

Statement of Five Year Supply of Housing Land: April 2009 - March 2014

1. Background

- 1.1 Planning Policy Statement 3: (PPS3) Housing was published in November 2006, replacing Planning Policy Guidance Note 3: (PPG3) Housing (2000) and subsequent updates to PPG3. The PPS seeks to ensure that the planning system delivers a flexible and responsive supply of housing development land. It requires that Local Planning Authorities identify sufficient specific deliverable sites to deliver the first five years of the housing provision as proposed in the Regional Spatial Strategy and that a five year supply is maintained throughout the remainder of the plan period.
- 1.2 This statement has been prepared following guidance from the Planning Inspectorate and Department for Communities and Local Government: Demonstrating a 5 Year Supply of Deliverable Sites (2007, updated March 2009).
- 1.3 This document sets out North Norfolk District Council's housing land supply and identifies specific sites which the Council considers are likely to contribute to the delivery of the five years provision. They include sites already under construction but not yet complete, those with planning permission but where building work has not yet commenced, and sites that have potential under planning policies to come forward for development within the next five years. In each case only dwellings where there is a realistic expectation that additional dwellings will be available within the five year period are included in the assessment.
- 1.4 The period covered is 1st April 2009 to the 31st March 2014.

PPS3 Requirements/Methodology

- 1.5 Local Development Documents should set out the policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing. Sufficient deliverable sites should be identified to deliver housing in the first five years, with a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15.
- 1.6 Prior to the adoption of Local Development Documents, Local Planning Authorities need to demonstrate an up-to-date five year supply of 'deliverable' sites. PPS3 requires that where authorities cannot demonstrate a five year supply, they should consider favourably planning applications for housing with regard to paragraph 71 of PPS3, which states that:

'In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing;
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people;
- The suitability of a site for housing, including its environmental sustainability;
- Using land effectively and efficiently; and
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives, e.g. addressing housing market renewal issues.¹

¹ Communities and Local Government (2006) Planning Policy Statement PPS3: Housing

Guidance² outlines three stages in the process of determining supply:

STAGE 1 - Identify the housing provision to be delivered;

STAGE 2 - Identify sites that have *potential* to deliver housing in the 5 year period; and,

STAGE 3 - Assessing deliverability.

1.7 For sites to be considered deliverable, PPS3 states they should be:

- **Available** - the site is available now;
- **Suitable** - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities; and
- **Achievable** - there is reasonable prospect that housing will be delivered on the site within five years.

1.8 In determining land supply PPS3 states that an allowance for windfalls³ should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates, and expected future trends. No advice is offered in the PPS as to what constitutes 'genuine local circumstances'.

2. STAGE 1 - North Norfolk Five Year Housing Requirement

2.8 This section outlines the Councils methodology for determining what number of dwellings would constitute a five year supply.

2.9 The East of England Plan (RSS) requires that a minimum of 8,000 dwellings are built in North Norfolk in the 20 year period starting April 1st 2001. Hence an average of at least 400 dwellings will need to be built in each of the 20 years if the requirement is to be met ($400 \times 20 = 8,000$). During the first 8 years of the plan period dwelling completion rates in North Norfolk have entirely comprised of windfall developments (the North Norfolk Local Plan includes no residential land allocations) and the average number of dwellings built during this 8 year period has been below the annual average requirement. Hence completion rates will need to increase over the remainder of the plan period if the 8,000 dwelling requirement is to be met. The District Council expects this to happen once some larger sites are allocated for development via the preparation of a Site Specific Proposals Development Plan document. This is likely to be submitted for examination in February 2010 (i.e. within the five year period covered by this statement).

2.10 As of the 1 April 2009 a total of 2,872 dwellings had been built in the District (average of 359 per annum). In order to meet the 8,000 dwelling requirement an additional 5,128 will need to be built in the 12 years from 2009 to 2021. This equates to an average of 427 in each year or 2,135 dwellings over a five year period. The five year housing requirement for North Norfolk as of the 1st of April 2009 is therefore sufficient land to erect **2,135** dwellings (427×5 years).

