

Examination in to Warwick District Local Plan

Submission by Bishop's Tachbrook Parish Council
Numbers update

17th April 2015
10th May 2015

Matter 3 – The supply and delivery of housing land

Issue

Whether the approach towards the supply and delivery of housing land is justified, effective and consistent with national policy.

Questions

1) What is the up to date situation regarding completions to date in the plan period and what is the residual amount of housing that needs to be delivered?

Since 1st April 2011, at least ~~1,556~~ **1,625** homes have been completed plus **88 115** vacant dwellings returned to use giving a total of ~~1,644~~ **1,741**. The total being planned for is 12,860, subject to adjustment due to the mid-2012 projections, **which is 10,320**.

2) What is the potential total supply of new housing? What is the basis for this figure and is it justified? How much of this would be consistent with policies in the Local Plan? How much would be developable within the plan period? How does total potential supply compare with the planned level of provision?

To deliver the 12,860 involves disregard for the NPPF. The policies that are in the emerging plan aim to respect the natural environment, agricultural land etc. However, the site allocations chosen to meet this demand are all in 10% of the area of the district just because of the untouchable green belt taking 80% and the existing urban area of roughly 10%. It should be recognised that between 1991 and 2011 census the number of households grew by 26%, a greater rate than for England which was 18.97%. This is into a small area of the district so that if growth is demanded by Government the sustainable elements of the Framework have to be ignored. That is wrong.

However, if all the sites identified that have planning permission, are under construction or are completed in the plan period are taken into account and all the other sites identified in the Draft Local plan, but excluding any other sites allocated in the Draft local plan south of Harbury Lane in Bishop's Tachbrook are concerned, then, 12,681 sites are shown in the plan. If the target is revised down to the mid-2012 projection of 10,320, compared with the 12,860 in the JSHMA 2013 projection, then it also means that the sites that have been given planning permission south of Harbury Lane at Grove and Lower Heathcote Farms are concerned, a total to date of 985 dwellings, need not have been included and there would still be 11,696 dwelling sites in the plan to meet a requirement projection of 10,320, or over 13% more than is needed for Warwick District. (See addendum A)

The consequences of these approvals is the unacceptable loss of the open valued countryside and grade 2 agricultural land in the Tachbrook Valley as well as a disregard by the District Council of the planning inspector's opinion that land south of Harbury Lane was adequately protected by the rural area policies when the local plan was examined in 2006 and adopted in 2007. This was not the intention of the Framework and if the permissions could be revoked, they should be before this part of the Warwickshire landscape is ruined for ever.

3) What is the estimated total supply in the plan period ?

Taken from the Appendix 1 submitted prior to the hearing, but updated to May 10th 2015 shows that

a) existing planning permissions

~~6,925~~ **6,942** including those under construction and completed since 1/4/2011

b) other commitments e.g. sites subject to S106

all major sites are subject to 106 contributions **677 are included as other sites identified as an addendum to the Draft Local plan by WDC. This will vary as suggested by Mr. Barber during the hearing.**

c) allocated sites

~~3,263~~ **Of the 6,942 sites with planning permission, 3,761 are in DS7 to DS 11 of the draft local plan. In addition, a further 2,683 sites are allocated in those policies but have not yet come forward as a planning application. That is a total of 6,444.**

d) other sites specifically identified e.g. SHLAA

677 as said in question 3b, plus a site for Opus of 83 affordable dwellings in Warwick.

e) windfalls see Q 5.

The facts are that In the last 4 years, from 1/4/2011, due to regaining momentum after the moratorium, as at ~~25th February~~ **10th May 2015** the position is:-

- Total number of net dwellings with valid permissions but not started, under construction or complete is ~~6,576~~ **6,942**, which is ~~51.16%~~ **54%** of the total of 12,860 required by the end of the 18year period. This has been achieved in **just 4 years.**
- Of these, ~~3,591~~ **3,992** dwellings have planning permission or building regulations approval, ~~1,370~~ **1,325** are under construction and ~~1,615~~ **1,625** have been completed. Robust evidence is provided to support this analysis (see Parish Councils proof of Evidence).

