

Isle of Wight Council

Five Year Land Supply Update 2017

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. It also requires that a buffer be incorporated into this figure, of either five per cent or twenty per cent depending on the record of housing delivery in the area.
- 1.2 If a local authority cannot demonstrate a five year land supply, then its relevant policies for housing should not be considered up-to-date. If this occurs then applications for residential development should be considered in the context of the presumption in favour of sustainable development.
- 1.3 This document establishes the Isle of Wight Council's five year land supply position as at **1 April 2017**. It has been prepared and calculated based on the National Planning Policy Framework (NPPF) and the government's [planning practice guidance](#).
- 1.4 The overall position outlined in this document has been informed by the most recent versions of the following sources:
- Strategic housing market assessment
 - Authority (planning) monitoring report
 - Strategic housing land availability assessment update
 - Ongoing dialogue with the development industry
- 1.5 The Isle of Wight housing market is constrained, due in part to the severance factor of the Solent. This creates a unique set of circumstances, and an accompanying unique set of challenges to delivering housing to the levels we know we need. In no particular order these can be identified as being:
- Higher build costs (due to increased costs of transporting materials).
 - Shortage of the skilled trades required to build houses.
 - Difficulty in attracting medium to large scale housebuilders to the island.
 - House prices significantly lower than the national and regional average¹.
 - A house price to earnings ratio above the national average².
 - Unrealistic expectations over the value of land.
- 1.6 The council is reliant on private landowners, builders and developers to build the houses that meet the needs and demands of the island's residents. The council can contribute to housing delivery through its planning policies and by permitting enough dwellings (recognising that not all permissions are actually built).
- 1.7 The council's five year land supply position will be reviewed and an update published on an annual basis.

¹ The average Isle of Wight house price in October 2016 was £198,436; £312,509 for the South East; and £216,674 for the UK (Land Registry House Price Index).

² In 2015 the ratio of median house price to median earnings on the Isle of Wight was 8.14, with the national figure for England being 7.63.

2. Strategic housing market assessment

- 2.1 The council's [strategic housing market assessment](#) (SHMA) and [update](#) was undertaken in 2014. It identified that the objectively assessed requirement for housing delivery for the Isle of Wight housing market was 525 dwellings per annum. This is the requirement that the five year land supply has been calculated against from 2014/15 onwards. Prior to this the figure of 520, as adopted within the Island Plan Core Strategy, was used and informed by the 2007 SHMA.

3. Authority (planning) monitoring report

- 3.1 This [annual document](#) identifies the permissions granted and the number of dwellings completed within the preceding financial year. The permission and completion figures since the adoption of the Island Plan Core Strategy are shown in the table below, along with the total number of dwellings with planning permission.

Year	Dwellings planned for	Completions	+/-	% of planned	Dwellings permitted	Total Dwellings with planning permission ³
16/17	525	321	-204	61	435	2684
15/16	525	417	-108	79	661	2473 ⁴
14/15	525	396	-129	75	526	2227
13/14	520	410	-110	79	471	2371
12/13	520	409	-111	79	805	1984 ⁵
11/12	520	418	-102	80	217	3200 ⁶

- 3.2 The table shows that generally there are four times as many dwellings permitted than the number of dwellings planned for at any given point.
- 3.3 The 2015/16 Monitoring Report highlights what the council considers to be the key issues relating to housing delivery within the Island's unique housing market. It also identifies a range of measures the council has undertaken to boost the supply of permissions.

4. Strategic Housing Land Availability Assessment update

- 4.1 The council is in the process of updating its strategic housing land availability assessment (SHLAA). This update will be made publicly available once complete.

³ As at 1 April of the following year (i.e. 15/16 would be 1 April 2016)

⁴ 15/16 – 13/14 figures are taken from previous published SHLAA updates

⁵ 5 year housing land supply report 1 April 2013

⁶ Figure published in the Island Plan Core Strategy and reference to the July 2010 Land Availability Update and Housing Trajectory

5. Ongoing dialogue with the development industry

- 5.1 Officers of the local planning authority undertake ongoing dialogue with the development industry. These relationships have grown over a number of years. By speaking to agents, architects, builders and developers, officers have an understanding of sites and their likely timescales for progression, and, if there are any, issues affecting the delivery of sites.
- 5.2 This knowledge has informed the assumptions made in relation to the delivery of sites when identifying the supply element of the five year land supply.

