	<b>4,344</b>
<b>F</b>	5 year Supply Requirement (with 20% buffer)	17/18 - 21/22	<b>4,964</b>
<b>G</b>	Deliverable Supply (#)	17/18 - 21/22	<b>5,944</b>
<b>H</b>	Deliverable Supply buffer (%)	17/18 - 21/22	44%
<b>I</b>	Deliverable Supply (#) over 100% requirement	17/18 - 21/22	1,807
<b>J</b>	Deliverable Supply (#) over 105% requirement	17/18 - 21/22	1,600
<b>K</b>	Deliverable Supply (#) over 120% requirement	17/18 - 21/22	980

722 per annum  
 594 per annum  
 722 per annum x 11 years  
 C - B  
 D x 5%  
 D x 20%  
  
 G - D  
 G - E  
 G - F

	Alternative calculation method		722pa		
	5 year requirement (722x5)		3,610		
	5 year requirement + backlog		4,137	therefore 1 year's supply equals:	Deliverable supply into 5 year requirement in years
	5 year requirement + backlog + 5% buffer		4,344	868.77	6.84
	5 year requirement + backlog + 20% buffer		4,964	992.88	5.99
	Deliverable supply		5,944		

Delivery assumptions	Starting point assumption (months)*
Outline validation to first completions	42
Outline determination to first completions	36
Reserved matters validation to first completions	24
Reserved matters determination to first completions	18
Full validation to first completions	30
Full application determination to first completions	24
Prior approval validation to first completions	24
Prior approval approval to first completions	18
Delivery per year	50
No planning application submitted on an allocated site: assume time for full validation plus 6 months	36

\*Starting point assumption (months) means the number of months anticipated between the date of the relevant validation or determination, to the first month of delivery. 0 units are anticipated the first month of delivery, followed by 4 units per outlet per month (i.e. 48 per year) thereafter, unless previous delivery rates on the site, indicate an alternative rate is more appropriate.



