

AMBER VALLEY BOROUGH COUNCIL

5 YEAR HOUSING SUPPLY

April 2014 – March 2019

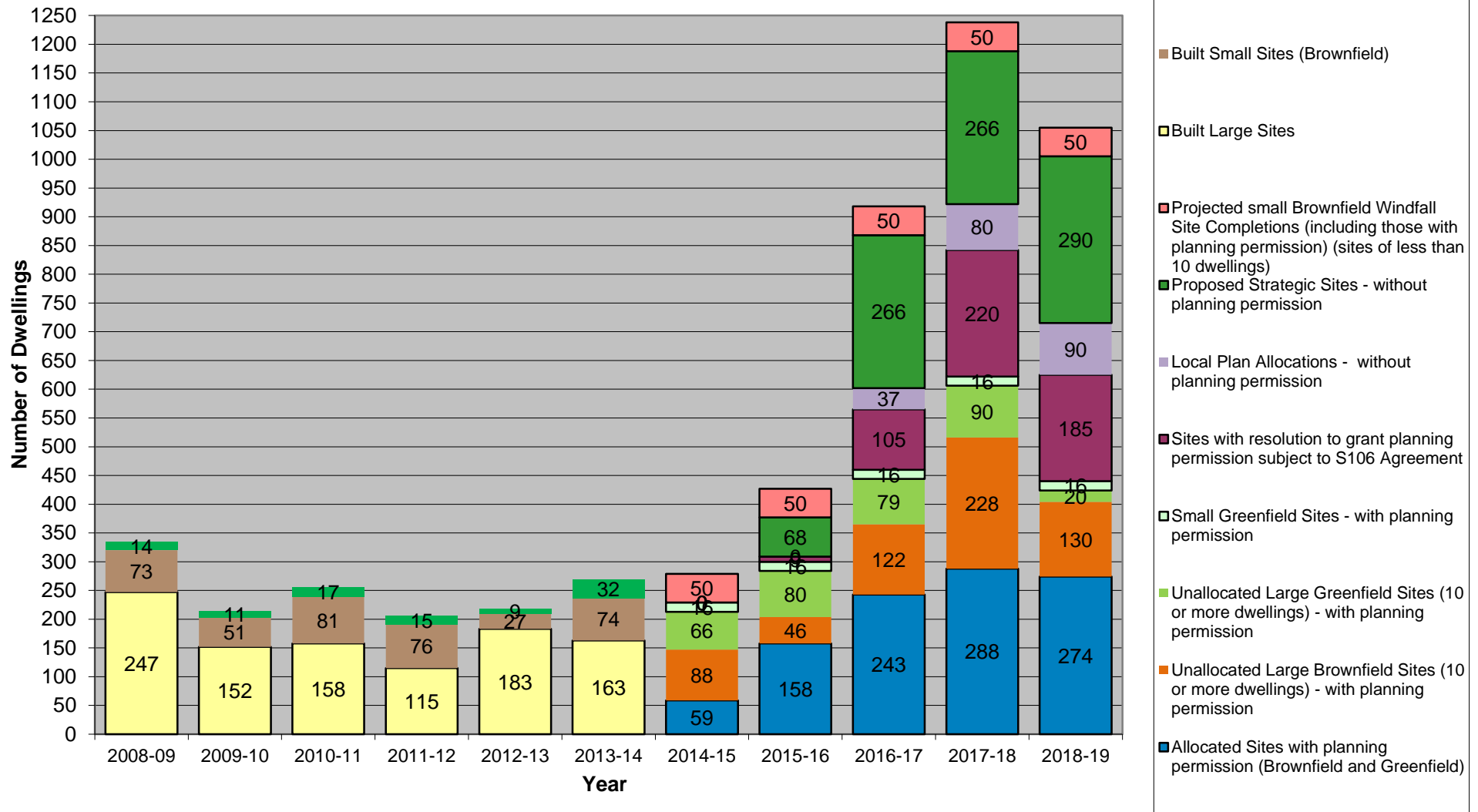


Amber Valley Borough Council's 5 Year Supply Actual Build Rates 2008-14 and Projected Build Rates 2014-28 Calculations Table.

