



Llywodraeth Cymru
Welsh Government

**Guidance Note
Joint Housing Land Availability Study process
2012**

February 2012

Guidance Note for the Joint Housing Land Availability Study process for 2012

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Guidance Note for the Joint Housing Land Availability Study process for 2012

Purpose

The purpose of this guidance note is to set out the process for the Joint Housing Land Availability Studies for 2012. The main changes from the 2011 process relate to data collection and report preparation. The preparation of the site schedules previously undertaken by Welsh Government officials will now be the responsibility of each local planning authority (as recommended in the review carried out by Barton Willmore in 2011). In addition, each local planning authority will be responsible for preparing their Study Report in a standard format.

Technical Advice Note 1 (TAN 1) remains the main source of guidance for Joint Housing Land Availability Studies. However the revised process set out in this Guidance Note has implications for some of the guidance in TAN 1 and this Note therefore also addresses these issues (at page 7).

Joint Housing Land Availability Study process for 2012

Process stages	Timing
<p>Stage 1 Agree timetable</p> <p>Aim: All Studies to be completed and published within 12 months of their base date (TAN 1, para. 6.1).</p> <p>LPA to prepare timetable of action points and key dates for circulation to Study Group, Welsh Government and Planning Inspectorate for comment / agreement. LPA to finalise timetable for submission to Welsh Government.</p> <p>An example template for the timetable is set out at Appendix 1.</p>	<p>By 29 Feb.</p> <p>By 31 March</p>
<p>Stage 2 Site Surveys and Site Schedules</p> <p>Aim: To complete the site surveys and prepare the site schedules and subsequently to reach agreement on as many sites as possible and on the methodology for calculating the land supply¹.</p> <p>LPA to carry out site surveys and complete a new / updated proforma for each site. LPA to prepare draft site schedules (including supporting evidence) for consultation (by publication on their website) and notify Study Group and Welsh Government. The supporting evidence should include, as a minimum, information for each site on:</p> <ul style="list-style-type: none"> ➤ land-owner / developer intentions (obtained from correspondence or notes of telephone conversations), including date of last contact; ➤ developer/ land-owner / agent name and contact details; ➤ planning status; ➤ site constraints; and ➤ year the site was first recorded as forming part of the five-year housing land supply. <p>LPA also to identify the proposed method for undertaking the land supply calculation (i.e. 'residual' or 'past build rates') along with justification (TAN 1, para 7.5.2 and Note 3 under 'Implications for TAN 1' below).</p>	<p>1 April to 30 June</p>

¹ This can be done through correspondence, but the LPA and Study Group members may hold a meeting if they consider this to be necessary. If a meeting is held, the supporting evidence (as set out under Stage 2) should be circulated in advance of the meeting. The meeting should not be used as a substitute for consultation, but should complement it.

<p>Study Group (and any other interested parties) to submit comments to LPA on draft site schedule and proposed land supply calculation methodology.</p> <p>LPA to review the comments received and to make any necessary amendments to the schedules and site proformas.</p> <p>The LPA may arrange a meeting of the Study Group to discuss disputed matters prior to the preparation of the Statement of Common Ground (under Stage 3 below) if the members of the Study Group consider that this would be helpful.</p>	<p>Within 21 days</p> <p>Within 21 days</p>
<p>Stage 3 Preparation of Statement of Common Ground</p> <p>Aim: LPA, in consultation with the Study Group, to prepare a Statement of Common Ground (SoCG) setting out the extent of agreement on sites and on the land supply methodology.</p> <p>LPA to prepare draft SoCG for consultation with the Study Group.</p> <p>If all sites and methodology are agreed by the LPA and the Study Group, the LPA will prepare an SoCG to this effect and submit it to the Welsh Government (Planning Division). If some sites and/or the methodology remain disputed, the LPA should draft the SoCG accordingly and agree the content with the Study Group before submitting it to the Welsh Government.</p> <p>The SoCG should set out:</p> <ul style="list-style-type: none"> ➤ a summary of the agreed sites and the resultant number of homes anticipated to be delivered over the five year period; ➤ details of all disputed sites with an explanation of the reasons for the dispute and any relevant information; ➤ the method of land supply calculation and, if this is an area of dispute, the reasons for the disagreement; ➤ the housing land supply in years (including and excluding any disputed sites); ➤ where the housing land supply is less than 5 years, a statement by the LPA outlining the measures it is taking to address the shortfall. <p>A template for the SoCG is set out at Appendix 2.</p>	<p>By 1 Sept.</p> <p>By 30 Sept.</p>
<p>Stage 4 Review of the Statement of Common Ground</p> <p>Aim: Planning Inspector to resolve areas of dispute and make a recommendation on the land supply position to the Welsh Government.</p>	<p>1 October to 28 Feb. (or, where the SoCG is submitted</p>