6. Housing Trajectory

- 6.1 The housing trajectory brings together the information relating to the sites that form the council's land supply, and plots the anticipated delivery timescales. This helps the council, and all interested parties, to understand the likely delivery rates of residential development.
- 6.2 The anticipated delivery timescales for each site have been informed by:
- information submitted as part of the planning application;
 - officer knowledge of the site;
 - the developer's previous delivery track record; and
 - dialogue with developers.
- 6.3 This information can then be used by the council to undertake a risk assessment of whether sites will come forward as anticipated.
- 6.4 The housing trajectory, set out in Appendix 1, identifies an increase on previously achieved completion rates will be required for the council to make up the backlog within the next five years.

7. Five year land supply calculation

- 7.1 The council has applied the 'Sedgefield approach'⁷, and is working towards making up the identified backlog in the current five year period.

Policy requirement

- 7.2 The identified need that the council is planning to meet for the five period is the annual figure of 525 identified in the SHMA (**row a**).
- 7.3 Taking all of the factors outlined and sign-posted to in this document, the council is of the view that a 5% buffer should be applied to the five year requirement (**row b**).

⁷ The Sedgefield approach seeks to ensure that any shortfall in supply is made up within the five year period, and aligns closely with national policy. The alternative or 'Liverpool' approach is to spread the shortfall over the rest of the plan period.

Shortfall

- 7.4 The requirement over the preceding five years is shown in **row c**. This has been calculated based on the requirement of 520 dwellings per annum in the Island Plan core strategy. With the publication of the 2014 SHMA the annual figure increases to 525.
- 7.5 The council's monitoring shows that 2050 dwellings were completed in the same period (1 April 2011 to 31 March 2016) (**row d**).
- 7.6 **Row e** is the difference between what was planned for and what was delivered. The calculation identifies that over this period there was a shortfall of 560 dwellings on the Isle of Wight.

Dealing with the shortfall

- 7.7 The shortfall, if annualised, equates to 112 dwellings per annum (**row f**).
- 7.8 The total requirement, on an annualised basis, is therefore calculated to be 663 dwellings (**row g**) with the requirement overall totalling 3316 (**row h**).

Supply

- 7.9 The supply from SHLAA sites (**row i**) is identified as being 750 dwellings. In total a potential supply of 2457 dwellings were identified in the SHLAA over a 15 year period, and of these 1094 dwellings were identified as being deliverable (within years one to five). The local planning authority has already granted a number of permissions on sites that have previously been included in the SHLAA.
- 7.10 A significant discount of over 25% has been made to allow for sites not coming forward, and it is anticipated that 750 dwellings will be permitted from the sites listed in Appendix 2 over the course of the next five years.
- 7.11 The supply from proposed allocations figure (**row j**) has been calculated from a starting point of adoption of the area action plans in mid-2018. A number of these sites already have planning permission, and as such are expected to deliver completions in advance of the adoption of the AAPs. A list of the sites that make up this figure is set out in Appendix 3.
- 7.12 The supply from large sites (**row k**) is identified as being 1060 dwellings. This figure results from a ten per cent discount being made from the overall total of 1178 dwellings (within years one to five), to take into account lapse rates. This discount has been applied to take into account the recommendation of the Local Plan Experts Group. A list of the permissions that make up this figure is set out in Appendix 4.
- 7.13 The supply from small sites (**row l**) is identified as being 750. This figure results from an anticipated annual completions figure of 150 dwellings, the average figure for completions on small sites over the last six years. Records indicate that there are 1080 dwellings on small sites with planning permission. A list of the permissions that will contribute to achieving this figure is set out in Appendix 5.