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Calculation Methodology
Allocated Sites with planning permission (Brownfield and Greenfield)							59	158	243	288	274	250	231	166	52	12	12	12	12	12	Projections based on developer's progress on site, site layout etc.
Unallocated Large Brownfield Sites (10 or more dwellings) - with planning permission							88	46	122	228	130	40	40	0	0	0	0	0	0	0	Projections based on developer's progress on site, site layout etc.
Unallocated Large Greenfield Sites (10 or more dwellings) - with planning permission							66	80	79	90	20										Projections based on developer's progress on site, site layout etc.
Small Greenfield Sites - with planning permission							16	16	16	16	16	16	16	16	16	16	14				It is estimated that the 174 dwellings with permission on small greenfield sites, based on the average net build rate since 2008/09 of 16/year, will be built over the next 11 years.
Sites with resolution to grant planning permission subject to S106 Agreement							0	9	105	220	185	70	0	0	0	0	0	0	0	0	Projections assume Section 106 resolved later this year with first completions in 2015/16 for full permissions.
Local Plan Allocations - without planning permission							0	0	37	80	90	37	0	0	0	0	0	0	0	0	This is based on average net build rates within the Borough and the assumption that no site will have any completions before 2016-17
Proposed Strategic Sites - without planning permission							0	68	266	266	290	316	316	326	326	306	246	226	216	166	Sites identified in the Core Strategy as Strategic sites but without a current planning permission (or one granted permission subject to resolution of S106 legal agreement). Projections based on Developer's figures
Projected small Brownfield Windfall Site Completions (including those with planning permission) (sites of less than 10 dwellings)							50	50	50	50	50	50	50	50	50	50	50	50	50	50	This is the average of the net number of dwellings built on small brownfield windfall sites between 2001/02 and 2013/14. Garden land granted before 9th June 2010 (change of policy) has been counted as Greenfield for this calculation only, to reflect the future position.
Built Large Sites	247	152	158	115	183	163															Net completions
Built Small Sites (Brownfield)	73	51	81	76	27	74															Net completions
Built Small Sites (Greenfield)	14	11	17	15	9	32															Net completions
TOTAL	334	214	256	206	219	269	279	427	918	1238	1055	779	653	558	444	384	322	288	278	228	

Total complete 2008/09 - 2013/14 = 1498	Total projected 2014/15 - 2018/19 = 3917
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**Amber Valley Borough Council's 5 Year Supply: Actual Build Rates 2008/09 - 2013/14 and
Projected Build Rates 2014/15 - 2018/19 Bar Chart**



Calculations Table - Comparing Amber Valley's Projected 5 Year Housing Supply and the requirements set out in the Core Strategy

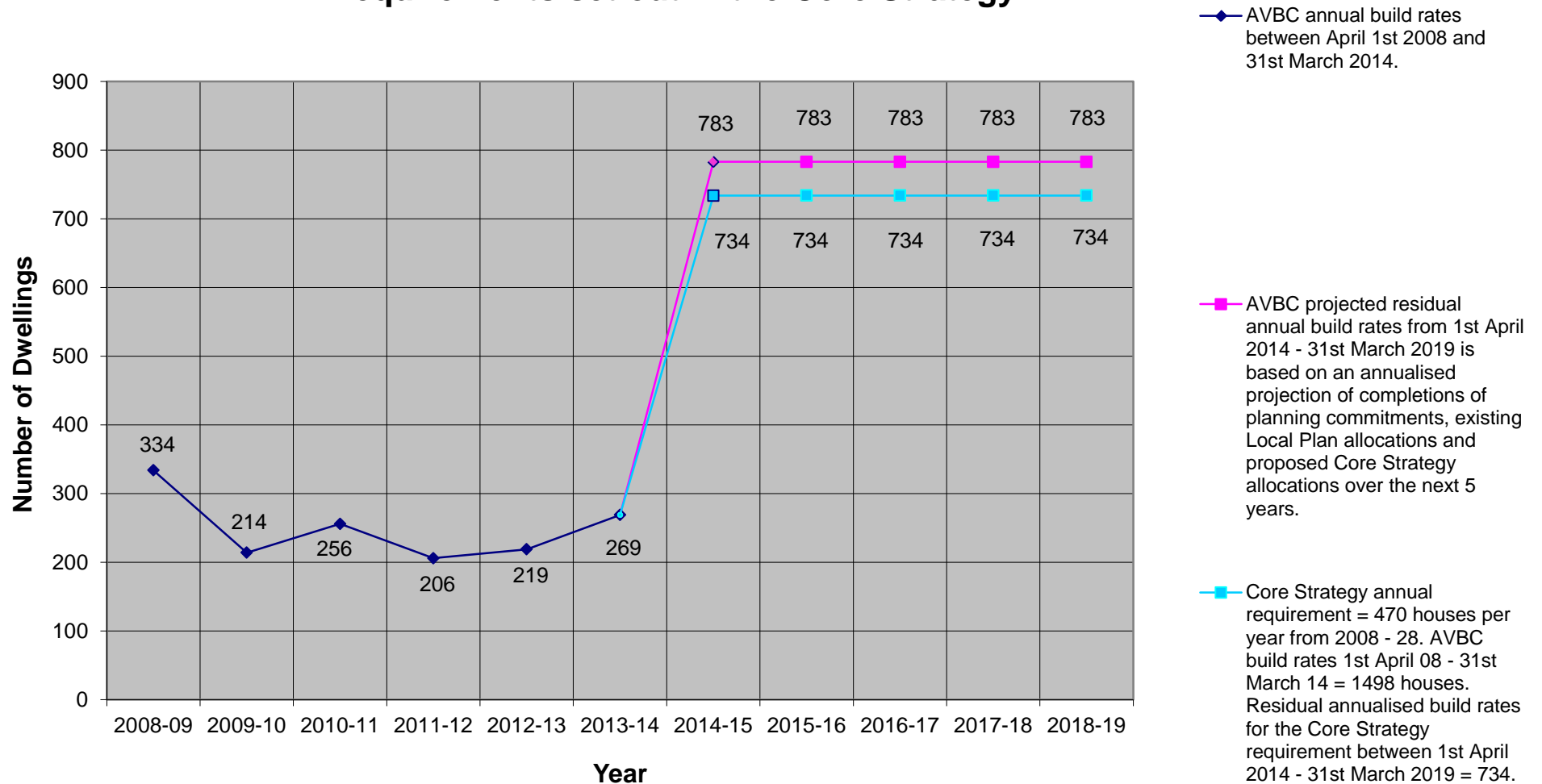
	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
AVBC annual build rates between April 1st 2008 and 31st March 2014.	334	214	256	206	219	269					
AVBC projected residual annual build rates from 1st April 2014 - 31st March 2019 is based on an annualised projection of completions of planning commitments, existing Local Plan allocations and proposed Core Strategy allocations over the next 5 years.							783	783	783	783	783
Core Strategy annual requirement = 470 houses per year from 2008 - 28. AVBC build rates 1st April 08 - 31st March 14 = 1498 houses. Residual annualised build rates for the Core Strategy requirement between 1st April 2014 - 31st March 2019 = 734.							734	734	734	734	734