<p>Planning Inspectorate and Welsh Government to determine whether there are exceptional circumstances that require a hearing session to be held to address any areas of disagreement.</p> <p>Where there are no areas of disagreement a Planning Inspector will not need to be appointed to review the SoCG and the Planning Inspectorate will notify the LPA and Study Group accordingly.</p> <p>Where there are areas of disagreement, a Planning Inspector will be appointed to review the SoCG and make a judgment on the sites in question and/or the land supply calculation methodology for recommendation to the Welsh Government². This process may involve the Planning Inspectorate and/or the appointed Planning Inspector requesting further evidence from the LPA and/or the Study Group regarding the areas of disagreement.</p>	<p>after 30 Sept, five months from submission of the SoCG)</p>
<p>Stage 5 Report preparation</p> <p>Aim: LPA to prepare JHLAS report in standard format within 12 months of the Study base date.</p> <p>Stage 5(a)</p> <p>Where there has been no need for a Planning Inspector to review the SoCG because agreement has been reached on all sites and the methodology, LPA to prepare the final JHLAS report (including the required supplementary tables) in line with the SoCG.</p> <p>Stage 5(b)</p> <p>Where a Planning Inspector has reviewed the SoCG, she/he will prepare a report for the Welsh Government making recommendations regarding the land supply. Welsh Government will consider the Planning Inspector's report and forward the agreed report to the LPA. LPA to finalise site schedule in line with the Planning Inspector's report. LPA to prepare the final JHLAS report (including the necessary supplementary tables) in line with the Planning Inspector's report.</p> <p>A template for the final report is set out at Appendix 3. The key elements are as follows:</p>	<p>1 Sept. to 30 Nov.</p> <p>1-31 March (subject to the SoCG having been submitted by 30 Sept)</p>

² Where the resulting land supply is less than the required 5 years, it will not be the role of the Inspector to determine the steps that should be taken to address the situation. This will be a matter for the LPA to address in the JHLAS report.

<ul style="list-style-type: none"> ➤ Summary (including the land supply position, an overview of the process and the parties involved) ➤ Land supply calculation methodology ➤ Land supply calculation ➤ Commentary (only where necessary to provide information on proposed action to address a shortfall in land supply and/or to aid interpretation of the land supply position) ➤ Monitoring data required by TAN 1 (use of previously developed land, development on sites at risk from flooding³, completions by property type) ➤ Appendices: past completions data; previous land supply data; site schedules 	
<p>Stage 6 Report publication</p> <p>Aim: Reports to be available via both LPA and Welsh Government websites (TAN 1, para 7.6.5)</p> <p>LPA to publish final report on their own website. LPA to send link to final report to the Welsh Government for publication on Welsh Government's website. Summary data covering all local planning authorities will continue to be published on the Welsh Government's website.</p>	<p>30 Nov. – under Stage 5(a)</p> <p>31 March – under Stage 5(b)</p>

³ This information is included as part of the proposed strategic monitoring framework for the planning system in Wales that has recently been out to consultation and therefore may not be collected as part of the JHLAS in future.