- 7.14 The supply from windfall sites (**row m**) is based on the assumption of 90 windfall⁸ dwellings per year. As set out in paragraph 48 of the NPPF:

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.

- 7.15 Windfall sites have historically formed a significant part of housing delivery on the Island and, despite the recent changes to permitted development rights, are expected to continue to do so. The council undertook a review of completions in 2016 and as a result the annual completions numbers for the years since 2011/12 has been updated. The windfall completions information for 15/16 was unavailable at time of publication of this document.

Year	Windfall Completions	Completions	% of planned
16/17	238	321	74%
15/16		417	
14/15	120	396	30%
13/14	157	410	38%
12/13	155	409	38%
11/12	126	418	30%

⁸ 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.

Isle of Wight Council's five year land supply calculation at 1 April 2017		
Policy requirement		
a	5 year land supply SHMA figure	2625
b	5 year requirement (525 x 5 years) + 5% buffer	2756
Shortfall		
c	Requirement 520 units per annum (01/04/11 - 31/03/2014) + 525 units per annum (01/04/14 - 31/03/2016)	2610
d	Completions (01/04/11 - 31/03/2016)	2050
e	Shortfall in provision (01/04/11 - 31/03/2016) [c-d]	560
Dealing with the shortfall		
f	Shortfall since the adoption of the CS to be made up each year in current 5YLS period [e/5]	112
g	Annual requirement for period 01/04/15-31/03/2016 (providing for the backlog) [(b+e)/5]	663
h	Overall requirement 01/04/17 -31/03/22 [b+e]	3316
Supply		
i	Supply from SHLAA sites	750
j	Supply from proposed allocations	310
k	Supply from large sites	1060
l	Supply from small sites	750
m	Supply from windfall	450
n	Overall supply [i+j+k+l+m]	3320
	Overall requirement (h) - Overall supply (n)	-4
	Overall supply (n) as a % of Overall requirement (h) [(100/h) x n]	100.11

7.16 As demonstrated in the table above, the Isle of Wight Council considers that it can demonstrate a five year land supply as at 1 April 2017.

8. Improving delivery

- 8.1 The council is committed to delivering the housing to meet the needs and demands of the Isle of Wight housing market area. To achieve this delivery the council will seek to improve the delivery of housing in a number of ways.
- 8.2 Following a decision of the council's Executive Committee in December 2016, the council has established a Regeneration directorate to help regenerate the Island's economy and transform its financial position. Through the work to be led by the directorate the council will be taking a more active role within the island's housing market, focussing on improving the delivery of housing.
- 8.3 The local planning authority will also be contributing to this improvement by investigating how to implement:
- Time-limited permissions.
 - A mechanism for taking into account lack of delivery when considering repeat applications for unimplemented permitted sites.
 - A local housing delivery test (similar to that proposed in the Housing White Paper (February 2017)).
 - Proactive monitoring of stalled sites with extant planning permission.
 - Proactive engagement with the development sector over stalled sites with extant planning permission.

Appendix 1 Housing Trajectory

	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
Plan target (annual)	520	520	520	525	525	525	525	525	525	525	525	525	525	525	525	525
Plan target (cumulative)	520	1040	1560	2085	2610	3135	3660	4185	4710	5235	5760	6285	6810	7335	7860	8385
Past completions (total)	418	409	410	396	417	321	0	0	0	0	0	0	0	0	0	0
Past completions (small sites)	126	204	150	138	159	135										
Past completions (large sites)	292	205	260	258	258	186										
Projected completions (small sites)							150	150	150	150	150	150	150	150	150	150
Projected completions (large sites)							212	196	250	299	221	147	117	89	30	90
Windfall							90	90	90	90	90	90	90	90	90	90
Proposed allocations								25	25	75	215	180	130	125	125	125
SHLAA sites							150	150	150	150	150	150	150	150	150	150
Projected completions							602	611	665	764	826	717	637	604	545	605
Cumulative completions	418	827	1237	1633	2050	2371	2973	3584	4249	5013	5839	6580	7217	7821	8366	8971
No. above/below cumulative target	-102	-213	-323	-452	-560	-764	-687	-601	-461	-222	79	295	407	486	506	586