**BNP PARIBAS  
REAL ESTATE**

## **APPENDIX 2**





**BNP PARIBAS  
REAL ESTATE**

# **APPENDIX 3**

Bath											Total	SYS	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Plan period	Post-plan	
											Total Delivery	6592		284	329	186	187	249	333	434	541	658	767	729	434	304	215	214	165	323	240			6592	0
											Cumulative Delivery	6592		284	613	799	986	1235	1568	2002	2543	3201	3968	4697	5131	5435	5650	5864	6029	6352	6592				
Site	Planning ref (most recent)	Status	Date permitted	First units projected	Expiry	Allocation	e-app or pendi	Last checked	HELAA	G/P																									
<b>Completions and permissions at BWR</b>																																			
BWR: B3, B4, B10, B10a, B10b, B7, B8 (Crest)	06/04013/EFUL	Completed	N/A	N/A	N/A	S88		N/A	WES1		299	0	59	147	93													299	0						
BWR: B17 (Crest)	12/05387/ERES	Completed	N/A	N/A	N/A	S88		N/A	WES1		55	0			55													55	0						
BWR: B1 & B2 (Crest)	12/05590/ERES	Completed	N/A	N/A	N/A	S88		N/A	WES1		26	0																26	0						
BWR: B6, B12 (Crest)	13/04574/ERES	Completed	N/A	N/A	N/A	S88		N/A	WES1		38	0			6	26	6											38	0						
BWR: B11, B13, B15a, B15b (Crest)	13/03929/ERES	Completed	N/A	N/A	N/A	S88		N/A	WES1		259	0				113	146											259	0						
BWR: B5 (Crest)	14/02005/ERES	U/C	N/A	N/A	N/A	S88		N/A	WES1		45	45						45										45	0						
BWR: B16 (Crest)	14/02005/ERES	U/C	N/A	N/A	N/A	S88		N/A	WES1		52	52							52									52	0						
BWR: B40 (Crest)	17/02479/ERES	RM, validated	Validated 30/05 24 months (May 2019)	N/A	N/A	S88		Jun-17	WES1		45	45								45								45	0						
BWR OPA.1 'red & pink land' (St. William/Crest)	06/01733/EOUT	OUT, permitted	23/12/2010	Projections based on agi	N/A	S88		Jun-17	WES1		724	200									100	100			100	100	100	100	100	24	75	75			
BWR OPA.1 waste site 'purple land' (B&NES)	06/01733/EOUT	OUT, permitted	23/12/2010	Projections based on agi	N/A	S88		Jun-17	WES1		150	0																150	0						
BWR OPA.1 car showrooms 'green land' (Renrod, Stones Coaches)	06/01733/EOUT	OUT, permitted	23/12/2010	Projections based on agi	N/A	S88		Jun-17	WES1		100	0																100	0						
<b>Completions on other large sites</b>																																			
Holcombe Green, Upper Weston (Aff)	08/04139/FUL	Completed	N/A	N/A	N/A			N/A	WEST2		16	0	16															16	0						
Smile Stores, St Georges Place	05/01596/FUL	Completed	N/A	N/A	N/A			N/A	N/A		12	0	12															12	0						
Marjorie Whimster House (Aff)	09/00124/FUL	Completed	N/A	N/A	N/A			N/A	TWT3		29	0	29															29	0						
Day Crescent, Twerton (Aff)	09/00939/FUL	Completed	N/A	N/A	N/A			N/A	N/A		56	0	56															56	0						
Southlands, Upper Weston (Aff)	09/04259/FUL	Completed	N/A	N/A	N/A			N/A	WEST5		34	0	34															34	0						
Southlands, Upper Weston (Aff)	09/04259/FUL	Completed	N/A	N/A	N/A			N/A	WEST5		40	0	40															40	0						
Weirside Court, Lower Bristol Road	11/03245/FUL	Completed	N/A	N/A	N/A			N/A	N/A		14	0	14															14	0						
88 Coronation Avenue	08/01334/FUL	Completed	N/A	N/A	N/A			N/A	N/A		11	0	11															11	0						
Former Garage, Piccadilly Place	09/04931/FUL	Completed	N/A	N/A	N/A			N/A	WAL4		11	0	11															11	0						
130-32 Wells Road	12/01150/FUL	Completed	N/A	N/A	N/A			N/A	N/A		14	0	14															14	0						
Byways, Bathwick Street	07/03670/FUL	Completed	N/A	N/A	N/A			N/A	ABB9		11	0	11															11	0						
Lime Grove School	12/00980/FUL	Completed	N/A	N/A	N/A			N/A	Wid18		13	0	13															13	0						
Rockery Tea Gardens, North Road	08/03370/FUL	Completed	N/A	N/A	N/A			N/A	N/A		11	0	11		10													11	0						
15 St Georges Place	12/00116/FUL	Completed	N/A	N/A	N/A			N/A	N/A		11	0	11															11	0						
Lawrence House, Lower Bristol Road	14/01539/ODCOU	Completed	N/A	N/A	N/A			N/A	N/A		21	0	21															21	0						
2 Longacre (17 Gross, 2 Net)	13/03034/FUL	Completed	N/A	N/A	N/A			N/A	N/A		2	0	2															2	0						
5 - 13 Somerset Place (Future Heritage)	07/03640/FUL	Completed	N/A	N/A	N/A			N/A	LANS3		28	0	28		6	13	9											28	0						
Southbourne Gardens (Spitfire)	07/01598/FUL	Completed	N/A	N/A	N/A			N/A	WAL1		10	0	10			10												10	0						
Newark House, Cheltenham St (Greensky)	12/01058/FUL	Completed	N/A	N/A	N/A			Jun-17	WID5		14	0	14															14	0						
43 Upper Oldfield Park (Landmark Developments)	07/02461/FUL	Completed	N/A	N/A	N/A			Jun-17	WID22		14	0	14															14	0						
90 Frome Road (Crossman)	15/01662/RES	Completed	N/A	N/A	N/A			Jun-17	ODN1A		14	0	14															14	0						
<b>Planning permissions on other large sites</b>																																			
5 - 13 Somerset Place (Future Heritage)	13/03073/FUL	U/C			U/C			Nov-16	LANS3		6	4	2															6	0						
Former Lambidge Harvester (Carthy & Stone)	15/00292/FUL	U/C	22/09/2015	24 months (Sep 2017)	N/A			Jun-17	LAM4		50	50																50	0						
Hope House, Lansdown Road (Acorn)	15/04715/FUL	U/C	19/09/2016	24 months (Sep 2018)	N/A			Jun-17	LANS2		54	54																54	0						
Hope House, Lansdown Road (Acorn)	15/04430/FUL	U/C	10/03/2016	24 months (Mar 2018)	N/A			Jun-17	LANS2		4	4																4	0						
Roseberry Place (Deeley Freed)	16/03114/ERES	U/C	30/11/2016	18 months (May 2018)	Aug-19	SB10		Jun-17	WEST4&5		171	171																171	0						
Bath Press (Aberdeen Asset Management/Collado Collins)	15/02162/EFUL	Full, permitted	13/09/2016	24 months (Sep 2018)	Sep-19	SB9		Jun-17	WES2		244	244																244	0						
Mod Ensligh - Granville Rd (Kersfield)	13/00734/FUL	U/C	N/A	N/A	N/A			Jun-17	LANS5A		40	27	13															40	0						
Mod Ensligh - Core Area (Linden)	14/01853/EFUL	U/C	N/A	N/A	N/A			Jun-17	LANS5A		92	67	25															92	0						
Mod Ensligh - Core Area (Bloor)	14/01853/EFUL	U/C	N/A	N/A	N/A			Jun-17	LANS5A		134	98	36															134	0						
Mod Ensligh - Core Area CCR (Hanover)	14/01853/EFUL	U/C			Apr-18			Jun-17	LANS5A		72	72																72	0						
Royal High (HM Properties /Linden)	17/00407/ERES	RM, permitted	19/06/2017	24 months (Jun 2019)	Jun-20			Jun-17	LANS5A		94	94																94	0						
Mod Warminster Road (Firmstone)	14/02272/EFUL	Full, permitted, UC	30/03/2015	24 months (Mar 2017)	N/A			Jun-17	BWK1		244	244																244	0						
Mod Foxhill/Mulberry Park (Curro)	15/02465/RES	RM, permitted, UC	01/10/2015	18 months (Oct 2017)	N/A			Jun-17	CDN3		195	187	8															195	0						
Mod Foxhill/Mulberry Park (Bellway)	15/02465/RES	RM, permitted, UC	01/10/2015	18 months (Oct 2017)	N/A			Jun-17	CDN3		81	81																81	0						
Mod Foxhill/Mulberry Park (remainder of outline) (Curro)	14/04354/EOUT	OUT, permitted	30/03/2015		Oct-18			Jun-17	CDN3		424	270																424	0						
Foxhill regeneration (Curro)	16/05219/EOUT	OUT, permitted	26/07/2017	36 months (Jul 2020)							158	84																158	0						
BWR Hinton Garage (Pegasus Life)	16/06188/FUL	Full, permitted	20/06/2017	24 months (Jun 2019)	20-Jun-20	SB8		Jun-17	KING10		68	68																68	0						
South Quays (Newark Works) (Deeley Freed)	16/04818/EREG03	OUT, permitted	10/05/2017	36 months (May-20)		SB5		Jun-17	WID11		69	69																69	0						
<b>Allocations without permission</b>																																			
R/O 89-123 Englishcombe Lane (BANES)	N/A	Allocated		36 months (Jun-20)		SB17		Jun-17	ODN3		40	40																40	0						
Burlington Street (Clifton Diocese)	N/A	Allocated		36 months (Jun-20)		SB16		Jun-17	LAN1		15	15																15	0						
Hartwells Garage	N/A	Allocated		36 months (Jun-20)		SB15		14/01630/PRE	NEW1		8																								