Housing Land Supply in Years

Core strategy requires the following to be provided by 2019: $734 \times 5 = 3672$

Expect to build by 2019: $783 \times 5 = 3915$

A comparison of Amber Valley's Projected 5 Year Housing Supply and the requirements set out in the Core Strategy



Large Housing Site Projections 2014/15 - 2018/19

Allocated sites - with planning permission													
Application Number	Decision Date	Application Type	Address	Town	Dwellings still to be built @ 1.4.14	Green / Brown field	Status of site	Projections					Total Dwellings (2014/15 to 2018/19)
								14/15	15/16	16/17	17/18	18/19	
AVA/1989/0461	26-Jan-90	Reserve Matters	Lowes Hill	Ripley	86	Green	EXT	-	-	-	-	-	0
AVA/1995/0519	30-Sep-98	Full	Phase 1 Greenhillocks	Ripley	50	Green	UC	3	6	6	1	1	17
AVA/2004/1233	19-Jul-05	Reserve Matters	Phase 2 Greenhillocks	Ripley	31	Green	UC	5	4	2	4	4	19
AVA/2008/0366	17-Jun-08	Reserve Matters	Phase 3 Greenhillocks	Ripley	79	Green	UC	-	-	-	-	1	1
AVA/2008/1095	9-Dec-08	Reserve Matters	Phase 4 Greenhillocks	Ripley	43	Green	UC	-	-	-	-	2	2
AVA/2012/0063	18-May-12	Full	Residue, Greenhillocks	Ripley	12	Green	Full	-	2	4	4	2	12
AVA/2005/0909	15-May-06	Reserve Matters	Maple Avenue	Ripley	21	Green	EXT	-	-	-	-	-	0
AVA/2005/1451	10-Sep-07	Reserve Matters	Home Farm, Coach Road	Ripley	31	Green	Full	-	10	10	10	1	31
AVA/2013/0449	7-Feb-14	Reserve Matters	Douglas Avenue	Heanor	35	Green	Full	5	20	10			35
AVA/2012/0617	29-Nov-12	Reserve Matters	Land at Radbourne Lane	Mackworth	530	Green	Full	20	40	80	80	80	300
AVA/2011/0075	12-Jan-12	Full	Adale Road, Smalley	Heanor	83	Green	Full	20	30	30	3		83
AVA/2004/1104	18-Sep-07	Full	Greenhill Lane	Leabrooks	27	Brown	UC	6	6	6	6	3	27
AVA/2005/9268	9-Jul-12	Outline	Land adj 130 Station Road	Langley Mill	12	Brown	O/L	-	-	5			5
AVA/2012/0084	28-Feb-13	Outline	Outseats Farm	Alfreton	500	Green	O/L	-	20	40	80	80	220
AVA/2011/0620	8-May-13	Outline	Middlebrook Transport, Meadow Lane	Alfreton	50	Brown	O/L	-	-	10	20	20	50
AVA/2012/0361	21-Jan-14	Outline	Land at Coppice Farm off Peasehill Road	Ripley	360	Green	O/L		20	40	80	80	220
				TOTAL	1950			59	158	243	288	274	1022
Unallocated Brownfield sites - with planning permission													
Application Number	Decision Date	Application Type	Address	Town	Dwellings still to be built @ 1.4.14	Green / Brown field	Status of site	Projections					Total Dwellings (2014/15 to 2018/19)
								14/15	15/16	16/17	17/18	18/19	
AVA/2004/0043	6-Jul-04	Full	Spring Road	Riddings	5	Brown	UC	-	1	2	2		5
AVA/2012/0860	13-Dec-12	Full	The Common	Crich	14	Brown	Full	4	10				14
AVA/2007/0979	22-Oct-07	Reserve Matters	Aeromatix, Derby Road	Marehay	19	Brown	UC	19					19
AVA/2011/0562	28-Jul-11	Outline	QES Butterley Hill	Ripley	10	Brown	O/L	-	-	4	6		10
AVA/2011/0691	14-Sep-11	Full	Church Hall, Moseley Street	Ripley	10	Brown	Full	-	10				10

