

HAMBLETON

DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

**STRATEGIC
HOUSING LAND AVAILABILITY
ASSESSMENT
(SHLAA)**



December 2009

Strategic Housing Land Availability Assessment

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Strategic Housing Land Availability Assessment (SHLAA)

1. INTRODUCTION AND CONTEXT

Introduction

- 1.1 This report is the second review/update of Hambleton District Council's "Strategic Housing Land Availability Assessment" (SHLAA) published in March 2008. The original SHLAA had a base line date of 1st October 2007, with the first review being published in November 2008 with a base line date of 1st April 2008. The purpose of this second review is to update that information to 1st April 2009. This revised SHLAA is in line with the Council's Annual Monitoring Report (AMR) period.
- 1.2 The form of this SHLAA follows the Government's practice guidance (DCLG, July 2007 – hereafter the Guidance). It also reflects more recent guidance contained in Department for Communities and Local Government - May 2009 Land Supply Assessment Checks document, Planning Advisory Service Strategic Housing Land Availability Assessment and Development Plan Document Preparation - July 2008 and related more recent Government guidance and advice. The primary role of a SHLAA is to identify those sites with potential for housing, assess that potential and consider whether they are likely to be developable. The purpose of its preparation is to help deliver one of the top priorities for Government – to ensure that land availability is not a constraint on the delivery of more homes. Throughout this document "deliverable" means that the site is available, is in a suitable location and there is a reasonable prospect that housing will be built within five years. "Developable" means that there is a reasonable prospect that a site will be available and developed at a specific point in time.
- 1.3 The SHLAA has two main aims:
- i. to establish the adequacy of current housing land supply, and thereby provide sufficient details to demonstrate the PPS3 (Planning Policy Statement 3 – Housing, November 2006) requirement that a five year supply of deliverable land available for housing is maintained;
 - ii. to provide an important evidence source to inform plan-making, which should ensure that specific developable sites are available to meet the first 10 years of a plan from its adoption date, and ideally for longer than the whole 15 year period. The preparation of a SHLAA is thus intended to be an important tool in the preparation of the Hambleton Local Development Framework (LDF).
- 1.4 The SHLAA consists of this report, which describes the process undertaken and summarises the results, together with five separately bound volumes

(covering each of the five Hambleton Sub Areas – Bedale, Easingwold, Northallerton, Stokesley and Thirsk). The Sub Area volumes provide site-by-site details of the Assessment, in each case using the standard forms. A set of summary maps indicates the location of the individual sites and each site record includes a detailed location plan. An example of the forms for one site is attached to this report as Annex 1, in order to demonstrate the approach taken.

Context

- 1.5 In line with the Government's objectives for the preparation of the SHLAA, the Council intended to integrate the first review of the Assessment with the preparation of the Hambleton LDF, in particular the progression of the Allocations Development Plan Document (DPD). The proposed submission stage of this DPD was therefore based on the SHLAA base line data to 1st April 2008. The DPD was subsequently delayed by procedural issues. However consideration will be given to this SHLAA update when this DPD is subject to independent examination. It remains the case that in Hambleton, the preparation of the LDF has been undertaken to a programme amongst the fastest in the country. The Core Strategy was adopted in April 2007, and the Development Policies DPD was adopted on 26th February 2008. The Allocations DPD is also at an advanced stage, with formal submission programmed for December 2009.
- 1.6 Apart from indicating its importance as an evidence source for plan-making (para. 8), SHLAA guidance makes little reference to the context of plan preparation, and to the successive stages involved in advancing a Development Plan Document dealing with housing supply issues. However, more recent guidance on these matters has been published by the Planning Advisory Service: "Strategic Housing Land Availability Assessment and Development Plan Document Preparation" (July 2008). That Guidance has been taken into account in utilising the SHLAA to support LDF preparation.
- 1.7 Taking the context of the current advanced stage of preparation of the LDF, together with the more recent SHLAA guidance, Hambleton District Council has chosen to review and update its SHLAA data to 1st April 2009. It provides a detailed appraisal of all the land considered for housing development in the plan preparation process. It has also helped to inform the preparation of the detailed proposals that are now to be included in the submission version of the Allocations DPD.
- 1.8 The process of preparing the Allocations DPD to this point has involved a rigorous evaluation of land available for housing. A "call for sites" was issued in May 2004 at the commencement of work on the LDF, and repeated at each subsequent stage of preparing the Allocations DPD. By the time of consultation on Allocations DPD Issues and Options documents (November 2005), some 500 sites had been identified, and by the Preferred Options stage this had risen to over 800.