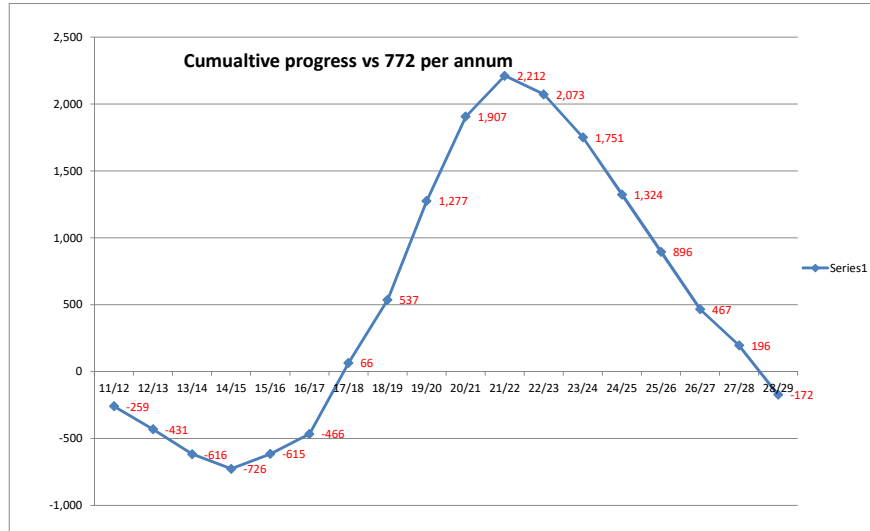
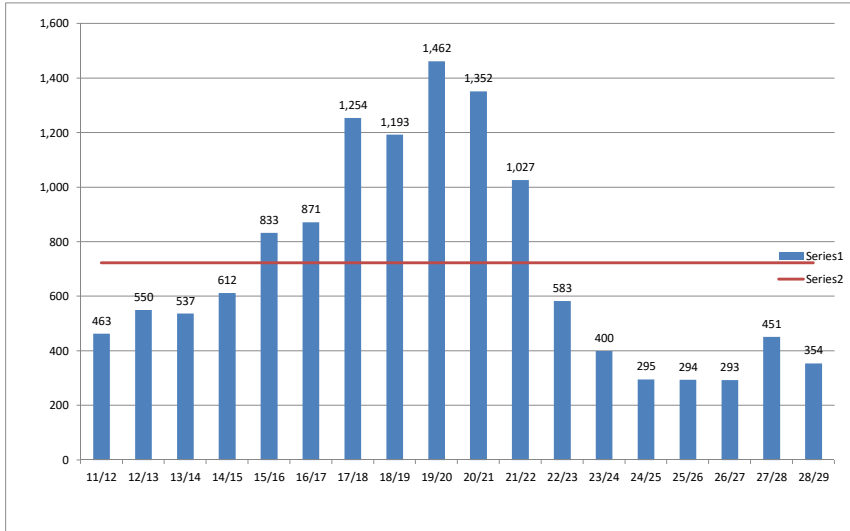