Large Housing Site Projections 2014/15 - 2018/19

AVA/2012/0681	29-Nov-12	Outline	Evans Concrete, Peasehill Road	Ripley	44	Brown	O/L	-	-	4	20	20	44	
AVA/2012/0994	17-Jan-13	Outline	Heanor Haulage, Wesley St	Langley Mill	60	Brown	O/L	-	-	20	30	10	60	
AVA/2013/0409	16-Jan-14	Outline	1 Eastview Terrace	Langley Mill	40	Brown	O/L	-	-	10	20	10	40	
AVA/2011/0605	13-Dec-11	Full	47 Cromford Road	Langley Mill	12	Brown	Full	12					12	
AVA/2011/1017	2-Feb-12	Outline	rear of Burtchers Arms, Hands Road	Heanor	10	Brown	O/L	-	-	10			10	
AVA/2010/1119	19-Apr-11	Outline	Granwax, West Street	Riddings	11	Brown	O/L	-	-	11			11	
AVA/2010/0600	22-Aug-11	Outline	Leabrooks Club, Greenhill Lane	Leabrooks	50	Brown	O/L	-	-	10	30	10	50	
AVA/2005/1268	9-Jul-12	Outline	Land adj 130 Station Road	Langley Mill	87	Brown	O/L	-	-	27	40	20	87	
AVA/2012/0480	2-Aug-12	Outline	Newlands Drive	Riddings	14	Brown	O/L	-	-	4	10		14	
AVA/2013/0129	2-Dec-13	Outline	Parkside Close	Ironville	59	Brown	O/L	-	-	9	30	20	59	
AVA/2011/1124	5-Apr-12	Full	West of Aeromatic, Derby Road	Marehay	41	Brown	Full	16	25				41	
AVA/2012/0346	4-Apr-13	Outline	Stevensons Amber Dye Works, Bullbridge Hill, Ambergate	Ambergate	171	Brown	O/L	-	-	11	40	40	91	
AVA/2013/0616	18-Oct-13	Full	2nd floor, Jubilee House, Nottingham Road	Ripley	14	Brown	Full	14					14	
AVA/2013/1074	27-Feb-14	Full	Rifle Volunteers, 36 Birchwood Lane	Somercotes	11	Brown	Full	11					11	
AVA/2013/0695	27-Mar-14	Full	Chris W Roads, Station Road	Langley Mill	12	Brown	Full	12					12	
				TOTAL	694			88	46	122	228	130	614	
Unallocated Greenfield sites - with planning permission														
Application Number	Decision Date	Application Type	Address	Town	Dwellings still to be built @ 1.4.14	Green / Brown field	Status of site	Projections					Total Dwellings (2014/15 to 2018/19)	
								14/15	15/16	16/17	17/18	18/19		
AVA/2007/0498	26-Jun-07	Reserve Matters	Park Grange, Derby Road	Heanor	5	Green	UC	2	3				5	
AVA/2010/0022	26-Oct-10	Full	Land off Nailers Way	Belper	14	Green	UC	14					14	
AVA/2010/0023	26-Oct-10	Full	Land off Nailers Way	Belper	32	Green	UC	15	17				32	
AVA/2013/0642	22-Nov-13	Reserve Matters	Land off Waingroves Road	Ripley	96	Green	Full	6	30	30	30		96	
AVA/2012/1157	1-Oct-13	Full	Land south of Heanor Road	Smalley	99	Green	Full	19	30	30	20		99	
AVA/2013/0724	26-Nov-13	Full	66 Norman Road	Ripley	10	Green	Full	10					10	
AVA/2012/0965	11-Feb-14	Outline	Land off Holborn View	Codnor	79	Green	O/L			19	40	20	79	
				Total	335			66	80	79	90	20	335	