- 1.9 The preparation of the Allocations DPD has also taken into account the results of the Hambleton Urban Potential Study (first review November 2004), which largely focused on identifying the scope for development of brownfield sites within the urban areas. However, the development of the DPD has taken the search for sites considerably beyond this source. The plan-making approach has in this respect been entirely consistent with the intended scope of the SHLAA, which as indicated in the Guidance (para.16) is significantly different, and broader, than the Urban Capacity Studies previously required by PPG3. In passing, it should also be noted that the development of the Hambleton LDF has also involved the review of land required for all types of development (eg. including an Employment Land and Town Centres Studies), and thus reflects the Guidance para.10 advice on the merits of undertaking parallel land availability assessments.
- 1.10 The quantity of land brought forward for consideration during the development of the Allocations DPD, with clear evidence of deliverability and developability, substantially exceeds that required to meet housing requirements established through the Regional Spatial Strategy (RSS) (adopted May 2008), and locally through the approved Core Strategy (adopted April 2007). Indeed a sufficient scale of land had been identified by all parties to permit the debate on alternative packages of sites to be undertaken through the Preferred Options documents subject of consultation in October – November 2007. The Allocations Proposed Submission Document, which was out for formal representations between October – November 2009, has further refined this process and makes site specific allocations for housing development. The SHLAA exercise forms part of the evidence base for this document.
- 1.11 The purpose of the SHLAA in the Hambleton context has thus not been primarily to reveal land not otherwise considered, and tackle obstacles to bringing forward sufficient land. Instead, it has provided a means of organising and checking the information developed through the plan making process, and ensuring that the analysis to-date has been accomplished with the rigour advised in the SHLAA guidance. The main practical purpose in undertaking a SHLAA at this time in the plan-making cycle is to refine and elaborate an important element of the LDF's evidence base. It will be particularly important in helping to demonstrate the soundness of the Allocations DPD at its Public Examination (likely to be in April 2010) in terms of implementation and housing delivery issues.

2. THE SHLAA PROCESS

Overall approach to the SHLAA

- 2.1 The rigorous search for sites achieved through the LDF plan-making process (which has resulted in a substantial quantity of land being identified, far in excess of requirements) has already achieved a major part of the SHLAA task. During this process, views on the developability of the sites (in terms of physical capability of development, and market viability) and the timing of availability have all been canvassed through the consultation process. The preparation of the SHLAA has ensured that this information is assembled and refined, to provide an exhaustive set of records. Gaps revealed through this analysis have been filled through the SHLAA process, and thus enabled the LDF information base to be made more accurate, and more complete.
- 2.2 One of the key dimensions of the SHLAA is to provide a more rigorous appraisal of commercial deliverability and developability. Reflecting the Guidance, an important element of this has been achieved through establishing a *Housing Market Partnership* at the start of the SHLAA process. This comprises several house builders, a Registered Social Landlord, local property agents and a local community representative: the full membership is set out in Annex 2. Following recent Government advice the group has been extended to include a representative of the Environment Agency and Yorkshire Water, a major infrastructure provider. The Partnership met on three occasions during December to February 2008 to inform the previous review. The Partnership also met in November 2009 to debate and amend the content of this SHLAA second review. This work also involved ongoing correspondence on the survey information. Specifically the Partnership have contributed to understanding the current economic circumstances surrounding the development of land for housing and the impact this may have. The Council is extremely grateful to these participants, whose contribution and assessment of the considerable volume of material produced, (in particular the site appraisals contained in the separate volumes) enables confidence to be placed in the results. The Group views have resulted in amendments to the draft 2009 SHLAA, particularly with regard to phasing. The Groups current view is that the number of units likely to be provided on single sites by a single developer in the short to medium term will be in the order of 20-25 per annum. This view has been reflected in the current review. The Partnership has now approved the contents of this December 2009 document. The Group also praised the Council's pragmatic approach to the production and updating of the document.

The SHLAA stages

- 2.3 The published SHLAA guidance (July 2007) defines 8 main stages of preparation. The approach taken in Hambleton relates to each of these as follows:

Stage 1: planning the assessment

- 2.4 A brief was prepared in November 2007 to address stage 1, explaining the local context and the broad approach. Confirmation of the appropriateness of the proposed approach was then achieved through consultation on the brief with the Government Office for Yorkshire and the Humber, the former Regional Assembly and the members of the Housing Market Partnership. The brief established the following principles:
- i. *the area of the Study* - this is coterminous with the LDF plan-area boundary of Hambleton. This is broadly the same as the area covered by the separate Strategic Housing Market Assessment (SHMA) which is in preparation – although the latter includes the area of the North York Moors National Park within Hambleton District Council's area. The approach to the area covered by the Study reflects the decisions at regional level of the appropriate areas for assessment in the Yorkshire and Humber region;
 - ii. *the intention to establish a local Housing Market Partnership* – as discussed in para. 2.2;
 - iii. *the timescale for preparing the SHLAA*: following agreement of the brief during December 2007, the timetable was established with the primary assembly of information undertaken during January – February 2008, and completion of the SHLAA scheduled for March 2008;
 - iv. *the timescale of the SHLAA itself*: the base date for the first SHLAA was 1st October 2007, which meant updating the position from the published Preferred Options documents (which had a base date of 1st April 2007). At this time, the period to be covered by the Assessment related to the proposed timescale of the emerging Allocations DPD (which was initially to 2021), and its phases, but where possible would extend consideration to give a general view of availability of specific sites beyond that period (to 2025), permitting flexibility and scope for the LDF and use the information to respond to the then emerging RSS when that was formally adopted. This review covers the time period from April 2009 to March 2026 with figures broken down into 5 year blocks from April 2009. To reflect the time period relating to both the RSS and the Allocations DPD, the developable figure up to 2026 is also provided. For the 5 year period 2009/2010 to 2013/2014 the deliverable figures are broken down into individual years.

- v. *resources for undertaking the SHLAA* were drawn from the existing LDF team, and largely focused on the material which has been assembled in the preparation of the Allocations DPD. Project management was to be achieved through the existing LDF project management arrangements. Quality assurance was to be provided by these arrangements, and by the involvement of the Housing Market Partnership.