² Department of Communities and Local Government – *Demonstrating a five year land supply*

³ Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites resulting from a factory closure or small sites such as a residential conversion or a new flat over a shop.

Table 1: Calculation of Housing Requirement.

FIVE YEAR HOUSING LAND REQUIREMENT		1 April 2009 - 31 March 2014	
North Norfolk District Council			
RSS requirement (2001-2021)	8,000		
Year	Recorded Completions	Residual Annual Average Requirement	Cumulative Shortfall / Surplus
2001/02	367	400	-33
2002/03	428	402	-5
2003/04	230	400	-175
2004/05	250	410	-325
2005/06	446	420	-279
2006/07	341	419	-338
2007/08	551*	424	-186
2008/09	258	427	-328
Total Completions since 2001	2,872		
<i>Annual average completions to date</i>	359		
Requirement over rest of plan period	5,128		
<i>Average Annual requirement for rest of plan period</i>	427		
Average requirement 2009/10		427	
2010/11		427	
2011/12		427	
2012/13		427	
2013/14		427	
Total 5 Year Requirement		2,135	

* includes 100 dwellings released at RAF Coltishall

3. STAGE 2 - Five Year Deliverable Housing Supply

3.1 The North Norfolk Core Strategy (incorporating Development Control policies) was adopted in Summer 2008 and identifies strategic locations for housing growth in the District. It provides greater certainty, particularly with regard to designations on the proposals map, and allows for the granting of planning permissions in locations which are consistent with Core Strategy policies. The Core Strategy estimates that some 2,056 completions will take place between 2007-2011 (514 per annum). This figure is based on an expectation that around 600 dwellings will be built on newly allocated development sites by 2012. These allocations will be made in a Site Specific Proposals Development Plan which is programmed for submission in February of 2010. In the interim housing delivery is dependant upon continued windfall developments and the completion of those dwellings which already enjoy planning permission. As the Site Specific Proposals Development Plan is not adopted no allowance is made for dwellings from this potential source over the next five years.

3.2 The Council has published a Strategic Housing Land Availability Assessment (June 2009) which identifies sites in the District with potential to provide housing, quantifies this potential, and assessing when development may occur. The Assessment concludes that suitable development sites are 'available' to accommodate in excess 15,000 dwellings and that some 3,793 of these dwellings could be built within the next five years. However much of this *suitable* and *available* capacity can only be delivered if the site is allocated for development in a Development Plan document and/or secures planning permission.

- 3.3** The schedule of housing sites in Appendix 1 provides details of sites that could make up the 5 year supply of deliverable sites. The schedule is summarised in Table 2 and demonstrates that there is sufficient supply of housing land for approximately **4.2** years.
- 3.4** The schedule includes sites which already have planning permission, sites where dwellings are under construction but are not yet recorded as complete and other sites where there is a reasonable expectation that development will occur in the next five years in accordance with development plan policies. A 10% lapse rate has been applied to small scale developments (less than 10 dwellings) to take account of the fact that some of the sites will not come forth.
- 3.5** Within the five year supply **no** allowance has been made for the development of sites which have been suggested as possible allocations in the Site Specific Proposal Development Plan, unless development would comply with currently adopted policies, or for unidentified windfalls. The authority nevertheless considers it highly likely that dwellings on such sites will contribute to the five year supply.
- 3.6** Sites which are not considered to be available, suitable or achievable are not included in the supply. This has been assessed as follows:
- **Available** - site is for sale or is known to be owned by a developer/owner who is able to develop. The site is unconstrained.
 - **Suitable** - site has planning permission or is in a location where planning policies would allow development and there is a realistic prospect of permission being granted.
 - **Achievable** - judgement on the prospects of the site being developed within the next five years based on historical trends, discussions with owners/developers and consultation with infrastructure/service providers. The Council has heavily discounted the number of dwellings which may occur during the next five years to take account of the current downturn in the housing market. Hence a number of the sites that have planning permission and are not subject to any known constraints are nevertheless recorded as not providing completions within the period.