Large Housing Site Projections 2014/15 - 2018/19

Sites with resolution to grant planning permission subject to Section 106 Agreement													
	Planning application no.		Address	Town	Dwellings approved subject to S106	Green / Brown field	Status of site	14/15	15/16	16/17	17/18	18/19	Total Dwellings (2014/15 to 2018/19)
Local Plan Allocation	AVA/2011/0620	Outline	Meadow Lane	Alfreton	50	Brownfield	Pending S106	-	-	10	20	20	50
Local Plan Allocation	AVA/2012/0662	Full	Gregg Avenue	Heanor	13	Brownfield	Pending S106	-	3	10			13
	AVA/2013/0181	Outline	Eachwell Lane	Alfreton	149	Greenfield	Pending S106	-	-	9	60	60	129
Strategic Site	AVA/2012/1086	Outline	Nottingham Road	Ripley	126	Greenfield	Pending S106	-	-	50	50	26	126
Local Plan Allocation	AVA/2013/0482	Full	Cromford Road	Langley Mill	59	Greenfield	Pending S106	-	-	10	30	19	59
	AVA/2013/0467	Outline	Land at Fall Road	Heanor	176	Greenfield	Pending S106	-	-	6	60	60	126
	AVA/2013/0696	Full	Delves Court, Lockton Avenue	Heanor	16	Brownfield	Pending S106	-	6	10			16
			TOTAL		589			0	9	105	220	185	519
Local Plan Allocations - without planning permission or resolution to grant planning permission subject to Section 106 Agreement													
Application number	Decision	Application Type	Address	Town	Local Plan Projected Number of Dwellings	Green / Brown field	Status of site	14/15	15/16	16/17	17/18	18/19	Total Dwellings (2014/15 to 2018/19)
AVA/2014/0026	pending	Outline pending	Bridge Waste Disposal, 66 Main Road	Pye Bridge	17	Brown	Allocated	-	-	17			17
AVA/2006/0297	pending	Full pending	Milford Mills	Milford	70	Brown	Allocated	-	-	10	30	30	70
-	-	-	Derby Road	Duffield	39	Brown	Allocated	-	-	-	10	20	30
-	-	-	Plumtre Road	Langley Mill	20	Brown	Allocated	-	-	-	10	10	20
AVA/2014/0044	pending	Full pending	Hands Road	Heanor	98	Green	Allocated	-	-	10	30	30	70
-	-	-	Cinderhill	Denby		Brown	Allocated						(300* included with Strategic Site)
				Total	244			0	0	37	80	90	207

Large Housing Site Projections 2014/15 - 2018/19

Strategic Sites - without planning permission													
			Address	Town	Core Strategy Projected Number of Dwellings	Green / Brown field	Status of site	14/15	15/16	16/17	17/18	18/19	Total Dwellings (2014/15 to 2018/19)
Strategic Site			Alfreton Road	Codnor	600			-	-	60	60	60	180
Strategic Site			Land north of Denby	Denby	1800*			-	48	146	146	146	486
Strategic Site			Newlands / Taylor Lane	Heanor	500			-	20	60	60	60	200
Strategic Site			Nottingham Road	Ripley	434**			-	-	-	-	24	24
			TOTAL		3334			0	68	266	266	290	890
Key:	O/L = Outline permission												
	Full = Full permission (site not started at 31/03/14)				* = Cinderhill allocation was for 300 but now predicted in Emerging Local Plan Core Strategy to build 1800.								
	UC = Site Under Construction				** = Remaining Nottingham Road Strategic Site without pending planning permission								
	EXT = Extant permission												
	All. = Allocated in Local Plan												
Estimates based on the following assumptions:													
	Outline permission sites cannot start until submit, & have approved, a full permission, then need to commence - first completions 2016-17												
	Sites awaiting S106 agreement, full permissions to have first completions 2015/16 and outline permissions to await details and first completions 2016/17												
	Where known, progress based on developer projections												
	Affordable dwellings built first and reasonably quickly												
	Sites at a standstill - assume re-commence when market picks up (so some fall outside the 5-year period)												
	Sites with all plots nearing completion at March 2014 will be built by March 2015												
	Permissions for apartments in single block - slightly delayed completion but all during same year												
	Greenhillocks phases - estimated development based on developer building rate, layout of each phase and how many it is believed will be completed in total by them each year												
	- no more than a total of 10 - 12 / year over all phases.												
	Sites of 300+ dwellings - building rate of 80 / year with initial 2 years at 20 and 40 completions respectively (may involve more than one developer)												
	Larger sites (100+) assume 30-40 / year at peak, smaller sites assume 20 / year at peak, with a few completed first year.												
	Sites of 50 - 99 dwellings - assume 30 / year at peak, with a few complete first year.												
	Developers with adjacent sites - total development of approx 30 / year												
	Other permissions - development estimated on past developer trends, and taking into account current economic climate, etc												
	Strategic sites / proposed allocations - used projections supplied by developers												