Implications for TAN 1

TAN 1 remains the main source of guidance for Joint Housing Land Availability Studies (JHLAS). However some aspects are no longer applicable as a result of the revised process set out in this Guidance Note and these are set out below:

Note 1: Study Group Composition (para. 3.1)

The Welsh Government will no longer be a formal member of the Study Group, but should be copied in to the stages of the process where the Study Group members are consulted (i.e. Stages 1, 2 and 3) to enable progress with each LPA's JHLAS to be monitored. (The Planning Division mailbox should be used for this purpose: Planning.Division@wales.gsi.gov.uk)

Note 2: Situations where supply is below five years (para. 5.1)

LPAs that do not complete a Study within the agreed timeframe (including any agreed amendment) may be considered not to have a five year housing land supply, with the resultant potential consequences for decisions on residential developments⁴.

Note 3: Study preparation (paras. 7.1 – 7.5)

The revised process set out in this Guidance Note updates much of this section of TAN 1. However, the following paragraphs remain applicable: 7.1.1 - 7.1.3, 7.1.5, 7.3.1 – 7.3.4, 7.4.1, 7.5.1 – 7.5.2, 7.5.5.

Paragraph 7.1.4 remains applicable regarding the capacity of sites that should be included in the Studies.

Paragraphs 7.5.3 and 7.5.4 – In order to provide more clarity regarding the appropriate methodology the following will now apply:

- Where the adopted development plan will expire during the study period, then the average annual provision from the last five years of the time covered by the development plan should be extrapolated to give an estimate of the land required.

⁴ In a speech at a WLGA seminar on 'Planning: Delivering Affordable Housing' in October 2007 Jane Davidson AM, the then Minister for Environment, Sustainability and Housing, stated that *".. for those authorities which do not have a five year supply, I will expect planning applications for new housing developments to be approved by the local planning authority, or by the Planning Inspectorate at the appeal stage, provided that all other relevant policy considerations are met."*

- Where the adopted development plan has expired before the start of the study period, the past building rates method should be used to calculate the land supply.
- Where there is an under / over build at the end of the adopted development plan period, this should be taken into account in the preparation of the replacement plan.

Note 4:
Study publication (paras 7.6.1 – 7.6.2 and 7.6.4)

Paragraphs 7.6.1 and 7.6.2 - As data on affordable housing provision is now the subject of an official Welsh Government statistical collection, it is no longer necessary to collect this information via the Studies.

Paragraph 7.6.4 – Differences of view within the Study Group are now addressed in the SoCG and resolved through adjudication by a Planning Inspector.

Planning Division
Welsh Government
February 2012

Example Timetable Template

Process stages	Agreed delivery date(s)
<p>Stage 1 Agree timetable</p> <p>Prepare draft timetable and circulate to Study Group and Welsh Government Submit final timetable to Welsh Government</p>	
<p>Stage 2 Site Surveys and Site Schedules</p> <p>Carry out site surveys and complete new / updated proforma for each site Collect supporting evidence from landowners, developers or applicants Publish draft site schedules (including supporting evidence) for consultation and notify Study Group and Welsh Government Prepare amended site schedules and proformas as necessary</p>	
<p>Stage 3 Preparation of Statement of Common Ground</p> <p>Prepare draft SoCG and circulate to Study Group for comment If there are disputed matters - revise draft SoCG and re-circulate to Study Group Submit revised SoCG to Welsh Government:</p> <ul style="list-style-type: none"> ➤ if all sites and land supply methodology are agreed ➤ if there are disputed matters 	
<p>Stage 4 Review of the Statement of Common Ground (by the Planning Inspectorate)</p>	<p><i>Within 5 months of submission of SoCG to Welsh Government</i></p>
<p>Stage 5 Report Preparation</p> <p>Prepare JHLAS report – if there is no need for a Planning Inspector to review the SoCG because agreement is reached on all sites and the methodology Finalise site schedule and prepare JHLAS report - if a Planning Inspector reviews and reports on the SoCG</p>	
<p>Stage 6 Report Publication</p> <p>Publish report on LPA website and send web-link to the Welsh Government</p>	

Statement of Common Ground Template

(NAME) COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY (YEAR)

STATEMENT OF COMMON GROUND

**BETWEEN (INSERT NAME) LPA AND THE HOME BUILDERS
FEDERATION (plus any other stakeholders)**

(INSERT DATE)