- ~~2,051~~ **2,221** are affordable homes (32%) and ~~4,526~~ **4,720** are market homes.
- ~~3,336~~ **3,761** are sites allocated in the local plan for which planning permission has been granted.
- **54** ~~58~~ are sites that only need to meet building regulations as they are permitted development such as offices to residential.
- ~~868~~ **957** are windfall sites found by an interrogation process. **This is 1015 more than being taken into account by WDC.**
- Of the total number of ~~6,576~~ **6,942** sites, ~~5,807~~ **6,171** should be delivered in the next 5 years.

4) What are the assumptions about the scale and timing of supply and rates of delivery from these various sources? Are these realistic? Has there been any discounting of sites with planning permission for example?

A 5% reduction has been made on the total planning permissions when calculating the 5 year supply including windfalls and vacant returns, a total of 235.

5) Specifically, is the figure for windfalls realistic and justified?

The total number of windfalls are ~~3,164~~ **3,179** to date of which ~~3,050~~ **3,065** can be delivered within 5 years.

These windfalls have been identified at the rate of ~~794~~ 795 per annum.

The Local plan contains 2485 for the whole period, **or 138 per annum. The high number of windfalls are coming from natural regeneration of older towns and urban areas, in which there are not large plannable sites that can be allocated, supported by some government initiatives such as permitted developments and they have the advantage of being in the urban areas which is better for infrastructure provision and reducing travel miles.**

6) What are the potential sources of windfalls? Given that the Local Plan and SHLAA have provided the opportunity to identify specific sites, are windfalls likely to come forward on the scale envisaged? What would be the implications if they didn't?

see attached detail breakdown in appendix 1 a spreadsheet that details every site.

7) How has flexibility been provided in terms of the supply of housing? Are there other potential sources of supply?

More has been built in than needed but there is little left to include without contravening the framework

8) Has there been persistent under delivery of housing? In terms of a buffer for a five year supply of housing sites, should this be 5% or 20% in relation to para 47 of the NPPF? How should the level of completions since 2011 be taken into

account? What would the requirement be for a five year supply including a buffer?

No. there has been persistent over delivery. See Appendix 2 it should definitely be 5%.

In addition, census returns confirm that significant development did take place between 1991 and 2011. In that period of 20 years, the household population increased from 113,205 to 134,590, by 21,385 persons.

Table 1 shows the true household size excluding communal establishments. It shows the household size reducing over the 20 years, more in Warwick than in England. The increased population occupied 12,133 new dwellings of which 9,484 were completed between 1996 and 2011. This is a population increase of 18.89%, in households that increased by 26.07% across the 20year period. This is more than the overall population increase in England at 17.89% and household increase of 18.97%

This does not indicate suppression of household formation nor does it support the assertion that housing development was severely constrained by planning.

It also indicates that new households start as 1 or 2 persons and overtime grow as children arrive. So when large numbers of new households get into the mix the household size will go down in the

	Warwick district				England		
	1991	2001	2011	% inc	1991	2011	% inc
population excluding communal.	113,205	123,962	134,590	18.89	44,158,110	52,059,931	17.89
households with 1 usual resident minimum	46,546	53,356	58,679	26.07	18,545,529	22,063,368	18.97
household size	2.432	2.323	2.294		2.381	2.360	

immediate. But, as Bishop's Tachbrook figures show, when concentrated, rather than dispersed, new housing provision occurs, household size is higher (2.54) after a time period because of larger numbers of children from young parents. When, after time, natural churn has taken place, household size will tend to return to former levels

Table 1: Household and population growth between censuses for Warwick and England.

9) Would the Local Plan realistically provide for a five year supply on adoption?

Yes **2 calculations are given.**

1. See addendum B

This calculation uses

- a) the Joint SHMA requirement for the 18 year programme of 12,852 (714 per annum), plus 5% buffer.
- b) Target completions at linear rate of 714 per annum less completions from appendix 1,

- c) and Vacant returns as addendum E from DCLG up to 6th October 2014 giving a total 5 year requirement of 4,862.