Appendix 2 Supply from SHLAA sites

Site Ref	Predicted Dwellings Year 1-5	Site Ref	Predicted Dwellings Year 1-5
LDF020	21	LDF417	10
LDF031	5	LDF433	13
LDF037	5	LDF526	5
LDF040a	5	LDF564	12
LDF049	25	LDF575	40
LDF054	150	LDF577	20
LDF056	40	LDF590	5
LDF057	30	LDF592	6
LDF061	5	LDF596	6
LDF085	25	LDF603	6
LDF092	6	LDF604	5
LDF096	30	LDF608	6
LDF108	6	LDF612	6
LDF110	30	LDF622	5
LDF124	25	LDF623	5
LDF150	14	LDF021	6
LDF158	66	LDF040c	10
LDF166	40	LDF041	9
LDF169	12		
LDF172	6		
LDF173	6		
LDF187	5		
LDF197	6		
LDF203	25		
LDF206	10		
LDF208	8		
LDF221	50		
LDF222	40		
LDF240	30		
LDF241	12		
LDF245	6		
LDF264	35		
LDF278	8		
LDF285	2		
LDF301	20		
LDF349	10		
LDF358	10		
LDF371	30		
LDF384	20		
LDF395	40		

Appendix 3 Supply from proposed allocations

Site Ref	Site Name	Total Dwellings	Delivery 1-5 years	Delivery 6-10 years	Delivery 11-15	Delivery 16+
MVH2	Medina Yard	500	50	250	200	
MVH3	Land @ HMP IOW	1300	50	250	250	750
MVEC1	East Cowes Regeneration Area	100		100		
RH2	Harcourt Sands	130	90	40		
RH3	Upton Road	70	70			
RH4	Land to the rear of St Mary's Convent	25	25			
RE2	Nicholson Road Employment Allocation	25	25			

Appendix 4 Supply from large sites

Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining
P/00039/16	12	P/01484/11	4
P/00085/14	47	P/01505/12	6
P/00109/16	19	P/01562/14	40
P/00142/15	13	P/01583/14	181
P/00211/05 & P/00829/07 & P/02667/07	5	P/01604/13	22
P/00323/13	10	P/01675/10	14
P/00336/15	22	P/01870/12	89
P/00389/11	11	P/02080/07	3
P/00478/14	15	TCP/05737/L	18
P/00507/14	24		
P/00560/14	15		
P/00563/06 P/01316/15 & P/01356/16	188		
P/00573/15	128		
P/00689/15	9		
P/00700/16	9		
P/00743/15	60		
P/00815/15	11		
P/00819/15	13		
P/00823/14	42		
P/00855/12	15		
P/01044/13	17		
P/01104/14	11		
P/01141/09	45		
P/01157/13	10		
P/01168/13	20		
P/01247/14	12		
P/01271/11	13		
P/01281/14	19		
P/01307/13	86		
P/01313/15	14		
P/01373/09	489		
P/01459/12	20		
P/01479/14	13		
P/01481/14	14		