Stage 2: determining which sources of sites to include in the Assessment

- 2.5 The SHLAA Guidance provides details of potential sources of land. In the case of Hambleton, where the Allocations DPD has reached an advanced stage, these sources have largely been explored. Information on sites in the planning process (planning permissions) were incorporated and updated to the SHLAA base date. For practical purposes (to ensure that the scale of the task remained manageable), the same threshold operated in the Allocations DPD was employed – i.e. all permissions are included, but in terms of sites without permission only sites greater than 0.3 ha (or capable of accommodating 10 dwellings or more) are addressed by the SHLAA.
- 2.6 The Guidance indicates that sites can be excluded from analysis, where the reasons are justified and agreed by the partners. It is indicated that the scope of analysis should not normally be “narrowed down by existing policies designed to constrain development” (Guidance para. 21). However, the particular circumstances of Hambleton are unusual in national terms, in that the Core Strategy has already been adopted.
- 2.7 It is clear that the now established LDF Core Strategy (through its sustainable settlement hierarchy in particular) determines the necessary scale and location of housing development, to a degree that constrained the consideration of sites in the SHLAA. This means that detailed analysis was only undertaken of those sites that are in conformity with the adopted Core Strategy, which do comprise the vast majority. However, in addition, sites which have been advanced as potential rural exceptions sites (ie. for 100% affordable housing) were also included in the analysis. Given that the SHLAA has largely been based on the preceding Allocations DPD work, it was clear from the start of the Assessment that the quantity of land to be identified (even when constrained to general locations supported by the Core Strategy) would substantially exceed the total scale of housing land required to be identified in the District. Within the constraints of the Core Strategy requirements, the location and extent of sites advanced has been driven by the respondents to the consultation process and by the Council. This is in line with the approach recommended in the SHLAA Guidance.

Stage 3: desk-top review of existing information

- 2.8 Detailed site records (mapped sites and schedules) were prepared for all the sites included in the Preferred Options documents (both preferred and rejected sites). These were published as separate volumes for each Sub Area, which accompanied and informed the Preferred Options consultation. This information provided the starting point for the development of the SHLAA. A review of the format and completeness of the data held in these site records (i.e. the individual site pro formas) was then undertaken (in conjunction with the Housing Market Partnership), to ensure that it encompassed all the issues addressed under Stages 6 and 7 below.

Stage 4: determining which sites and areas to survey

- 2.9 The scope of the detailed survey of the SHLAA, in terms of the range and location of sites in the District, was by virtue of the stage in the plan-making process, largely determined. The SHLAA detailed analysis thus largely related to those sites identified under Stage 3.
- 2.10 Given the exhaustive process which had already been undertaken, and its success in terms of identifying substantially more than sufficient sites (and thus providing for the debate on the appropriate package of sites which had been undertaken through the Preferred Options consultation), there was no further need to search for additional sites. Thus the Guidance suggestions relating to considering the nature of the area and of the land supply, and focusing on particular areas and settlements, had largely been accomplished already through the work of preparing the Allocations DPD package of sites, based on Core Strategy requirements.

Stage 5: carrying out the survey

- 2.11 This stage was essentially concerned with verifying the details of the sites included within the analysis. It involved checking, updating and revising as necessary the details held on each site, considering matters such as the site size, current use, physical constraints and potential for mixed use (Guidance para. 29).

Stage 6: estimating the housing potential of each site

- 2.12 The estimated housing yield identified for each site was previously reviewed under this stage, reflecting comments received during the Preferred Options stage, and the views of the Housing Market Partnership. In this review changes have been made relating to the phasing of development following the views of the Housing Market Partnership.

Stage 7: assessing when and whether sites are likely to be developed

- 2.13 Stages 7 and 6 were the Stages when the involvement of the Housing Market Partnership was the most important. Views on deliverability and developability of each site had been canvassed explicitly through the plan making process before preparation of the SHLAA, but the views of the Partnership were sought to provide a comprehensive and consistent overview of these factors.
- 2.14 The Guidance divides this stage into 4 parts:

Stage 7a. concerns **suitability** for housing, in terms of whether it would be “a suitable location for development and would contribute to the creation of sustainable, mixed communities” (Guidance para.37). This includes appraisal of physical limitations, and environmental conditions which would be faced by residents. The evidence already identified for each site concerning these factors was reviewed in formulating the site schedules. The Guidance also refers to the potential impact of development and the extent of policy restrictions. In Hambleton, the adoption of both the Core Strategy (and the Development Policies DPD) has established a clear view on the general locations where development should be located to ensure sustainable mixed communities – through the identification of the sustainable settlement hierarchy (see para. 2.7). The SHLAA has focused on sites relating to those settlements.

It is important to note that suitability in the SHLAA does not imply that planning permission would automatically be granted on a site deemed “suitable” in the SHLAA. The purpose of the SHLAA is to identify the pool of potential sites from which the plan-making process will select the best and most appropriate (and thus the most sustainable) allocations. It similarly seeks to identify the adequacy of current housing land supply (e.g. in terms of maintaining a five year supply). The decision on whether or not a site will be selected as an allocation will need to take account of the alternative sites available which will be achieved through the plan making process. The November 2009 meeting of the Housing Market Partnership agreed that the following standard clause is inserted in the record sheets at (7(a)) where a site is deemed suitable to make this point explicit:

‘The development of the site would be suitable for consideration within the LDF, during which process its acceptability will be judged by comparison with other potentially suitable sites and confirmed or otherwise in the light of Policies in the Adopted Core Strategy and Development Policies DPDs..’