Supply

- d) Sites with planning permission not yet being built, reduced to allow for deliverability in 5 years from now of 3223
 - e) Other SHLAA sites as listed by Mr. Barber prior to this hearing of 497
 - f) Windfall allowance of 610
 - g) Return of vacant dwellings at 22 per annum for 5 years
 - h) Reduce the total supply so far by 5% to allow for some non-implementation.
 - i) Add dwellings sites under construction, giving a total supply of 5,540.
- This gives a 5.70 years supply.

2. See addendum C

This calculation uses

- a) the mid-2012 DCLG housing projections as being the most up to date evidence as to housing requirements in WDC as required by PPG 2a-016 revised 27 February 2015 for the 18 year programme of 10,320. (573 per annum),
- b) less completions from addendum D the mid-2012 projections annual variable increase from DCLG from census to 10 May 2015 of 1,982,
- c) and Vacant returns as addendum E from DCLG up to 6th October 2014 giving a total 5 year requirement of 3,422.

Supply

- d) Sites with planning permission not yet being built, reduced to allow for deliverability in 5 years from now of 3223
- e) Other SHLAA sites as listed by Mr. Barber prior to this hearing of 497
- f) Windfall allowance of 610
- g) Return of vacant dwellings at 22 per annum for 5 years
- h) Reduce the total supply so far by 5% to allow for some non-implementation.
- i) Add dwellings under construction, giving a total supply of 5,540.

This gives an 8.1 years supply.

Will a five year supply be maintained? Yes

10) In overall terms would the Local Plan realistically deliver the number of dwellings required over the plan period?

Yes **See Addendum A.**

HOUSING SUPPLY FOR THE PLAN PERIOD

as at 10th May

sites with planning permission	3992
sites under construction	1325
sites completed	1625
subtotal	<u>6942</u>

2221
affordables to come

D Barber other sites	677	100
urban brownfield		
H09	205	82
H12	130	52
H13	100	100
H01	455	182
H03	300	120
H04	250	100
H06	760	304
H08	20	8
H19	35	
H24	60	24
H25	35	14
H26	65	26
H27	100	40
H28	80	32
H29	10	
H30	10	
H31	6	
H32	12	
H33	5	
H34	30	12
H35	5	
H36	5	
H37	5	
	<u>2683</u>	1096
WINDFALLS	2071	
sub total	<u>12373</u>	
OPUS	83	83
VACANT RETURNS	225	
TOTAL	<u>12681</u>	3400

EXCLUDING any further sites south of Harbury Lane

If DCLG mid-2012 FOAN is 10,320 dwellings 10320

then over provision is 2361

deduct permissions already given of 985 to G & LH farms 985

then over provision is reduced to 1376

So there would still have been 11,696 dwellings in the programme.

table 17 SHLAA residue
 table 15 Soans sydenham
 table 15 land east of whitnash
 table 15 Ridgeway school
 table 15 Barford
 table 15 court st
 table 15 aylesbury house hockley heath

A1			
WDC normal method			
table 1		UP TO 10 May 2015	
requirement 2011-2029	JSHMA	*note 1	12852
annualrate			714
next 5 years		(annual rate x 5)	3570
plus buffer of 5%		*note 2	179
target completions to date		*note 3	2856
27 less completions			1628
100 less vacants returned to use		*note 4	115
120 balance to add to 5 year supply			1113
140 total 5 yr requirement			4862
20			
70	Table 2		
20	sites with pp less not complete in 5yr		
497	SHLAA as WDC paper. Content as table		
	windfall allowance @122 per year	*note 5	610
	Vacant dwelling return @22 per year	*note 4	110
	Total		4440
	less 5% non-implementation	*note 6	222
	Deliverable dwelling sites		4218
	Add dwelling sites under construction		1322
	total		5540
	5 year requirement feb2015to feb 2020		4862
	requirement per year		972
	number of years supply		5.70