Table 2: Summary five year supply

Five Year Deliverable Housing Supply	1 April 2008 - 31 March 2013
5 Year requirement	2,135
Annual Average requirement	427
5 Year Identified Supply (See Schedule, Appendix A)	1,790
Equates to	4.19 years supply
Other expected sources of supply within five years	
Estimated allocations coming forward as part of Site Specific Proposals DPD within five year period. Sourced from housing trajectory included within the North Norfolk Core Strategy which takes account of deliverability.	600
TOTAL LIKELY SUPPLY	2,390
Equates to	5.59 years supply

- 3.7** Expressed in accordance with National Indicator 159 this is:

$(X \text{ divided by } Y) \times 100$
where X = dwellings likely to be built in five years
and Y = five year requirement.
 $(1790/2135) \times 100 = 84\%$

- 3.8** The Council is consulting on its Draft Site Specific Proposals Development Plan and intends to submit this for independent examination in February 2010. Subject to the Plan being found to be sound formal adoption is anticipated in around September 2010.

4. Monitoring the Five Year Supply

- 4.1** The Council will monitor the five year supply of deliverable sites on an annual basis linked to the Annual Monitoring Report (AMR). This position statement will be updated regularly to take account of any significant changes. New planning permissions are recorded on a continuous basis. Dwelling completions are recorded annually with the results published in the Housing Land Availability Studies published in April/May each year.

Appendix 1: Schedule of Sites

Site Reference	Status (see notes at foot of table) → Location ↓	UHCS	Pre app discussion	Current Application	Outline PP	Full PP	Completed	Under Construction	Left to be built	Total expected in 5 yrs including UCs	Comments on deliverability (is the site available, suitable, achievable)
LARGER SITES SUITABLE FOR 10 OR MORE DWELLINGS WITH PLANNING PERMISSION											
19881996	Land at Hall Street, Briston	0	0	0	0	67	11	15	56	56	The site has permission and is owned by a house builder. Development commenced in 2006/07 and is on-going. Completion rates are slow but it is considered that there is a reasonable prospect that this site will be completed over the next five years.
19941558	Hillside, Briston	0	0	0	0	133	102	16	31	31	Large site owned by housing developer. Continuous development in recent years. Current discussions concerning revised proposals for remainder of site which will require a further planning application and increase likely site yield to approximately 70 dwellings. Total expected in next 5 years reflects the extant permission.
(022.002)	Cromwell Road, Cromer	0	0	0	0	20	11	0	9	2	Building single plots at intervals. Due to slow build rates it is assumed that only 2 of the remaining plots will be completed in the next 5 years.
19901666	Highview, Cromer	0	0	0	0	41	21	0	20	0	Implemented planning consent. No sign of recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years as it is not clear when development will recommence.
19941720/ 19961424	Central Road, Cromer	0	0	0	0	106	76	0	30	0	Part of a larger implemented planning permission. No sign of recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years as it is not clear when development will recommence.
20071970	Overstrand Road, Cromer	0	0	0	0	17	6	0	11	0	Has planning permission for 17 dwellings but also has consent for nursing home. Nursing home permission understood to be implemented. No allowance made for dwellings within next five years.
20060629	Runton Road, Cromer	0	0	0	30	0	0	0	30	20	Former Structure Flex site. Reserved matters application expected shortly. Likely increase in numbers. Agent indicates that development likely to commence following grant of permission. Modest allowance made for next 5 years reflecting lack of reserved matters permission and current market conditions.