If applications for development are submitted prior to completion of the Allocations DPD (which is expected to be adopted in November 2010), this principle will also be taken into account. Applications for development will be assessed in terms of the current policy context, and if necessary will also take into consideration whether more sustainable sites are available within the identified current five year supply.

Stage 7b. concerns **availability** for housing. Evidence on likely availability, in terms of whether the land is likely to be brought forward for development (including land ownership information) was reviewed, taking account of views expressed through the consultation stages, and the views of the Housing Market Partnership;

Stage 7c. relates to **achievability**: the prospects for achieving development at a particular point in time. The Allocations Proposed Submission document contains proposals for the phasing of development, which relate in part to the achievement of policy objectives, and in part to the timing of development linked to infrastructure provision. The SHLAA, with input from the Housing Market Partnership, has reviewed the aspects of timing that relate to the physical developability of each site and its economic viability, including the likely ability to bring forward the scale of housing implied in prevailing market conditions. This part of the SHLAA in particular helps to assess the scope to provide for housing to meet needs throughout the 15 years from the date of adoption, in the phases required by PPS3. This SHLAA review extends consideration of availability up to 2026;

Stage 7d. addresses the need to overcome any **constraints**. The Allocations Proposed Submission document considers a number of areas where removal of constraints will be necessary, and the SHLAA has reviewed the feasibility of these proposals, taking account of consultation responses, and the views of the Housing Market Partnership.

- 2.15 The site schedules in the separate Sub Area volumes record this information for each site. An example site schedule attached as Annex 1 shows the standard approach adopted. Information on each site is collated in the following form:

site details:

reference number, address, settlement definition in Core Strategy, site owner or, developer (if known),

site characteristics:

site plan, size, current use and greenfield/brownfield status, surrounding uses and character of area.:

physical constraints:

access information, natural features, steep slopes, potential for flooding, existing service infrastructure, other features and development progress, including where applicable, planning permission status

deliverability:

potential yield, constraints which need to be overcome, other environmental issues conclusions regarding suitability, availability and achievability (as detailed in the Guidance), .

Also included in this section is the timing of availability broken down into next 5 years (2009 – 2014); then in 5 year periods 2014 – 2019 and 2019 to 2024. Also included is a total figure for the period 2009 to 2026 which provides an illustration of housing availability for the RSS and Allocations DPD period

Any additional comments, including obligations which would be likely to be sought form the final part of this section.

Stage 8: review of the assessment

- 2.16 This stage considered the overall results of the analysis, and whether the necessary scale of provision meets the requirements of PPS3, RSS and in the case of Hambleton, the adopted Core Strategy and Development Policies Development Plan Documents. The results of this stage – the conclusion of the SHLAA itself – are considered in Section 3 which follows.
- 2.17 The Guidance indicates that a further two stages are optional, and might be necessary in local circumstances:

Stage 9: identifying and assessing the housing potential of broad locations (where necessary)

- 2.18 Where the land supply is unlikely to be sufficient, the SHLAA Guidance suggests that two types of broad location might be considered – within (or adjoining) existing settlements, and outside settlements. Neither approach was necessary in the case of Hambleton, since the adoption of the Core Strategy has determined the appropriate locations for development. In addition there is a relatively limited overall scale of development required and a considerable range of options for meeting this has already been identified. The need (and scope) to address broad areas within settlements is not recognised by the Core Strategy – reflecting the nature of the District that largely comprises rural settlements. The scope for development in broad areas outside settlements is established by the Core Strategy’s approach to defining the sustainable settlement hierarchy, and directing development based on the roles of each settlement in that hierarchy.

Stage 10: determining the housing potential of windfalls (where justified).

- 2.19 PPS3 (and the SHLAA Guidance) stresses that there is a clear expectation that the supply of land should be based upon specific sites (or broad locations)

wherever possible – rather than seeking to rely upon windfall development (ie. development on unidentified sites). In the case of Hambleton, this approach has been fully reflected in the Allocations DPD. It is considered that sufficient land can be specifically identified in the plan making process to remove the need to rely upon windfalls. Whilst windfall development will inevitably occur during the plan period, this will be taken into account through the monitoring process (specifically the Annual Monitoring Report), and may result in adjustment of the timing of the future release of allocations. Land will therefore be allocated (from that identified through the plan making process – assisted by the SHLAA) for the total land requirements, and thus no assessment was made under this stage.

The SHLAA core outputs

- 2.20 As a result of the process undertaken under each of these stages, the SHLAA has produced the following outputs, as required by the Guidance (para. 14), which are contained in the accompanying Sub Area volumes:
- a list of sites (also illustrated on maps);
 - assessment of the deliverability/developability of each site, identifying when it could realistically be developed;
 - the potential quantity of housing that could be delivered on each site;
 - constraints on delivery of identified sites, together with an understanding of how (and when) those constraints could be overcome.
- 2.21 The completion of this updated SHLAA enables it to make a significant contribution to the Allocations DPD, as it will form a key part of the LDF evidence base. It provides a detailed appraisal of all the land considered for housing development in the plan preparation process, and thus helps to inform the preparation of the detailed proposals that have been included in the proposed submission version of the Allocations DPD.

3. CONCLUSIONS: THE RESULTS OF THE SHLAA

3.1 The results of the updated SHLAA (December 2009) can be seen in two main areas. Firstly, the completed site details (contained in the accompanying Sub Area volumes) provide a comprehensive and validated set of records, which reflect the helpful comments made through the consideration of the Housing Market Partnership. This information updates that which was used to inform the submission Allocations DPD.