Appendix 5 Supply from small sites

Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining
P/01226/14	2	P/00176/15	1	P/01611/14	1	P/01940/12	4
P/00994/14	1	P/01333/14	8	P/00102/15	1	P/01589/12	1
P/00726/14	1	P/00899/11	2	P/00543/15	7	P/00721/13	1
P/00265/15	3	P/01270/14	1	P/00278/08	-1	P/00612/13	2
P/00916/11	1	P/01201/14	1	P/01245/09	2	P/00664/13	2
P/01082/14	1	P/00016/15	3	P/00461/12	1	P/00364/15	1
P/00253/11	1	P/00267/15	1	P/00262/09	1	P/01270/14	1
P/00275/12	1	P/00067/15	1	P/00336/09	2	P/01107/13	2
P/01218/14	6	P/00278/15	1	P/02609/08	5	P/01221/13	1
P/02907/07	1	P/00717/15	1	P/00794/09	1	P/01254/13	2
P/00659/11	1	P/00994/15	1	P/01518/09	4	P/01631/11	1
P/01294/11	1	P/00926/15	1	P/00483/10	2	P/01282/13	5
P/01307/12	1	P/00769/15	2	P/01631/12	1	P/01366/13	1
P/01219/12	7	P/00913/13	2	P/02580/06	1	P/01308/13	4
P/01392/12	1	P/01076/15	2	P/00864/11	1	P/00030/14	4
P/01804/12	1	P/00579/15	1	P/02909/07	8	P/00065/14	1
P/00315/13	1	P/01267/15	1	P/00929/10	2	P/01505/12	8
P/01551/12	1	P/01387/15	1	P/01909/07	1	P/01704/09	2
P/00881/14	1	P/01437/15	1	P/00899/11	2	P/00854/12	8
P/00846/13	1	P/00091/16	2	P/01607/09	1	P/00794/10	1
P/01321/12	2	P/01318/15	1	P/00395/12	2	P/00030/12	1
P/01285/13	1	P/00982/12	2	P/00533/12	1	P/00512/14	4
P/01335/13	1	P/01801/11	1	P/01863/11	1	P/00150/14	2
P/01379/13	1	P/00381/12	1	P/01576/11	1	P/00864/14	1
P/01403/13	1	P/00908/12	1	P/01488/11	1	P/01394/10	1
P/00913/13	2	P/01038/11	2	P/01192/14	1	P/01499/10	5
P/00601/14	1	P/00102/09	1	P/00481/12	1	P/01223/14	4
P/00792/14	1	P/01577/09	1	P/01420/12	2	P/00094/12	1
P/00744/14	1	P/01736/09	2	P/00399/09	2	P/01314/14	1
P/01316/14	1	P/00581/04	2	P/01513/12	1	P/01381/14	6
P/01216/14	1	P/01856/05	1	P/01616/13	2	P/01089/14	1
P/01082/14	1	P/02092/05	1	P/01173/10	1	P/00061/15	1
P/01511/14	1	P/00558/07	1	P/01805/12	1	P/01424/14	1
P/01526/14	1	P/00756/10	7	P/01215/12	2	P/01403/13	1
P/01037/13	2	P/02565/07	1	P/01391/13	1	P/00529/15	1
P/01003/14	5	P/01198/07	1	P/00163/13	1	P/00876/15	1
P/01520/14	5	P/01459/08	1	P/00373/11	5	P/00322/12	1

Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining
P/01443/14	1	P/00990/11	2	P/00298/13	1	P/01201/14	1
P/02127/08	1	P/01417/13	1	P/01681/12	5	P/01602/14	1
P/01663/10	9	P/00267/16	1	P/00256/14	5	P/00803/13	2
P/00147/08	1	P/00617/13	4	P/00543/14	1	P/01430/13	2
P/00330/13	4	P/00420/13	2	P/00503/14	2	P/00579/14	5
P/01915/09	1	P/00667/13	2	P/00521/14	1	P/01585/14	1
P/00212/13	1	P/00183/13	2	P/00250/14	4	P/01566/14	1
P/00544/13	1	P/00844/13	2	P/00522/14	4	P/00105/15	1
P/00793/13	2	P/00184/13	1	P/00559/14	2	P/00762/14	8
P/00659/13	1	P/00835/13	1	P/00694/14	1	P/01608/14	2
P/00044/13	1	P/00197/13	1	P/00208/14	1	P/00261/15	3
P/01792/12	1	P/00897/13	2	P/00043/16	1	P/01310/14	7
P/00503/15	1	P/00736/13	1	P/00612/14	1	P/00304/15	1
P/00115/15	-2	P/00957/13	3	P/00393/14	1	P/01397/14	1
P/01076/15	1	P/00582/13	3	P/01416/13	3	P/00304/15	1
P/00244/15	1	P/00552/13	1	P/00129/14	1	P/01048/14	2
P/00131/13	2	P/01386/12	4	P/00539/14	1	P/00440/15	3
P/01301/14	3	P/00121/15	3	P/00827/14	1	P/00247/15	2
P/00242/15	4	P/01743/12	4	P/01069/14	1	P/01522/14	8
P/01409/14	3	P/00765/13	4	P/01118/14	2	P/01040/14	1
P/00039/15	1	P/01144/13	1	P/00336/14	4	P/00434/15	1
P/00018/15	1	P/00715/13	1	P/00833/14	1	P/01110/15	1
P/00294/16	2	P/00639/13	1	P/01217/14	3	P/01360/14	2
P/01557/14	1	P/00075/14	2	P/01227/14	1	P/01147/14	1
P/01254/14	1	P/01152/15	1	P/00855/14	1	P/01104/14	8
P/01610/14	1	P/01345/13	2	P/01169/14	2	P/00413/15	3
P/00657/13	3	P/01170/13	1	P/01066/14	6	P/00751/15	9
P/00924/13	3	P/01395/13	1	P/00953/14	1	P/00510/15	1
P/00729/14	1	P/00870/13	1	P/01290/14	1	P/00714/15	1
P/01483/13	1	P/00476/13	1	P/01211/14	1	P/00606/15	1
P/00013/15	1	P/01473/13	1	P/01199/14	2	P/00818/15	1
P/01113/15	1	P/01451/13	1	P/00990/14	1	P/00759/15	1
P/00126/14	7	P/00923/13	1	P/01294/14	2	P/00624/15	1
P/00676/13	7	P/01503/13	1	P/01346/14	1	P/00513/15	1
P/01200/14	3	P/01549/13	1	P/01198/14	1	P/00914/15	1
P/00756/14	3	P/00180/13	2	P/01427/14	2	P/00482/15	3
P/01351/15	1	P/01532/13	3	P/01460/14	2	P/00879/15	1
P/01540/13	5	P/01563/13	1	P/01300/14	6	P/00878/15	1
P/01290/12	1	P/01330/13	4	P/00815/14	6	P/00771/15	0

Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining
P/00001/12	4	P/00096/14	1	P/01225/14	2	P/00772/15	4
P/00919/14	7	P/00089/14	1	P/01488/14	1	P/00728/15	1
P/00999/14	2	P/00556/11	6	P/01042/14	1	P/00129/15	1
P/01147/14	1	P/01512/13	4	P/01341/14	1	P/00923/15	1
P/01224/15	1	P/01525/13	1	P/01345/14	2	P/01603/14	1
P/00440/16	2	P/00039/14	1	P/01331/14	2	P/00998/15	1
P/00560/14	7	P/00622/13	2	P/01437/14	2	P/01604/14	1
P/00421/16	9	P/01569/13	1	P/01461/14	1	P/00808/15	1
P/00697/15	1	P/01322/15	1	P/00132/16	3	P/00811/16	1
P/00854/14	1	P/00395/06	3	P/00145/16	1	P/00839/16	3
P/00760/15	1	P/01669/12	2	P/00146/16	1	P/00846/16	1
P/00571/15	7	P/00825/14	4	P/00169/16	1	P/00847/16	1
P/01069/15	1	P/01049/12	1	P/00170/16	1	P/00881/16	1
P/00770/15	2	P/00469/09	1	P/00209/16	1	P/00929/16	1
P/01086/15	1	P/01530/12	3	P/00221/16	1	P/00953/16	1
P/00523/15	2	P/00036/14	4	P/00224/16	2	P/00972/16	1
P/01138/15	1	P/01041/13	1	P/00262/16	-2	P/00983/16	1
P/00578/15	1	P/01582/13	1	P/00267/16	1	P/01010/16	1
P/00891/15	1	P/00959/14	9	P/00311/16	1	P/01013/16	1
P/00556/15	4	P/00600/14	1	P/00319/16	1	P/01035/16	1
P/00888/15	1	P/00088/15	1	P/00334/16	1	P/01039/16	1
P/01112/15	5	P/00365/15	1	P/00345/16	1	P/01049/16	1
P/01161/15	2	P/00901/15	1	P/00354/16	1	P/01058/16	1
P/01242/15	1	P/01191/15	1	P/00361/16	1	P/01076/16	1
P/01212/15	2	P/01270/15	4	P/00369/16	-3	P/01080/16	1
P/00652/15	1	P/00013/15	1	P/00440/16	2	P/01092/16	2
P/00862/15	1	P/00924/12	5	P/00449/16	1	P/01130/15	1
P/01306/15	1	P/00057/11	2	P/00461/16	1	P/01134/15	0
P/01277/15	1	P/01507/09	1	P/00480/16	6	P/01148/16	4
P/01011/15	6	P/00509/06	2	P/00490/16	1	P/01158/16	1
P/00708/15	5	P/02538/08	1	P/00491/16	1	P/01169/16	1
P/01466/15	2	P/01532/09	2	P/00495/16	1	P/01170/16	5
P/01422/15	1	P/01812/12	2	P/00497/16	2	P/01195/16	1
P/01436/15	1	P/01733/09	3	P/00502/16	1	P/01199/16	1
P/01221/15	2	P/00154/10	1	P/00545/16	1	P/01207/16	1
P/01234/15	1	P/00590/14	4	P/00576/16	2	P/01216/16	1
P/01493/15	6	P/00700/10	2	P/00612/16	1	P/01234/16	0
P/01516/15	2	P/00923/10	1	P/00616/16	1	P/01240/16	1
P/01411/15	3	P/01704/07	1	P/00618/16	1	P/01247/16	5

Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining	Planning Application Reference	Total Units Remaining
P/00954/15	1	P/00502/09	2	P/00639/16	1		
P/01427/15	1	P/00724/09	2	P/00654/16	1		
P/01132/15	9	P/02538/08	1	P/00672/16	1		
P/00027/16	1	P/02221/07	1	P/01357/16	2		
P/00003/16	1	P/00024/10	2	P/01380/14	4		
P/00045/16	2	P/00280/11	1	P/01439/16	1		
P/01165/15	5	P/00638/14	6	P/01545/16	1		
P/01185/15	2	P/00728/13	1	P/01592/16	1		
P/00302/14	5	P/00257/14	2	P/01628/16	1		
P/01542/14	1	P/00720/14	1	P/01648/16	1		
P/00127/16	1	P/00300/15	7	P/01654/16	1		
P/00133/16	3	P/00037/16	1	P/01689/16	2		
P/01371/15	1	P/00059/16	6	P/01693/16	7		
P/01123/14	1	P/00101/16	1	P/01259/15	7		
P/00169/15	8	P/00116/16	1	P/01263/16	1		
P/01405/15	3	P/00673/16	1	P/01273/16	1		
P/01405/16	1	P/00680/16	1	P/00151/17	1		
P/01411/16	1	P/00691/16	1	P/00163/17	1		
P/01418/16	1	P/00698/16	2	P/00178/17	1		
P/01424/16	1	P/00703/16	1	P/00740/16	2		
P/01441/16	1	P/00718/16	1	P/01181/14	2		
P/01444/16	1	P/00732/16	1	P/01344/16	5		
P/01462/16	1	P/00743/16	1				
P/01467/16	2	P/00778/16	1				
P/01474/15	1	P/00791/16	2				
P/01495/16	1	P/00803/16	0				
P/01512/16	2	P/01377/16	1				
P/01514/16	1	P/01291/15	4				
P/01517/15	3	P/01303/16	1				
P/01559/16	1	P/01321/16	1				
P/01567/16	9	P/01337/16	1				
P/01585/16	1	P/01340/15	9				
P/01614/16	1	P/01342/16	5				
P/01622/16	1	P/01343/16	0				
P/00009/17	1	P/01350/16	2				
P/00036/17	1	P/01360/16	1				
P/00094/17	1	P/01371/16	-5				
P/00124/17	1	P/01374/16	-1				
P/00145/17	1	P/01395/16	1				