B&NES Housing Trajectory 2011-2029							5 Year housing supply period from 17/18												
	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Bath	6,592	284	329	186	187	249	333	434	541	658	767	729	434	304	215	214	165	323	240
Keynsham	2,117	25	33	50	94	180	302	357	142	326	362	148	32	11	11	11	11	11	11
Somer Valley	2,602	90	146	262	249	233	168	278	290	297	124	96	73	41	25	25	73	73	59
Rural Areas	1,310	64	42	39	82	171	68	158	129	96	99	54	44	44	44	44	44	44	44
SE Bristol (Whitchurch)	203	0	0	0	0	0	0	27	91	85	0	0	0	0	0	0	0	0	0
<b>Total Delivery</b>	<b>12,824</b>	<b>463</b>	<b>550</b>	<b>537</b>	<b>612</b>	<b>833</b>	<b>871</b>	<b>1,254</b>	<b>1,193</b>	<b>1,462</b>	<b>1,352</b>	<b>1,027</b>	<b>583</b>	<b>400</b>	<b>295</b>	<b>294</b>	<b>293</b>	<b>451</b>	<b>354</b>
<b>Cumulative Delivery</b>	<b>463</b>	<b>1,013</b>	<b>1,550</b>	<b>2,162</b>	<b>2,995</b>	<b>3,866</b>	<b>5,120</b>	<b>6,313</b>	<b>7,775</b>	<b>9,127</b>	<b>10,154</b>	<b>10,737</b>	<b>11,137</b>	<b>11,432</b>	<b>11,726</b>	<b>12,019</b>	<b>12,470</b>	<b>12,824</b>	
<b>5 Year Supply From 2014-19</b>										<b>6,288</b>									

	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Unadjusted Annulaised Requirement	13,000	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722
<b>Cumulative Requirement</b>	<b>722</b>	<b>1,444</b>	<b>2,166</b>	<b>2,888</b>	<b>3,610</b>	<b>4,332</b>	<b>5,054</b>	<b>5,776</b>	<b>6,498</b>	<b>7,220</b>	<b>7,942</b>	<b>8,664</b>	<b>9,386</b>	<b>10,108</b>	<b>10,830</b>	<b>11,552</b>	<b>12,274</b>	<b>12,996</b>	
Progress vs Cumulative Req at year end		-259	-431	-616	-726	-615	-466	66	537	1,277	1,907	2,212	2,073	1,751	1,324	896	467	196	-172