CONTENTS

- 1 Introduction
 - 2 Agreed Matters
 - 3 Matters of Dispute
 - 4 5 Year Land Supply Calculation
- Appendix 1 - Site Schedules
Appendix 2 - Site Proformas
Appendix 3 - Agreed Minor Changes / Amendments

1.0 INTRODUCTION

- 1.1 This is a Statement of Common Ground (SoCG) prepared by (LPA Name), the HBF (and any other actively involved stakeholders) for the (base date) Joint Housing Land Availability Study (JHLAS) for (LPA area) for (year).
- 1.2 This SoCG follows the process set out in the agreed delivery timetable for the preparation of (LPA Name) JHLAS for (year) and has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1, *Joint Housing Land Availability Studies* (TAN 1) and the JHLAS Guidance Note (February 2012).
- 1.3 This SoCG has been prepared to assist the Welsh Government and the Planning Inspectorate to determine the housing land supply for (LPA Name) for (year).

2.0 AGREED MATTERS

5 Year Land Supply Sites

- 2.1 (LPA Name) published the site schedules and site proformas for the (year) JHLAS report for public consultation between (insert dates).

Agreed Sites

(Where all sites are agreed)

- 2.2 The proposed site schedule is provided at Appendix 1. The individual site proformas are provided at Appendix 2.
- 2.3 All the details within the site schedules are agreed by the HBF (and any other relevant stakeholders who commented) subject to minor modifications / factual corrections which are set out in Appendix 3.

Large and Small Site Completions

<i>Completions 31st March (year) – 1st April (year)</i>	<i>Large Site Completions</i>	<i>Small Site Completions</i>
	xxxxx	xxxxx

(Where there are areas of significant dispute identified)

- 2.4 It has not been possible to agree the details relating to (number) of housing sites. These sites total (number) dwellings within the 5 year period and equate to (years) of supply. Details relating to the nature of the dispute are set out in Section 3 below.

Method of Calculation

- 2.5 (LPA name) confirm that it is their intention to calculate the housing land supply within their area by using the residual / past completions (delete as appropriate) method set out in TAN 1.

Where method of calculation of housing land supply is agreed.

- 2.6 The Study Group agree that the housing land supply within the Council area should be calculated by the residual / past completion (delete as appropriate) method set out in TAN 1.

Where method of calculation of housing land supply is not agreed.

- 2.7 The HBF (and/or other members of the Study Group) do not agree that the housing land supply should be calculated by using the method proposed by (LPA name). For details see Section 3 below.

3.0 MATTERS OF DISPUTE

5 Year Land Supply Sites

- 3.1 Following the consultation on site schedules and site proformas, the following details are disputed by the HBF (and/or other members of the Study Group) and (LPA name).

Theoretical Examples

Site Ref	S001
Site Name	Former Metal Bashers, No Such Place, No Such Town
Total Number of Dwellings in 5 year supply	500 units. 100 units per year from 2012 to 2017, with two developers on site producing 50 units per year.
HBF's Stated Position	
Whilst the site has planning permission for 500 homes, this was granted consent in 2011. To deliver 500 homes within the 5 year period it will be necessary to agree all pre-start conditions and other required details before commencement of development. It will be necessary to clear the site and remediate any contamination. There will also be a 12 month monitoring / signing-off period to confirm that the site is free from contamination before development can commence. Consequently there will be a 2 year period from 2012-14 where it will not be possible to construct housing on the site. This means that house completions can realistically commence in 2014-17, i.e. in 3 years, and therefore the site should only provide 300 homes within the 5 year period.	

Council's Stated Position

The landowner has advised that they have commenced clearance of the site and that following additional site investigations it is not as heavily contaminated as initially suspected. Accordingly, the landowner has advised that development of new homes can commence within 1 year, i.e. with first completions in 2013/14. The site can therefore deliver at least 400 homes by 2017.

Site Ref	S002
Site Name	Greenfield site adjoining No Such Place, No Such Town
Total Number of Dwellings in 5 year supply	800 homes with 2 developers delivering 100 units per year each from 2013 to 2017.