3.2 Secondly, the updated SHLAA provides a detailed view of the availability of deliverable and developable land, and thus provides the basis for demonstrating the existence of a deliverable five year supply of land for housing in Hambleton, as required by PPS3.

3.3 The Assessment provides details at District (LDF plan area) level (an overview of the breakdown of individual sites in the five Sub Areas is provided in Annex 3) of the supply covering the 5 years periods 2009 – 2014, 2014 – 2019 and 2019 to 2024. This provides an illustration of housing availability for this 15 year period. In addition a figure is provided to cover the period to 2026 which is both the RSS and Allocations timeframes.

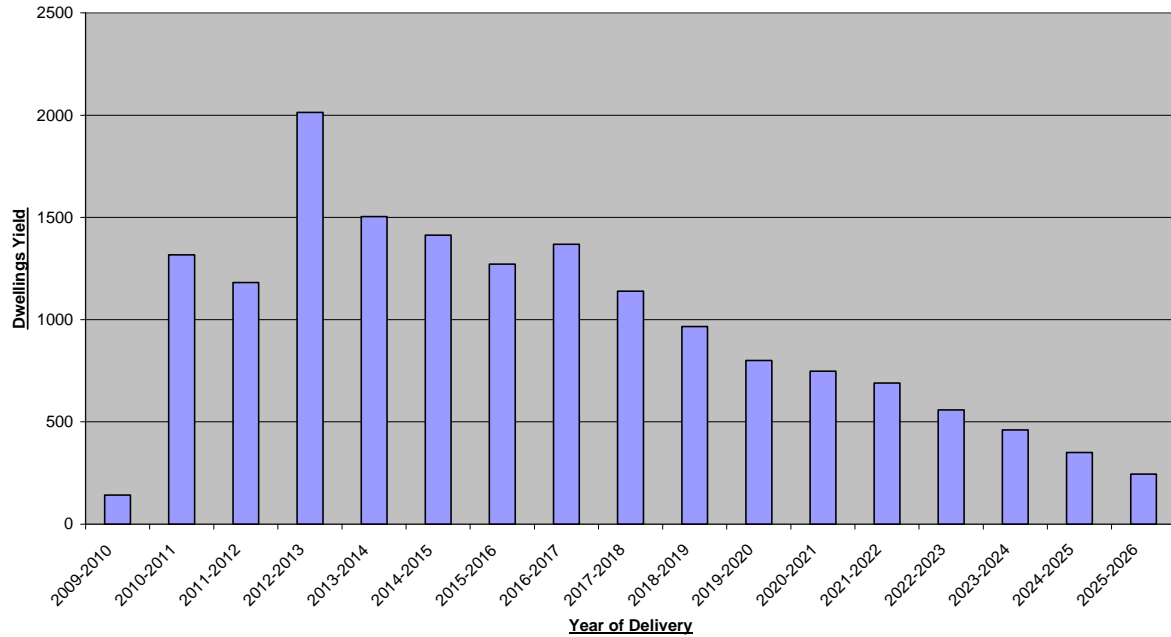
Years	SHLAA supply	RSS Requirement *
Five year supply: 2009 – 2014	6,153	1,450
2014 - 2019	6,159	1,450
2019 - 2024	3,257	1,450
Total fifteen year period: 2009 – 2024	15,569	4,350
–Period 2009 to 2026	16,164	4,930

* the requirement is based on the adopted RSS **gross** requirement.

3.4 This comparison demonstrates the clear and unequivocal conclusion that the SHLAA supply of developable and deliverable land substantially exceeds the requirements formally established by the Regional Spatial Strategy – indeed the potential supply for the current 5 year period 2009/10 to 2013/14 exceeds four times the requirement. It can also be demonstrated that over the 15 year period 2009 to 2024 the potential supply is in excess of three and a half times the requirement.

3.5 A wide pallet of sites has thus been identified from which the most appropriate and sustainable can be selected through the LDF process. Similarly, it has clearly been demonstrated that there is considerably more deliverable land available than the 5 year supply required by PPS3. Projected supply can be seen for individual years in Figure 1 below.

Housing Delivery Across the Plan Period



- 3.6 Given the considerable scale of land identified through the preceding Allocations DPD process, it had not been expected that the SHLAA analysis would suggest the need to seek out further sites – and this indeed has proved to be the case. However the opportunity to undertake a detailed review of the site information has provided the scope to refine the views on the deliverability and developability of individual sites.

The status of the sites identified in the SHLAA

- 3.7 **The SHLAA has a specific purpose: to identify land that is deliverable and developable. As has been indicated in this report, it represents a significant evidence source to inform plan making. However, it is very important to recognise, as the Guidance (para. 8) makes clear, that it does not in itself determine whether a site should be allocated for housing development. Similarly, it does not indicate that permission for housing development will automatically be granted. The SHLAA produces information about potential housing sites or locations – the choices as to which sites are to be allocated will be made in due course, specifically through the adoption of the Allocations DPD.**

4. KEEPING THE ASSESSMENT UP-TO-DATE

- 4.1 As was the case with the first SHLAA and the first review, this second update/review has been made public, and is available from the Council's website: www.hambleton.gov.uk .
- 4.2 The SHLAA Guidance stresses that the information collected through the Assessment once completed should be maintained. Now that the Assessment structure has been established, individual records will be amended as and when new or revised information becomes available. Following this second review, the Hambleton SHLAA will continue to be reviewed annually, as part of the Annual Monitoring Report process. This will enable it to continue to influence both the delivery of housing required by the adopted Core Strategy, and assist with the maintenance of a five year supply of deliverable housing sites as required by PPS3. It will also enable the demonstration of the availability of land, as required by the Government's monitoring returns.