SHLAA 5 Year Land Supply

SHLAA Reference	Site address	Brown/Green	Size ha	Dwellings Promoted	Planning Application	Dwellings within 5 year land supply
AVBC/2008/0235	Mandene Ltd, Rawson Green, Kilburn	Brownfield	3	88	Pursuing the submission of a planning application for 48 dwellings.	48
AVBC/2009/0002	Land to the South of Asher Lane Business Park	Brownfield	3.05	92	Pursuing the submission of a planning application	50
AVBC/2008/0229	Asher Lane Business Park	Brownfield	4.12	80	AVA/2013/0891 pending consideration for 77 dwellings	77
AVBC/2011/0011	Shipley Lakeside, former American Adventure Theme Park	Brownfield	8.45	220	AVA/2013/0186 for 307 pending consideration.	120
AVBC/2008/0050	Derwent Street, Belper	Brownfield	5.77	50	Pursuing the submission of a planning application for 107 dwellings.	60
AVBC/2008/0176	Memorial Road, Allestree	Greenfield	2	60	AVA/2013/0785 – 30 dwellings to be approved.	30
AVBC/2013/0010	Kedleston Road, Allestree	Greenfield	19.4	300	Pursuing the submission of a planning application for 400 dwellings.	250
AVBC/2008/0228	Holbrook Road, Belper	Greenfield	1.2	14	Pursuing the submission of a planning application for @14 dwellings.	14
AVBC/2012/0005	Land off Somercotes Hill	Green/Brown	8	186	Pursuing the submission of a planning application for 250 dwellings.	200

SHLAA 5 Year Land Supply

AVBC/2008/0023	Nether Farm, Birchwood Lane, Somercotes	Greenfield	7.92	237	Pursuing the submission of a planning application for 250 dwellings.	200
AVBC/2008/0058	Chestnut Avenue, Riddings	Greenfield	2.2	66	Pursuing the submission of a planning application for @60 dwellings.	60
AVBC/2008/0150	Mount Pleasant, Ripley	Greenfield	0.51	15	Pursuing the submission of a planning application for 15 dwellings.	15
AVBC/2008/0165	Cotes Park, Birchwood Lane, Somercotes	Greenfield	11.7	200	Pursuing the submission of a planning application for 200 dwellings.	100
AVBC/2008/0239	Parsons Croft, Cromford Road, Crich	Greenfield	0.54	16	Pursuing the submission of a planning application for 20 dwellings.	20
AVBC/2008/0083	Land off Bradshaw Avenue, Riddings	Greenfield	2.43	93	Planning application to be submitted in April	93
AVBC/2008/0125	Denby Bottles, Danesby Rise, Denby.	Greenfield	3.2	96	Pursuing the submission of a planning application for 80 dwellings.	80
AVBC/2008/0230	Pottery Farm, Barton Knowle, Belper	Greenfield	12.45	360	Pursuing the submission of a planning application for 200-230 dwellings.	200
Other sites						
N/A	John Smedley, East Site, Lea Road, Lea Bridge	Brownfield		N/A	AVA/2014/0265 pending consideration for 26 dwellings	26

SHLAA 5 Year Land Supply

	Durham Ox, Cromford Road, Langley Mill	Brownfield		N/A	Pursuing the submission of a planning application for 8 dwellings.	8
TOTAL						1,651

SHLAA - Indicative Housing Trajectory

Reference	Years 0-5	Years 5-10	Years 10-15	Years 15+	Status
AVBC/2012/0007		24			Promoted Site
AVBC/2013/0001	39				Promoted Site
AVBC/2013/0003	250	250	24		Promoted Site
AVBC/2008/0023	237				Promoted Site
AVBC/2012/0009	65				Promoted Site
AVBC/2013/0002	4				Promoted Site
AVBC/2013/0007	120				Promoted Site
AVBC/2013/0005			421		Promoted Site
AVBC/2013/0006	60				Promoted Site
AVBC/2013/0004			617		Promoted Site
AVBC/2008/0182	217				Promoted Site
AVBC/2008/0183	250	170			Promoted Site
AVBC/2011/0005	5				Promoted Site
AVBC/2011/0006	18				Promoted Site
AVBC/2011/0007	6				Promoted Site
AVBC/2008/0216		250	250	1000	Promoted Site
AVBC/2008/0104	250	250	169		Promoted Site
AVBC/2008/0150	15				Promoted Site
AVBC/2008/0262	250	250	100		Promoted Site
AVBC/2008/0069	100	100			Promoted Site
AVBC/2011/0016	180	170			Promoted Site
AVBC/2013/0008	60				Promoted Site
AVBC/2008/0079	250	50			Promoted Site
AVBC/2011/0020	10	5			Promoted Site
AVBC/2012/0001	123				Promoted Site
AVBC/2012/0003	108				Promoted Site
AVBC/2012/0004	250				Promoted Site