D Barber evidence

table 17	SHLAA residue	27
table 15	Soans sydenham	100
table 15	land east of whitnash	120
table 15	Ridgeway school	140
table 15	Barford	20
table 15	court st	70
table 15	aylesbury house hockley heath	20

5 year HOUSING LAND SUPPLY calculation		
table 1	USING mid 2012 DCLG housing projections as target	
requirement 2011-2029 from most up to date projection		10320
annualrate	Use mid-2012 annual projections from table	
next 5 years		3031
add buffer of 5% previous programme oversupplied by 619 min		152
target completions to date from mid-2012 table	1982	
less completions see updated App 1 totals	1628	
less vacants returned to use see DCLG table 615	115	
shortfall to add to 5 year supply		239
total 5 yr requirement		3422
Table 2 housing supply		
sites with pp less not complete in 5yr		3223
SHLAA as WDC paper. Content as table	497	497
windfall allowance @122 per year *note 5		610
Vacant dwelling return @22 per year *note 4		110
Total		4440
less 5% non-implementation *note 6		222
Deliverable dwelling sites		4218
Add dwelling sites under construction		1322
total		5540
5 year requirement May 2015 to May 2020		3422
requirement per year		684
number of years supply		8.10
Date : 10/5/2015		

mid 2012 projection		58679 census																					
WARWICK	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029			
mid-year projections																							
HOUSEHOLI	58,535	58,714	59,127	59,492	60,041	60,697	61,313	61,904	62,486	63,095	63,728	64,326	64,917	65,492	66,094	66,690	67,275	67,863	68,446	69,034			
annual increase		179	413	365	549	656	616	591	582	609	633	598	591	575	602	596	585	588	583	588			
cumulative increase			413	778	1,327	1,983	2,599	3,190	3,772	4,381	5,014	5,612	6,203	6,778	7,380	7,976	8,561	9,149	9,732	10,320			
@ projection rate from census to 10 May 2015					1,982	<table border="1"> <tr> <td>2,435 @ 573</td> </tr> <tr> <td>2,576 @ 606</td> </tr> <tr> <td>2,805 @ 660</td> </tr> </table>															2,435 @ 573	2,576 @ 606	2,805 @ 660
2,435 @ 573																							
2,576 @ 606																							
2,805 @ 660																							

D

615 All vacant dwellings¹ by local authority district, England, from 2004

council tax base (CTB)

		Date to which figures relate											adjust to April				
		01-Nov	10-Oct	09-Oct	08-Oct	06-Oct	05-Oct	04-Oct	03-Oct	01-Oct	07-Oct	06-Oct				1/2 year prorat a 2014/5	Vacancy return 2011/14 to 6 oct 2014
New ONS code	Local Authority Name	2004	2005	2006	2007	2008	2009	2010	2011 ^R	2012 ^R	2013	2014	from 1/4/2011 prorata 2011/2	prorata 2012/3	prorat a 2013/4		
ID		710,935	723,509	744,931	763,319	783,119	770,496	737,147	719,352	704,357	635,127	610,123					
authorities		118,090	121,865	127,077	134,108	132,184	181,779	173,826	173,793	171,837	157,190	153,250					
E10000031	Warwickshire	6,509	7,151	7,520	7,250	7,770	7,696	7,018	6,870	6,420	6,287	6,241	299	292	90	23	591
44UB	E07000218 North Warwickshire	791	882	932	694	699	870	906	908	814	782	701	46	63	57	41	109
44UC	E07000219 Nuneaton and Bedworth	1,447	1,607	1,699	1,611	1,879	1,876	1,753	1,795	1,648	1,593	1,602	53	101	23	-5	154
44UD	E07000220 Rugby	1,105	1,222	1,399	1,294	1,448	1,436	1,145	1,153	1,111	1,089	1,074	17	32	19	8	49
44UE	E07000221 Stratford-on-Avon	1,797	2,047	1,908	1,930	1,948	1,781	1,706	1,591	1,497	1,457	1,513	105	67	-8	-28	172
44UF	E07000222 Warwick	1,369	1,393	1,582	1,721	1,796	1,733	1,508	1,423	1,350	1,366	1,351	79	29	-1	8	115
00CN	E08000025 Birmingham	22,174	16,235	15,741	14,710	14,694	13,573	13,155	11,924	12,128	9,239	9,523	514	1,343	1,303		1,856
00CQ	E08000026 Coventry	4,779	4,585	4,225	4,429	4,629	4,181	4,167	3,943	4,163	3,632	3,300	2	156	432		158
00CT	E08000029 Solihull	2,511	2,496	2,591	2,511	2,565	1,651	1,579	1,590	1,480	1,056	899	50	267	291		317