Site Reference	Status (see notes at foot of table) → Location ↓	UHCS	Pre app discussion	Current Application	Outline PP	Full PP	Completed	Under Construction	Left to be built	Total expected in 5 yrs including UCs	Comments on deliverability (is the site available, suitable, achievable)
20070727	Land at Jubilee Lane, Cromer	0	0	0	10	0	0	0	10	0	Site for sale but no discussions concerning reserved matters application. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
20050527	Fletcher Hospital, Cromer	0	0	0	0	25	0	0	25	0	No sign of recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
20070696/ 20071782	Allens Garage, Cromer	0	0	0	0	10	0	0	10	0	Garage now closed but no sign of development activity. No allowance made for next 5 years given current market conditions.
20080117	Burnt Hills, Cromer	0	0	0	13	0	0	0	13	0	Outline PP but no reserved matters. Not known if commencement in five years is likely therefore no allowance made.
20010732/ 20011338	6/8 Park Road, Cromer	0	0	0	0	12	8	4	4	4	Development nearing completion, development expected to be completed in next five years.
19892604/ 20001459	Smiths Lane, Fakenham	0	0	0	0	81	55	1	26	10	Very slow build rates in recent years. Unlikely to be completed in 5 Years but appropriate to make small allowance reflecting continued delivery.
20050935	36 Norwich Street, Fakenham	0	0	0	0	16	0	0	16	0	Site clearance commenced but no further sign of activity. Difficult market conditions likely to impact on delivery. No allowance made for next 5 years reflecting this uncertainty.
20040129	Land rear of 223&225 Norwich Road, Fakenham	0	0	0	0	10	0	0	10	5	Development commenced but no signs of recent activity. Site likely to deliver some completions over next 5 years given that development has commenced.
20070477	Newmans Yard, Norwich Street, Fakenham	0	0	0	0	22	0	0	22	0	Complex site in multiple ownerships. Unlikely to contribute to five year supply.
20051170	107-109 Holt Road, Fakenham	0	0	0	16	0	0	0	16	0	Flats - could rise to 18, subject to approval of 20071788. Development could be delayed whilst comprehensive scheme including adjacent land is considered. No allowance made at this stage.
20080619	The Granary, Station Road, Great Ryburgh	0	0	0	0	11	0	0	11	0	Awaiting decision. In boundary site which is allocated as part of larger employment land allocation. Although this site may contribute to five year supply no allowance is made at this stage as decision on planning application is unclear.
19750496/ 20031113	Land at Staithe Road, Hickling	0	0	0	0	18	17	0	1	1	Slow delivery rates over a very long period but development now nearing completion.

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20071303	Land off Edinburgh Road, Holt	0	0	0	0	33	0	0	33	33	Development expected to commence on site shortly and to be completed within 5 years.
049.126	Sketchley Textile Services Ltd, 51 Bull Street, Holt	0	0	0	0	15	12	3	3	3	Development expected to be completed shortly.
20020486/ 20040921	Glaven Hale, Pearsons Road, Holt	0	0	0	0	20	19	0	1	1	Development expected to be completed shortly.
20071734	Petersfield House Hotel, 101 Lower Street, Horning	0	0	0	0	18	3	10	15	15	Development commenced, likely to be completed within 5 years.
069.047	Melton Constable Hall, Melton Constable	0	0	0	0	32	8	0	24	0	Not clear if remaining 24 likely to be completed. No allowance made for next 5 years.
19850332/ 20021211	44 Manor Road, Mundesley	0	0	0	0	10	8	0	2	2	Development underway, all units expected to be completed within five years.
20060749	28 Kings Arms Street, North Walsham	0	0	0	0	12	6	6	6	6	Development underway, all units expected to be completed within five years.
20070080	Mundesley Road, North Walsham	0	0	0	0	15	0	0	15	15	Site owned by residential developer. Possible reduction in density.
20070751	Hall Lane, North Walsham	0	0	0	0	18	0	0	18	18	Site owned by residential developer, site clearance commenced.
20050619/ 20080952	Cromer Road, North Walsham	0	0	0	42	0	0	0	42	21	Site owned by residential developer. Reserved Matters seeks to renegotiate terms of section 106 affordable housing obs. Allowance made for half to be built in next five years.
20071196	42 Yarmouth Road, North Walsham	0	0	0	0	25	0	0	25	25	Site owned by developer. Under construction as of March 09
20070686	13-21 Bacton Road, North Walsham	0	0	0	22	0	0	0	22	0	Foundry cars site. No reserved matters application. Unclear if consent will be implemented.
20060870	Land at 48 & 50 Bacton Road, North Walsham	0	0	0	0	13	0	1	13	0	Site owned by residential developer, site clearance commenced but not clear at this stage if work likely to continue.
20071691	4&6 New Road, North Walsham	0	0	0	0	11	0	0	11	11	Development commenced.
(075.001)	Hillingdon Park, Overstrand	0	0	0	0	35	25	0	10	0	Old planning permission with no evidence of continuing development. Ten remaining plots. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.