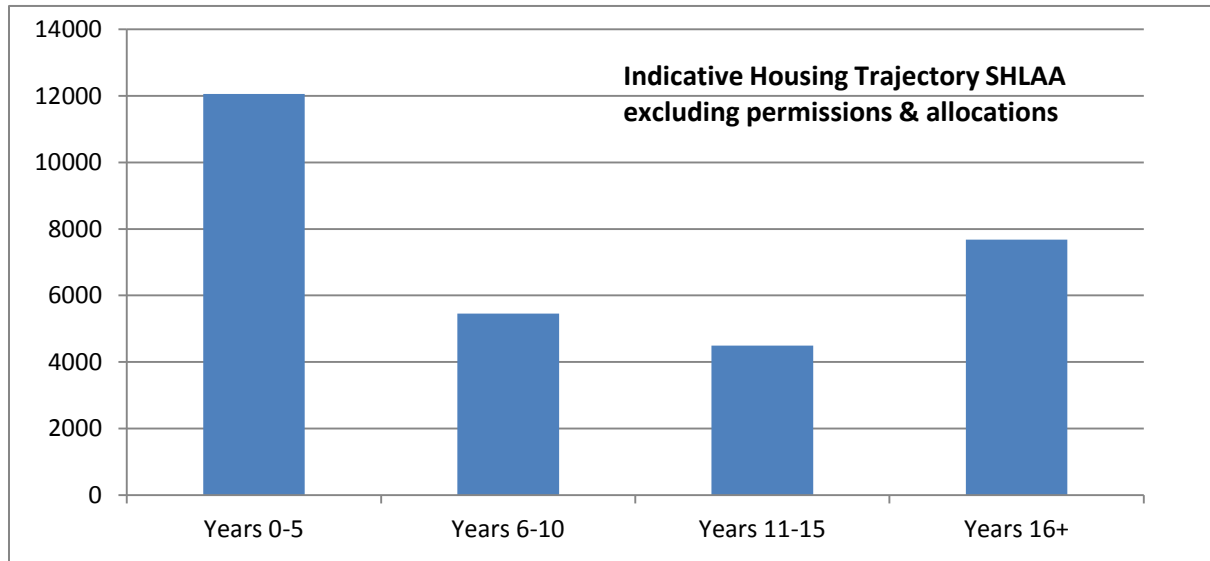
AVBC/2008/0215	20				Promoted Site
AVBC/2008/0224		250	250	50	Promoted Site
AVBC/2011/0008	8				Promoted Site
AVBC/2011/0009	64				Promoted Site
AVBC/2011/0010	246				Promoted Site
AVBC/2011/0012		15			Promoted Site
AVBC/2008/0214			14		Promoted Site
AVBC/2011/0014		15			Promoted Site
AVBC/2011/0015	17				Promoted Site
AVBC/2011/0011		220			Promoted Site
AVBC/2011/0013	99				Promoted Site
AVBC/2011/0001	250	50			Promoted Site
AVBC/2012/0005	185				Promoted Site
AVBC/2012/0006	83				Promoted Site
AVBC/2008/0221		10			Promoted Site
AVBC/2008/0222	25				Promoted Site
AVBC/2011/0017	43				Promoted Site
AVBC/2011/0018	274				Promoted Site
AVBC/2011/0003	27				Promoted Site
AVBC/2011/0004	55				Promoted Site
AVBC/2008/0225	5				Promoted Site
AVBC/2008/0233			202		Promoted Site
AVBC/2008/0056		250	250	1000	Promoted Site
AVBC/2008/0058	66				Promoted Site
AVBC/2008/0060	54				Promoted Site
AVBC/2008/0235	88				Promoted Site
AVBC/2008/0237		36	36		Promoted Site
AVBC/2008/0238	20				Promoted Site
AVBC/2008/0239	16				Promoted Site
AVBC/2008/0240	44				Promoted Site
AVBC/2008/0241	6				Promoted Site
AVBC/2008/0244		15			Promoted Site
AVBC/2008/0226	22				Promoted Site