Up until April 2013 dwellings undergoing major structural repairs for up to 12 months and those vacant for less than 6 months were eligible for a council tax exemption (Class A and C respectively). In April 2013 these exemptions were replaced with a new flexible discount which applied to all empty properties. Local authorities are now entitled to apply any level of discount from 0% to 100% to all empty properties. Where local authorities award zero discounts for empty properties there is less incentive for owners to report their property as empty. This could have led to some under reporting of some empty properties

Students

2 reasons for highlighting students

- 1) students are not normal households – they rotate moving on at graduation so for calculating households needed they do not accumulate
- 2) they take houses from the normal resident population

	Warwick	Coventry
2011 census population	137648	316,915
Total number students Age 16 +	12688	36035
<u>% of population</u>	<u>9.22%</u>	<u>11.37%</u>
Aged 16 to 19 living with parents 6 th form	3,609	9,502
Aged 16 to 19 at university living in halls	448	4,113
Aged 16 to 19 living in an all student household	676	1,212
Aged 16 to 19 living alone	98	385
Aged 16 to 19 living with spouse/partner	17	58
Total 16 to 19	5,122	15,844
Aged 20+ living with parents	603	2,307
Aged 20+ at university living in halls	1,256	2,630
Aged 20+ living in an all student household	4,080	9,201
Aged 20+ living alone	333	1,725
Aged 20+ living with spouse/partner	579	1,924
Total 20+	7,566	20,193
<u>Total student households</u>	<u>2,004</u>	<u>6,915</u>
<u>% of housing stock</u>	<u>3.41%</u>	<u>5.38%</u>

Student data from 2011 census

Warwick.

Household composition (QS113EW) All full time student households total 977 households in Warwick in which 4,756 students live. That is an average of 4.87 students per household.. 896 of these households are in private rented accommodation through a landlord or letting agency. In total, 2,004 households are either all student households, students living alone or living in a one family household with a spouse or partner with a student HRP, that is 15.79% of all students. 3.4% of all students live alone.

ONS Crown Copyright Reserved [from Nomis on 04 May 2015]				
geography	Warwick			
economic activity	All categories: Full-time students and economic activity			
time	2011			
	Age			
Student accommodation	All categories: Age 16 and over	Age 16 to 19	Age 20 to 24	Age 25 and over
All categories: Student accommodation	12,688	5,122	5,912	1,654
Living with parents	4,212	3,609	485	118
Living in a communal establishment: Total	1,864	556	1,113	195
Living in a communal establishment: University (for example halls of residence)	1,704	448	1,066	190
Living in a communal establishment: Other	160	108	47	5
Living in all student household	4,756	676	3,650	430
Student living alone	431	98	152	181
Living in a one family household with spouse, partner or children	596	17	143	436
Living in other household type	829	166	369	294

	Economic Activity			
	All categories: Full-time students and economic activity	Full-time students: Economically active: In employment	Full-time students: Economically active: Unemployed	Full-time students: Economically inactive
All categories: Student accommodation	12,688	3,049	583	9,056
Living with parents	4,212	1,500	336	2,376
Living in a communal establishment: Total	1,864	206	53	1,605
Living in a communal establishment: University (for example halls of residence)	1,704	182	49	1,473
Living in a communal establishment: Other	160	24	4	132
Living in all student household	4,756	820	120	3,816
Student living alone	431	99	25	307
Living in a one family household with spouse, partner or children	596	236	27	333
Living in other household type	829	188	22	619

In Warwick there are 12,688 students, of whom 9,056 are economically inactive.