Site Reference	Status (see notes at foot of table) → Location ↓	UHCS	Pre app discussion	Current Application	Outline PP	Full PP	Completed	Under Construction	Left to be built	Total expected in 5 yrs including UCs	Comments on deliverability (is the site available, suitable, achievable)
20020123/ 20032108	Seaview Crescent, Sheringham	0	0	0	0	13	10	0	3	3	Slow Development. Small number of plots remaining.
19770968	The Esplanade, Sheringham	0	0	0	0	55	0	0	55	0	Temporary car park - old planning permission with no evidence of continuing development. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
19950722	Land off Cremer Street, Sheringham	0	0	0	0	13	0	0	13	0	Old planning permission with no evidence of development. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
20030995	Former Hilbre School, Sheringham	0	0	0	40	0	0	0	40	0	Site has outline PP but is owned by national food retailer. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
(092.001)	Beechlands Park, Southrepps	0	0	0	0	33	26	0	7	5	Site developing slowly.
(092.019)	Clipped Hedge Lane, Southrepps	0	0	0	0	26	13	7	13	13	Site developing slowly.
20070002	Thorpe Road, Southrepps	0	0	0	0	20	1	0	19	18	Has full planning permission. Site under construction March 09
20071919	Old Baker's Yard, High Street, Stalham	0	0	0	0	15	0	0	15	0	Site owned by residential developer. No sign of activity on site so no allowance for next five years
20071885	Weavers House 1, High Street, Stalham	0	0	0	12	0	0	0	12	0	Apartments. Outline PP but no reserved matters and no evidence of likely implementation in near future
20080015	Land at Market Street, Tunstead	0	0	0	0	14	0	14	14	14	Affordable housing, Circle Anglia. Commenced Feb 09
SUB TOTAL										332	Total number of dwellings on large sites with full or outline planning permission, expected to be built during the five year period.
PENDING APPLICATIONS AT 1ST APRIL 2009 THAT MAY CONTRIBUTE TO FIVE YEAR SUPPLY											
20070144	RAF Coltishall	0	0	8	0	0	0	0	8	8	Awaiting decision, increase in density by sub-division.
20070145	RAF Coltishall	0	0	6	0	0	0	0	6	6	Awaiting decision, increase in density by sub-division.
20070161	RAF Coltishall	0	0	7	0	0	0	0	7	7	Awaiting decision, increase in density by sub-division.

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20071561	Land adjacent 95 (Anglian Water site), Holt Road, Fakenham	0	0	24	0	0	0	0	24	24	Awaiting decision. Proposal complies with land use policies.
20070820	Land off Meadow Close, Holt	0	0	16	0	0	0	0	16	16	Awaiting decision. Likely to be acceptable for 10-15 dwellings. Site cleared.
20080329	Land off Grove Road, Melton Constable	0	0	40	0	0	0	0	40	40	Site within development boundary where residential development complies with policy.
20071895	Shrublands Farm, Church Street, Northrepps	0	0	38	0	0	0	0	30	30	Has been to planning committee, likely to be acceptable for smaller number of dwellings. Allowance made for in the region of 30 in next five years.
SUB TOTAL										131	Total number of dwellings on large sites pending a decision, expected to be built during the five year period.