HBF's Stated Position

The site is owned by the existing landowner and not by any major house-builders. The site requires a major link road to be completed before development of housing can commence. The link road has not been started to date due to viability issues resulting from the reduction in property values. Additionally, the road has an 18 months construction period. Accordingly, at the present point in time it is unlikely that any housing will be delivered on the site for at least 3 years. It is considered that subject to funding for the link road, which (due to lack of Government funding) will be reliant upon private sector funding, new housing could commence on the site in 2015/16. It is highly unlikely that within the first 2 years of this development each developer would be able to deliver 100 units per year. The HBF consider that the site could deliver 100 units per year from 2015/16 to 2016/17.

Council's Stated Position

The site has planning permission, all pre-start conditions have been cleared and the S106 agreement to deliver the required link road has been signed. The site is presently being marketed to developers.

Site Ref	S003
Site Name	Tall Apartment Tower, No Such Place, No Such Town
Total Number of Dwellings in 5 year supply	250 2-bed apartments.

HBF's Stated Position

The site was owned by a major housing developer and planning permission for the Tall Apartment Tower was obtained in 2008. However, since that time the property market has collapsed such that the developer no longer intends to develop the site and has recently disposed of the site to its lenders.

Council's Stated Position

The site has planning permission, all pre-start conditions have been cleared and the S106 agreement has been signed. The site is located at a key landmark site in a thriving regeneration area and is the last site available for development. Whilst the site is no longer owned by the original developer, it is anticipated that the permission could be acquired by another major developer.

4.0 FIVE YEAR LAND SUPPLY CALCULATIONS

Agreed Position

- 4.1 The 5 year land supply is calculated using the (residual / past build rates) method. This has been agreed by the LPA and the HBF (and any other actively involved stakeholders).
- 4.2 All site specific details have been agreed (or are subject to minor agreed factual corrections, as set out in Appendix 3).

(LPA to Insert 5 Year Land Supply Calculation Table)

Disputed Position

- 4.3 It has not been possible to agree to use the (residual / past build rates) method of calculation. Accordingly, the tables below present calculations on both methods.
- 4.4 It has not been possible to agree details on the sites set out in section 3 above. The tables below present calculations on the basis of the LPA's assessed 5 year land supply and subsequently the 5 year land supply calculation on the approach proposed by the HBF.

(LPA name) 5 Year Land Supply Calculation

LPA to insert 5 year land supply calculation table based on their proposed schedule.

HBF 5 Year Land Supply Calculation

LPA to insert 5 year land supply calculation table with alternative method of calculation and/or disputed sites taken into account.

Appendix 1 - Site Schedules

Appendix 2 - Site Proformas

Appendix 3 - Agreed Minor Changes / Amendments

Appendix 3

Joint Housing Land Availability Study Report Template

(NAME) COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2012

**BETWEEN (NAME) LPA AND THE HOME BUILDERS FEDERATION (plus
any other stakeholders)**

(PUBLICATION DATE)

CONTENTS

- 1 Summary
 - 2 Housing Land Supply
 - 3 Commentary
 - 4 Monitoring data
- Appendix 1 - Site Schedules
Appendix 2 - Past Completions Data
Appendix 3 - Previous Land Supply Data

1.0 SUMMARY

- 1.1 This is the (LPA Name) Joint Housing Land Availability Study for (year). It replaces the report for the previous base date of (date).
- 1.2 This report presents the housing land supply for the area at the base date of 1st April (year).
- 1.3 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (date). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs [*add web link to relevant Welsh Government Planning Pages*].
- 1.4 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual / past completions (delete as appropriate) method set out in TAN 1 (LPA Name) has (**years** – numbers to 1 decimal point) housing land supply.

Involvement

- 1.5 The housing land supply has been assessed in consultation with:
 - Home Builders Federation
 - (statutory parties) if actively involved
 - (Third parties) if actively involved

Report production

- 1.6 (LPA Name) issued draft site schedules and site proformas for consultation on (date) for a period of 3 weeks until (date). Comments were provided by the HBF and other parties within this period.