5,122 are aged 16 to 19, of whom 3,609 live with parents so are mainly 6th form, 448 are at University in halls so will be students from outside Warwick, & 676 live in an all student household.

There are 5,912 aged 20 to 24 of whom 485 live with parents so probably at either Coventry or Warwick universities, 1,066 are at University in halls so will be students from outside Warwick, & 3,650 live in an all student household.

1,654 students are age 25 plus, only 118 are still living with parents but the largest numbers, 436 are living with a spouse or partner and 430 are in a student household.

Coventry

Household composition (QS113EW). All full time student households total 2823 households in Coventry in which 10,413 students live. That is an average of 3.69 students per household. There are a total of 2,611 of the households in private rented accommodation through a landlord or letting agency. In total, 6,915 households are either all student households, students living alone or living in a one family household with a spouse or partner with a student HRP, that is 19.19% of all students. 5.86% of all students live alone.

In Coventry, there are 36,035 students, of whom 23,574 are economically inactive.

DC6108EW - Economic activity of full-time students by student accommodation by age				
ONS Crown Copyright Reserved [from Nomis on 04 May 2015]				
geography	Coventry			
economic activity	All categories: Full-time students and economic activity			
time	2011			
	Age			
Student accommodation	All categories: Age 16 and over	Age 16 to 19	Age 20 to 24	Age 25 and over
All categories: Student accommodation	36,035	15,844	13,977	6,214
Living with parents	11,809	9,502	2,008	299
Living in a communal establishment: Total	7,076	4,229	2,586	261
Living in a communal establishment: University (for example halls of residence)	6,743	4,113	2,401	229
Living in a communal establishment: Other	333	116	185	32
Living in all student household	10,413	1,212	7,014	2,187
Student living alone	2,110	385	855	870
Living in a one family household with spouse, partner or children	1,982	58	346	1,578
Living in other household type	2,645	458	1,168	1,019

There are 15,844 students aged 16 to 19, of whom 9,502 are living with parents so are mainly 6th form and 4,113 live in a communal establishment at the two universities. 1,212 live in an all student household.

	Economic Activity			
	All categories: Full-time students and economic activity	Full-time students: Economically active: In employment	Full-time students: Economically active: Unemployed	Full-time students: Economically inactive
All categories: Student accommodation	36,035	8,806	3,655	23,574
Living with parents	11,809	3,334	1,309	7,166
Living in a communal establishment: Total	7,076	978	638	5,460
Living in a communal establishment: University (for example halls of residence)	6,743	957	603	5,183
Living in a communal establishment: Other	333	21	35	277
Living in all student household	10,413	2,348	1,018	7,047
Student living alone	2,110	481	265	1,364
Living in a one family household with spouse, partner or children	1,982	819	141	1,022
Living in other household type	2,645	846	284	1,515

There are 13,977 students aged 20 to 24 of whom 2,008 live with parents, so are mainly 6th form, 2,401 are in halls of residence so will be students from outside Coventry and 7,014 live in an all student household. 855 live alone.

6,214 students are age 25 plus, only 299 of whom are still living with parents. The largest numbers 2,187, are living in all student households in Coventry and 1,578 are living with a spouse or partner. 870 live alone.

23 May 2014

Correction

2011 Census: Workday Population Statistics for Output Areas in England and Wales (Part 1)

A production error was discovered in the workday population tables originally published 31 October 2013, which affects eight Output Areas in 10 of the 13 published workday tables. The three tables counting only usual residents in households, or only usual residents in Wales, were not affected by this error. The tables affected are: WD102EW, WD1117EW, WD201EW, WD203EW, WD204EW, WD210EW, WD212EW, WD302EW, WD501EW, WD803EW.