AVBC/2008/0227	214				Promoted Site
AVBC/2008/0245	30				Promoted Site
AVBC/2008/0246		230			Promoted Site
AVBC/2008/0248	7				Promoted Site
AVBC/2008/0217	42				Promoted Site
AVBC/2008/0228	14				Promoted Site
AVBC/2008/0229	135				Promoted Site
AVBC/2008/0230	250	110			Promoted Site
AVBC/2008/0231	10				Promoted Site
AVBC/2008/0232	21				Promoted Site
AVBC/2008/0250	170				Promoted Site
AVBC/2008/0251	29				Promoted Site
AVBC/2008/0253	124				Promoted Site
AVBC/2008/0254	75				Promoted Site
AVBC/2008/0256	180				Promoted Site
AVBC/2008/0257	36				Promoted Site
AVBC/2008/0258	14				Promoted Site
AVBC/2008/0259	250	250	250	672	Promoted Site
AVBC/2008/0195	250	250	208		Promoted Site
AVBC/2008/0196	9				Promoted Site
AVBC/2008/0140	250	20			Promoted Site
AVBC/2008/0125	96				Promoted Site
AVBC/2008/0043	60				Promoted Site
AVBC/2008/0065	19				Promoted Site
AVBC/2008/0067	10				Promoted Site
AVBC/2008/0071	150				Promoted Site
AVBC/2008/0185	250	127			Promoted Site
AVBC/2008/0129	71				Promoted Site
AVBC/2008/0156	109				Promoted Site
AVBC/2008/0166	96				Promoted Site
AVBC/2008/0130			250	2645	Promoted Site
AVBC/2008/0209	18				Promoted Site
AVBC/2008/0094	5				Promoted Site

AVBC/2008/0200	600	600	600		Promoted Site
AVBC/2008/0088	6				Promoted Site
AVBC/2008/0089	50				Promoted Site
AVBC/2008/0206	177				Promoted Site
AVBC/2008/0203	35				Promoted Site
AVBC/2008/0161	10				Promoted Site
AVBC/2008/0167	125	100	100		Promoted Site
AVBC/2008/0110	40				Promoted Site
AVBC/2008/0091	15				Promoted Site
AVBC/2008/0083	60				Promoted Site
AVBC/2008/0085	100	200			Promoted Site
AVBC/2008/0144	75				Promoted Site
AVBC/2008/0154	300				Promoted Site
AVBC/2008/0152	125				Promoted Site
AVBC/2008/0205	30				Promoted Site
AVBC/2008/0207	4				Promoted Site
AVBC/2008/0095		2	2		Promoted Site
AVBC/2008/0208			250	82	Promoted Site
AVBC/2008/0210				978	Promoted Site
AVBC/2008/0132		61			Promoted Site
AVBC/2008/0141	5				Promoted Site
AVBC/2008/0211				400	Promoted Site
AVBC/2008/0212			250	150	Promoted Site
AVBC/2008/0097	192				Promoted Site
AVBC/2008/0098	90				Promoted Site
AVBC/2008/0105	96				Promoted Site
AVBC/2008/0181	10				Promoted Site
AVBC/2008/0175	250	120			Promoted Site
AVBC/2008/0176	60				Promoted Site
AVBC/2008/0155		250			Promoted Site
AVBC/2008/0165	200				Promoted Site
AVBC/2008/0168	36				Promoted Site
AVBC/2008/0153		13			Promoted Site

AVBC/2008/0213		180			Promoted Site
AVBC/2013/0009				450	Promoted Site
AVBC/2009/0002	92				Promoted Site
AVBC/2013/0010	250	50			Promoted Site
AVBC/2008/0039	14				Promoted Site
AVBC/2008/0063	195				Promoted Site
AVBC/2013/0011	20				Promoted Site
AVBC/2008/0247	120				Promoted Site
AVBC/2008/0249	186				Promoted Site
AVBC/2008/0184	15				Promoted Site
AVBC/2012/0008		180			Promoted Site
AVBC/2008/0236	250	250	250	250	Promoted Site
AVBC/2008/0034	100	80			Promoted Site
AVBC/2014/0001	79				Promoted Site
AVBC/2014/0002	152				Promoted Site
AVBC/2014/0003	127				Promoted Site
AVBC/2013/0012	34				Promoted Site
AVBC/2008/0112	30				Promoted Site
AVBC/2014/0004	126				Promoted Site
Total	12059	5453	4493	7677	

Years 0-5	Years 6-10	Years 11-15	Years 16+
12059	5453	4493	7677



Five Year Supply Calculation 2014-2019

Draft Core Strategy Requirement 2008-2028:

9,400 (470 per annum)

Core Strategy Annual Requirement (including undersupply 2008 – 2014):

734

Add 20% NPPF Buffer:

881 per annum

Projected annual build rate 1 April 2014 – 31 March 2019:

783 (3,917/5)

Projected annual build rate for SHLAA sites without planning permission but where developer commitment to obtaining planning permission and commencing development of the site within the next five 5 years is high:

*330 (1,651/5)

783 + 330 = **1,113 per annum (5,565)**

5,565/881 = 6.3 years supply

* Further sites may be identified prior to the examination hearings taking place