HAMBLETON LDF	SHLAA ID: 3
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

SITE DETAILS

Site Reference:	004/01ii
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Application Reference:	Alt Application Reference:
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Site Name:	Wilberts Farm, Sand Hill Lane, Aiskew
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Settlement:	Aiskew
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Sub Area:	Bedale
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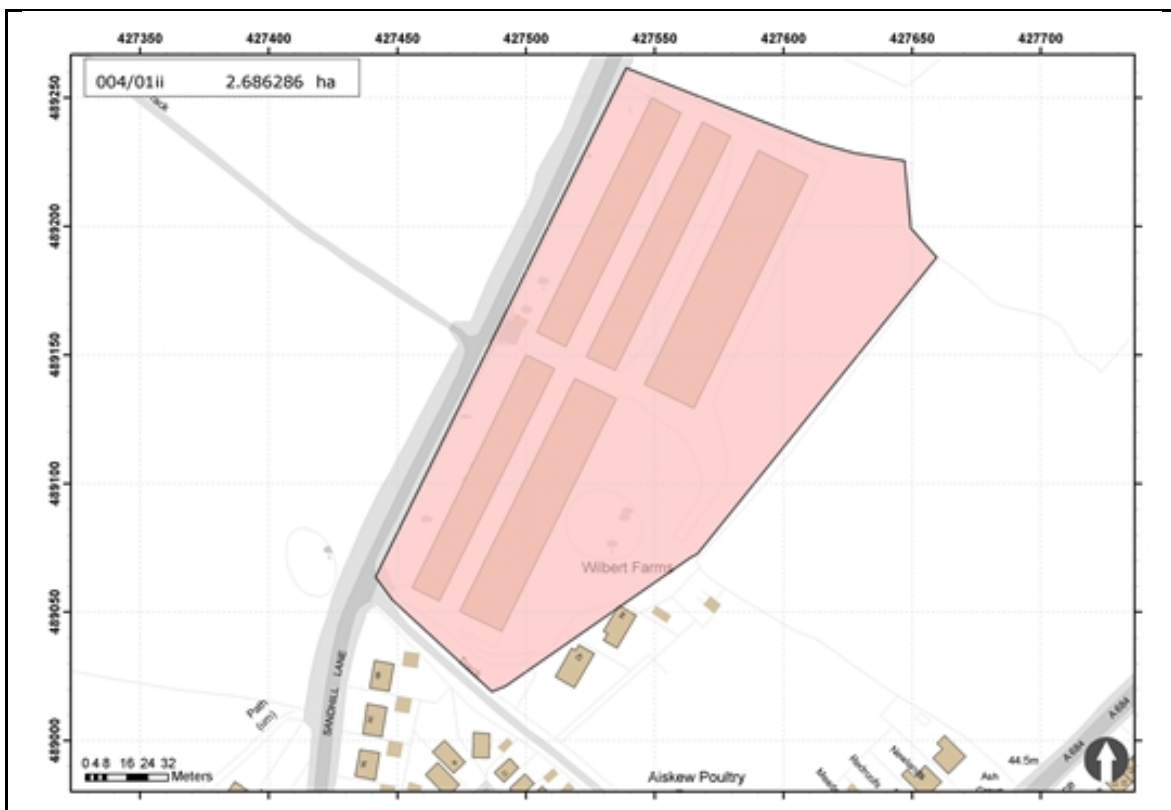
Hierarchy:	Service Centre
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Owner Name:	
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Agent Name:	Emery Planning Partnership
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Developer Name:	
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SITE CHARACTERISTICS



Site Size (ha.):	2.69
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Current Use:	Chicken Farm / Agriculture
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Surrounding Use:	Residential to the south. Open Countryside to the west, north and east.
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Surrounding Character:	Edge of town location adjacent to open countryside in agricultural use.
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HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID: 3
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PHYSICAL CONSTRAINTS

Access Information: YES Vehicular access improvements may be needed e.g. improvements to Back Lane and also improved pedestrian links to the A684 to provide access to bus stops. This will be determined by a traffic assessment.
 NO

Natural Features of Significance (e.g. TPOs): YES There are none on this site.
 NO

Steep Slopes: YES There are none on this site.
 NO

Potential for Flooding (and/or Flood Risk Zone): YES This site is within Flood Zone 1
 NO

Existing Service Infrastructure: YES There are no pylons, gas mains, or power cables that would adversely affect the development of this site. However, the local public sewer may not have capacity to accept additional discharge of surface water from the proposed site. Therefore consideration should first be given to discharging to, as appropriate, soakways, infiltration systems and watercourses. Any surface water discharge to the public sewer network must be restricted to the previous / present level of discharge.
 NO

Other (e.g. Listed Buildings): YES The settlement of Aiskew is believed to have early medieval origins. There is high potential for archaeological remains to be present on this site and sites 004/02-05 which may shed further light on the origins of the village.
 NO
 Airfield Safeguard Area

Development Progress: YES Proposed LDF Allocation BH5 for Housing (part)
 NO

Suitability for Housing or Mixed Use: YES If developed, mixed use considered preferable.
 NO

HAMBLETON LDF	SHLAA ID: 3
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

DELIVERABILITY

Potential Yield for Housing:	94	Dwellings Completed:	0
		Dwellings Started:	0

Overcoming Constraints: There is a need to address vehicular access to the site which could be dealt with as part of a planning application in consultation with NYCC Highways.