OTHER POTENTIAL SOURCES OF LARGE DEVELOPMENTS

-	Johnson Tractors, Holt Road, Fakenham	0	30	0	0	0	0	0	30	0	Local Authority and owner approached by national house builder. Site designated as 'residential area' in Core Strategy. Could deliver 30 dwellings but unclear if this will be within five year period
-	9a Oak Street, Fakenham	0	15	0	0	0	0	0	15	0	
-	78 High Street, Mundesley	0	10	0	0	0	0	0	10	0	Not clear if this is likely to proceed
-	Paston College Site following relocation of existing college, North Walsham	0	75	0	0	0	0	0	75	0	Discussions are advanced in relation to relocation of the college, a new site has been identified and Council has resolved to grant PP. College investigating funding. Existing site has development potential but may not deliver within five year period.
-	Rear of 121, Mundesley Road, North Walsham	0	10	0	0	0	0	0	10	0	Early discussions. Current market conditions likely to delay any delivery.
-	Land at White Horse Common, North Walsham	0	10	0	0	0	0	0	10	0	Not clear if likely to proceed
-	Land West of High Thatch 33, Cherry Tree Lane, North Walsham	0	32	0	0	0	0	0	32	0	Not clear if likely to proceed
-	Former Rentokil site, Laundry Loke, North Walsham	0	10	0	0	0	0	0	10	0	Not clear if this will proceed. Proposed mixed use allocation in draft Site Specific Proposal DPD.
-	Station Yard, Stalham	15	0	0	0	0	0	0	15	0	Owned by Norfolk County Council who wish to develop the site, pre-application discussions concerning possible

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											development. Could provide 15-20 dwellings but unclear at this stage.
-	RAF West Raynham and Coltishall	0	0	0	0	0	0	0	370	370	Release of former military accommodation not previously available to the general housing market.
20071247	The Broads Hotel, Station Road, Hoveton	0	0	24	0	0	0	0	24	0	Redevelopment of site. Planning application refused and appeal dismissed. No allowance made at this stage. May be alternative proposals but no allowance made at this stage.
20071135	Land at Cromer Road and Bradfield Road, North Walsham	0	0	80	0	0	0	0	0	0	Refused, appeal dismissed. Considered unlikely to contribute to five year supply.
20071136	Land at former Marricks Wire Ropes, Cromer Road, North Walsham	0	0	40	0	0	0	0	40	0	Refused, appeal dismissed. Considered unlikely to contribute to five year supply.
20080134	Hopkins Homes Site, Norwich Road, North Walsham	0	0	163	0	0	0	0	163	0	Refused planning permission, appeal dismissed, proposed as part of larger allocation. May deliver some dwellings within five years. As allocation not yet examined no allowance made at this stage.
20080586	West Raynham Airbase	0	0	58	0	0	0	0	58	58	58 new build as part of comprehensive redevelopment of site. Resolution to grant outline pp. Other works commenced on site.
-	Funded Rural Exception sites on identified sites	0	50	0	0	0	0	0	50	50	Very conservative estimate, the Council has a target to deliver at least 30 dwellings per annum on rural exception schemes (150 units over the five year period).
SUB TOTAL										478	Total number of dwellings on large sites that may be available, are subject to a pre-application discussion or have been refused permission but are in the appeals process, which may be built during the five year period.
SMALL SITES WITH PLANNING PERMISSION (10 % lapse rate applied)											
Total from all small sites (under 10 dwellings)	Across district				141	883	81	284	943	849	943 dwellings have planning permission and are yet to be completed. The figure of 849 represents 943 dwellings minus a 10% lapse rate.
TOTAL 5 YEAR SUPPLY											

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TOTAL FROM ALL SOURCES										1790	Total expected within next 5 years from all sources.
REQUIRED FIVE YEAR SUPPLY										2135	Total required in next 5 years to correct current shortfall on RSS annual requirement.
NUMBER OF YEARS SUPPLY										4.19	1790 /427 (427 = average required each year over 5 years) = 4.19 years supply.