For the affected tables and areas, the workday populations were incorrectly allocated to the wrong output area code. The eight Output Areas affected were: E00015045, E00023289, E00049002, E00159643, E00172150, E00170915, E00172167, E00174876. Correcting the figures for these areas has resulted in the figures for five Middle Layer Super Output Areas (MSOAs) and two Local Authorities are also being changed. **The Local Authorities affected were Coventry and Warwick, where 1,449 people were originally incorrectly allocated to the workday population in Coventry rather than Warwick.**

This error has now been corrected, and the workday population has been correctly allocated to all areas affected. No other published releases or tables were affected, the people who were misallocated in the workday population were correctly allocated in the usually resident population.

ONS apologises for any inconvenience caused.

APPENDIX 1 Explanation

This note explains how the assessment of the 5 year land supply has been undertaken and how to use the data it provides.

1. The 7 separate lists were individually brought into the same format that resulted in Appendix 1, which sets out each component of supply of dwelling sites that are live in the planning and building regulations systems. Bringing together separate lists means that some components may exist in more than one list and so could include some double counting. The titles of each component were standardised and then the separate lists were combined and data sorted. That brought together any duplications and the list was inspected to remove entries that appeared more than once, preferring to keep the list reference in the order of the lists in paragraph 2.2 of the Proof of Evidence. Ie if it appeared in A and RB, then the RB entry was deleted. There are a few examples where 2 entries appeared as though they may be double counted from the address, but on inspection of the drawings it turns out that there are 2 different applications on different parts of the same site and that both have or could proceed.

2. The source of each entry is given in column A. Column B gives the status of the component as either in the Local plan denoted as 1 and windfall sites denoted as W.

This column is also colour coded.
 - Red is used for entries that cannot be robustly evidenced by reference to the WDC website but may still be relevant from internal records, but unless the evidence comes to light, that entry is not included in the numbers taken forward.
 - Yellow is used for entries that do not qualify because it was either a net contributor of zero, typically a replacement dwelling, or was completed before the start date of the programme of 1st April 2011. They are left in the list only to show that they have been considered and not missed out.
 - Green is used for all components that are valid within the plan period and if completed did so on or after 1st April 2011.

- 3 Column C gives the planning application number of the first reference for that site. Where further applications are made for details, amendments or renewals these are given in columns E or F.
- 4 Column F gives the date that permission was granted and from which the expiry period begins (of 3 years usually, but where different it is noted).
- 5 Column G gives the Building Regulations reference number when that site has reached that stage and column P gives the building regulations site commencement date or deposit date if not yet started and column Q gives the completion date where known. This is dependent on notification for final inspection when an application is based on full plans but erratic when an approved Inspector is appointed and can take some time to come through. Where sites only show building regulations these are permitted developments in planning terms but nevertheless produce new dwelling units, as described in the second sentence of NPPF[51].
- 6 Columns H & I separate the component between market and affordable housing.
- 7 Columns J & K give the gross and nett contribution of the component. Gross is the total numbers of new dwellings being built and nett is the number of additional dwellings. I.e., if to build 4 you need to demolish 2 the net is 2 that counts towards the 5 year supply.
- 8 Columns L, M & N, coloured blue to aid reading the sheet, give in column L the number of dwellings given in the permission. When the construction starts, normally when building regulations are notified, the number of dwellings moves to column M and when the completions are notified the numbers move to column N. In large developments where phasing is in operation, where the data for each phase or property is available the overall number is split accordingly.
- 9 Column O is an accuracy check to ensure that the numbers in the blue columns equal the number in the net column and should read 0.

- 10 Columns R & S indicate assumptions made on large sites as to the possible number of completions in the 5 year supply period, allowing for site availability, phasing intentions and some marketing issues. These numbers are included in the permissions given but excluded in the 5 year supply calculation.
- 11 Columns U to AA count the numbers emanating from each list.
- 12 Except for one case, all components are sites with planning permission until permissions expire. The one case included that has not yet reached the planning stage is at Station Approach, which is a cleared site, temporarily used as a car park, in the ownership of LPA and being developed by a housing association for affordable housing. Due to a site usage in the northwest corner where a bus depot is still in possession of the site, it is free to commence construction but only 50% of the component at the moment is assumed to be deliverable in the 5 year time frame.