Other Environmental Issues: Suitable landscaping will be required, if developed, to limit the visual impact on the approach to Aiskew from the north east.

Suitability: Local residents consider the chicken farm to be a nuisance. The Parish Council supported a previous application to redevelop the site. If current use continues on site it would seek to expand into bigger, more modern premises which could increase the negative impact on nearby residents.
It has been suggested that once the existing buildings have been removed, the total developed area of the site could be reduced by building only on its southern part (part (i) and southern part of part (ii)). This could result in a more logical built form and boundary to the settlement. The remainder of the site would be grassed and returned to natural open space.
The site could be suitable for residential development if the future housing needs of Bedale and Aiskew cannot be met on brownfield sites within easier walking distance of the town's amenities.
The development of the site would be suitable for consideration within the LDF, during which process its acceptability will be judged by comparison with other potentially suitable sites and confirmed or otherwise in the light of Policies in the Adopted Core Strategy and Development Policies DPDs.

Availability: The site is currently in use but, if allocated, is likely to be available in the short term.

Achievability: The site has been stated by the owner as available to come forward in the short term and is therefore considered to be achievable.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2009/2010	0			
	2010/2011	0			
	2011/2012	25		in 5 years 2014-2019:	19
	2012/2013	25		in 5 years 2019-2024:	0
	2013/2014	25		in 17 years 2009-2026:	94
	in next 5 years 2009-2014:	75			

Comments:

ANNEX 2

MEMBERSHIP OF THE HOUSING MARKET PARTNERSHIP

Louise Nicholson	Yuills	Housebuilder
Rob McLackland	Taylor-Wimpey	Housebuilder
Peter Morris	Barratt Homes	Housebuilder
John Webster	Carter Jonas	Estate Agent
Martin Foster	Castlevale Properties	Developer
John Wilson	Appletons	Estate Agent
John Sheehan	Northallerton & District Local History Society	
Andrew Garrens	Broadacres	Registered Social Landlord
Bev Lambert	Environment Agency	Statutory Consultee
Stephanie Walden/Matthew Naylor	Yorkshire Water	
Infrastructure Provider		

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026			
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024		
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026
1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	38	0	0	0	20	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38
3	94	0	0	0	25	25	25	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94	94
4	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
5	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
10	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
11	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
13	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
14	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
17	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
18	4	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
21	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
22	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
23	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
24	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5
26	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
27	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
28	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
30	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
31	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5
32	70	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70
33	135	0	0	0	25	35	40	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135	135
34	38	0	0	0	18	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38
35	80	0	0	0	0	25	25	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80
36	42	0	0	0	0	0	22	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42
37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	99	0	0	0	0	0	0	0	0	30	30	20	19	0	0	0	0	0	0	0	0	0	99	99
39	16	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	16
40	950	0	0	0	0	0	0	50	50	100	100	100	100	100	100	100	100	100	50	0	0	0	900	950
41	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12
42	33	0	0	0	0	20	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	33
43	125	0	0	0	0	0	0	0	0	0	0	0	0	40	45	40	0	0	0	0	0	0	125	125
44	75	0	0	0	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	75
45	73	0	0	28	0	25	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	73