Deliverable Supply in 5 year blocks		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
11/12 - 15/16	2,995	463	550	537	612	833													
12/13 - 16/17	3,403		550	537	612	833	871												
13/14 - 17/18	4,107			537	612	833	871	1,254											
14/15 - 18/19	4,763				612	833	871	1,254	1,193										
15/16 - 19/20	5,613					833	871	1,254	1,193	1,462									
16/17 - 20/21	6,132						871	1,254	1,193	1,462	1,352								
17/18 - 21/22	6,288							1,254	1,193	1,462	1,352	1,027							
18/19 - 22/23	5,617								1,193	1,462	1,352	1,027	583						
19/20 - 23/24	4,824									1,462	1,352	1,027	583	400					
20/21 - 24/25	3,657										1,352	1,027	583	400	295				
21/22 - 25/26	2,599											1,027	583	400	295	294			
22/23 - 26/27	1,865												583	400	295	294	293		
23/24 - 27/28	1,733													400	295	294	293	451	
24/25 - 28/29	1,687														295	294	293	451	354

	Built by start date	Target by end date	5 yr Req (100%)	5yr Req 120%	Required Buffer for 20% or 5%	Forecast Delivery	Actual Buffer	Actual %Buffer	Surplus or deficit re required
11/12 - 15/16	0	3,610	3,610	4,332	722	2,995	-615	-17%	-1,337
12/13 - 16/17	463	4,332	3,869	4,643	774	3,403	-466	-12%	-1,240
13/14 - 17/18	1,013	5,054	4,041	4,849	808	4,107	66	2%	-742
14/15 - 18/19	1,550	5,776	4,226	5,071	845	4,763	537	13%	-308
15/16 - 19/20	2,162	6,498	4,336	5,203	867	5,613	1,277	29%	410
16/17 - 20/21	2,995	7,220	4,225	5,070	845	6,132	1,907	45%	1,062
17/18 - 21/22	3,866	7,942	4,076	4,891	815	6,288	2,212	54%	1,397



**5 Year housing land supply against total planned provision 13,000 (17/18 - 21/22)**

<b>A</b>	<b>Total Planned Provision</b>	<b>2011-29</b>	<b>13,000</b>
<b>B</b>	Built over years 1-6	11/12 - 16/1	3,866
<b>C</b>	Plan requirement for years 1-11 (5 years hence)	11/12 - 21/22	7,942
<b>D</b>	5 year Supply Requirement (100%)	17/18 - 21/22	<b>4,076</b>
<b>E</b>	5 year Supply Requirement (with 5% buffer)	17/18 - 21/22	<b>4,280</b>
<b>F</b>	5 year Supply Requirement (with 20% buffer)	17/18 - 21/22	<b>4,891</b>
<b>G</b>	Deliverable Supply (#)	17/18 - 21/22	<b>6,288</b>
<b>H</b>	Deliverable Supply buffer (%)	17/18 - 21/22	54%
<b>I</b>	Deliverable Supply (#) over 100% requirement	17/18 - 21/22	2,212
<b>J</b>	Deliverable Supply (#) over 105% requirement	17/18 - 21/22	2,008
<b>K</b>	Deliverable Supply (#) over 120% requirement	17/18 - 21/22	1,397

722 per annum  
 594 per annum  
 722 per annum x 11 years  
 C - B  
 D x 5%  
 D x 20%  
  
 G - D  
 G - E  
 G - F

	Alternative calculation method		722pa		
	5 year requirement (722x5)		3,610		
	5 year requirement + backlog		4,076	therefore 1 year's supply equals:	Deliverable supply into 5 year requirement in years
	5 year requirement + backlog + 5% buffer		4,280	855.96	7.35
	5 year requirement + backlog + 20% buffer		4,891	978.24	6.43
	Deliverable supply		6,288		

Delivery assumptions	Starting point assumption (months)*
Outline validation to first completions	42
Outline determination to first completions	36
Reserved matters validation to first completions	24
Reserved matters determination to first completions	18
Full validation to first completions	30
Full application determination to first completions	24
Prior approval validation to first completions	24
Prior approval approval to first completions	18
Delivery per year	50
No planning application submitted on an allocated site: assume time for full validation plus 6 months	36

\*Starting point assumption (months) means the number of months anticipated between the date of the relevant validation or determination, to the first month of delivery. 0 units are anticipated the first month of delivery, followed by 4 units per outlet per month (i.e. 48 per year) thereafter, unless previous delivery rates on the site, indicate an alternative rate is more appropriate.