(Where all details are agreed and there are no disputed matters – use para 1.7.)
- 1.7 All matters were agreed following the consultation and set out in a Statement of Common Ground (SoCG).
- 1.8 This JHLAS report has been prepared on the basis of the SoCG.

(Where there are disputed matters – use para 1.9.)
- 1.9 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters through correspondence and/or a

round table meeting because details within the site schedule and/or method of calculation could not be agreed by all parties through the SoCG stage.

1.10 The appointed Planning Inspector subsequently prepared a report for the Welsh Government, making recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by (LPA Name) and this information has been incorporated into this report.

2.0 HOUSING LAND SUPPLY

2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated using the residual methodology, based on the (LPA Name) Local Development Plan / Unitary Development Plan (date from and to), adopted on (date).

or

The land supply has been calculated using the past building rates methodology because as at 1 April (year) there was no up-to-date adopted development plan covering the (LPA name) area.

Table 1 – Identified Housing Land Supply

Housing Land Supply (base date to base date plus 5 years) - Large Sites								
	Proposed homes	Under construction	5 Year Land Supply (TAN 1 categories)			Beyond 5 Years		Homes completed since last study
			1	2	2*	3 (i)	3 (ii)	
Total								

2.3 Five year land supply breakdown (i.e. Categories 1, 2, 2* and Under construction):

Private	
Public	
Housing Association	
Total	

Small Site Supply

- 2.4 Small sites of less than 5/10 (amend as appropriate) dwellings are calculated based on the completions for the last five years.

Table 2 – Small Site Completions for previous 5 years

2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total

- 2.5 The overall total 5 year land supply (large + small sites) is (number)

Table 3a – 5 Year Land Supply Calculation (Residual Method)

A	Total Housing Requirement (as set out in the adopted Development Plan)	
B	Completions to base date (large and small sites)	
C	Residual Requirement	
D	5 Year Requirement	
E	Annual Need	
F	Total 5 Year Land Supply	
G	Land Supply in Years (F / E)	

Table 3b – 5 Year Land Supply Calculation (Past Completions Method)

(Only to be included when this is the agreed land supply methodology. If required as a comparator, include as an appendix)

A	Total Previous 5 Year Completions (date range)	
B	Average Annual Completions	
C	Total 5 Year Land Supply	
D	Land Supply in Years (C / B)	

3.0 COMMENTARY

- 3.1 This should be limited to the action to be taken where the land supply is below five years. However, it could also cover points which aid interpretation of the results or particular key issues regarding housing delivery relevant to specific large strategic sites, specific areas within the LPA, or the wider economy.

A table or graph could be provided to illustrate the LDP/UDP annual requirement set against actual completions.

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below.

Table 4 – Re-use of Previously Developed Land (large sites)

Year	Total Number and Percentage of Homes by Category and Land Type							
	5 Year Supply				3i and 3 ii Categories			
	Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%
2011 (completed)								
2012								
2013								
2014								
2015								
2016								

Table 5 - Sites subject to flood risk constraints (large sites)

Year	Total Number and Percentage of Homes by flood risk category ⁵							
	5 Year Supply				3i and 3 ii categories			
	C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%
2011 (completed)								
2012								
2013								
2014								
2015								
2016								

Table 6 - Completions by House Type – 1 April (year) to 31 March (year)

Number and percentage houses completed
 Number and percentage apartments/flats completed
 Number and percentage other (e.g. bungalows) completed

⁵ Categories defined in TAN 15:

C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences.

C2: Areas of floodplain without significant flood defence infrastructure.

Appendix 1 – Site Schedules

The site schedule should be presented in a similar way to the current format, but should also include a 'note' column for information on particular sites, e.g. how long a site has been in the five year land supply. It would also be helpful if the schedule grouped sites by area.

Appendix 2 – Past Completion Data

	Number of Homes completed on		
Year	Large Sites	Small Sites	Total Completions
2007			
2008			
2009			
2010			
2011			

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of homes (TAN 1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	1	2	2*		3i	3ii
2007						
2008						
2009						
2010						
2011						