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026						
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024					
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026			
91	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
92	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
93	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
94	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
97	17	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	17	
99	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
100	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
101	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
102	26	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	
103	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	
104	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45	
105	40	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	
107	24	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	
108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
110	99	0	0	0	33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99	99	
111	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	
112	42	0	0	22	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	
113	12	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	
114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
115	42	0	0	0	0	0	0	20	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	
117	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
118	62	0	0	0	30	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	62	
119	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	
120	33	0	0	0	25	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	33	
121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
122	11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	
123	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
124	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	
125	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
126	46	0	0	25	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	46	
127	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	
128	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
130	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026				
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024			
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026	
131	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
132	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	4	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4
135	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
136	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
137	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
138	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
141	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
142	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	7
145	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
146	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
147	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
148	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3
149	39	0	0	25	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39	39
150	32	0	0	20	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	32	32
151	79	37	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	42
152	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	7
153	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
154	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
155	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
156	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
157	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
158	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
159	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
160	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3
161	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5
162	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
163	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4
164	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
165	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3
166	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
167	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
168	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4
170	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026			
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2014-2019	5 Years 2019-2024					
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024					2024-2025	2025-2026	
171	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
172	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
173	90	0	0	20	20	20	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90
174	70	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	20	0	0	0	0	0	70	70
175	180	0	0	0	0	25	25	25	25	25	25	30	0	0	0	0	0	0	0	0	0	0	180	180
176	120	0	0	0	0	0	0	0	25	25	25	25	20	0	0	0	0	0	0	0	0	0	120	120
177	25	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25
178	50	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50
180	280	0	0	0	0	20	20	20	20	25	25	25	25	30	30	30	0	0	0	0	0	0	280	280
181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
182	78	0	0	0	0	0	14	14	20	20	20	10	0	0	0	0	0	0	0	0	0	0	78	78
183	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
184	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
185	70	0	0	0	0	0	0	0	0	20	20	20	10	0	0	0	0	0	0	0	0	0	70	70
186	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
187	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
188	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
189	24	0	0	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24
190	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	15	15
191	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
192	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
193	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
194	78	0	0	0	20	20	20	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	78
195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
197	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
198	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
199	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
200	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
201	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
202	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
203	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
204	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
205	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026						
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024					
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026			
206	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
208	28	0	0	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28	
209	42	0	0	0	22	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	
210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
212	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10		
213	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45		
214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
215	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	20	0	0	0	0	0	0	45	45	
216	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
217	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
218	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
219	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
220	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
221	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	
223	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
224	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
226	20	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	20	
227	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
228	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
229	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
230	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10	10	10	
232	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	
233	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
235	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
236	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
237	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	4	
238	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	
239	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	
240	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	
241	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	
242	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026					
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024				
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026		
243	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
244	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
245	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
246	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
247	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
248	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
249	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	
250	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
251	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
252	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
253	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
254	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
255	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
256	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
257	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
258	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
259	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
260	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	
261	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
262	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
263	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
264	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
265	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
266	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
267	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
268	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
269	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
271	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
272	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
273	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
274	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
275	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
276	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
277	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																								15 Years 2009-2024	17 Years 2009-2026	
			5 Years 2009-2014										5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019	5 Years 2019-2024				
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026										
278	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	
279	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
281	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
282	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
283	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	
284	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
285	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
286	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
287	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
289	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
290	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
292	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
293	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
295	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
299	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
300	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	
301	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
302	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	
303	39	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39	
304	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
305	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
308	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
309	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
314	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
315	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
316	57	0	0	25	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	57	
317	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
318	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
320	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
321	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
326	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
327	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
329	22	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026				
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024			
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026	
330	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30
331	1629	0	0	0	100	100	100	100	120	120	120	120	125	125	125	125	125	125	125	129	200	560	615	1375	1629
332	132	0	0	25	25	25	25	25	32	0	0	0	0	0	0	0	0	0	0	0	75	57	0	132	132
333	200	0	0	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	100	100	0	200	200
334	36	0	0	25	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0	36	36
335	33	0	0	0	25	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	0	33	33
336	300	0	0	0	40	60	80	80	40	40	40	40	40	40	40	40	40	40	40	180	120	0	300	300	
337	150	0	0	0	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	50	100	0	150	150	
338	54	0	0	25	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	0	0	54	54	
339	21	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	21	21	
340	230	0	0	0	0	0	0	0	50	65	65	65	65	65	65	65	65	65	65	230	230	0	230	230	
341	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	20	20	0	20	20	
342	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	20	20	0	20	20	
343	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	20	20	0	20	20	
344	178	0	0	0	0	0	0	0	25	40	40	40	40	48	0	0	0	0	0	178	178	0	178	178	
345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
347	60	0	0	0	0	0	0	0	20	20	20	20	20	20	20	20	20	20	20	60	60	0	60	60	
348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
349	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	17	17	17
352	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	90	90	0	90	90	
353	200	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	50	50	50	200	200	150	200	200	
354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
356	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
357	153	0	0	0	0	0	0	0	50	51	52	0	0	0	0	0	0	0	0	153	153	0	153	153	
358	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
359	160	0	0	0	0	0	0	0	50	60	50	0	0	0	0	0	0	0	0	160	160	0	160	160	
360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
362	100	0	0	25	25	25	25	25	0	0	0	0	0	0	0	0	0	0	0	100	100	0	100	100	
363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026				
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024			
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026	
439	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
441	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13
442	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
443	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
444	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
446	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
447	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
449	28	2	20	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26
450	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
452	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
454	30	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30
455	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8
456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
459	167	0	0	20	20	15	15	15	15	20	20	20	20	20	7	0	0	0	0	0	0	0	0	167	167
460	130	0	0	0	0	0	0	0	20	20	20	25	25	0	0	0	0	0	0	0	0	0	0	130	130
461	101	0	0	0	0	20	20	20	20	21	0	0	0	0	0	0	0	0	0	0	0	0	0	101	101
462	24	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24
463	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
464	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14
465	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
466	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
467	120	0	0	0	20	20	20	20	20	20	20	20	20	0	0	0	0	0	0	0	0	0	0	120	120
468	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
469	135	0	0	0	0	20	20	20	20	20	15	0	0	0	0	0	0	0	0	0	0	0	0	135	135
470	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
472	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
474	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
475	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
476	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026						
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024					
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026			
548	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
549	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
550	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
551	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
552	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
553	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
554	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
555	63	7	0	25	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	56	56
556	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
557	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
558	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
559	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
561	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
563	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
564	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
566	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	14
567	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4
568	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	6
569	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3
570	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
572	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
573	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	9
575	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
576	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
577	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	8
578	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
580	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
581	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
583	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
584	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
585	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
587	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
588	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
589	69	0	0	25	19	25	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	69	69

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026					
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024				
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026		
700	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
701	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
702	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
703	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
704	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
705	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
706	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
707	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
709	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
710	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
711	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
712	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	
713	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
714	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
715	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	
716	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
717	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
718	29	0	0	20	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	29	
719	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
720	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
721	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
722	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
723	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
724	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
725	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
726	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
727	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	
728	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
729	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
730	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
731	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
732	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
733	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
734	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	

SHLAA ID Number	Total Housing Yield	Dwellings Completed	17 Years 2009-2026																	15 Years 2009-2024	17 Years 2009-2026			
			5 Years 2009-2014					5 Years 2014-2019					5 Years 2019-2024					5 Years 2009-2014	5 Years 2014-2019			5 Years 2019-2024		
			2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024						2024-2025	2025-2026
736	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
737	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
738	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
739	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8
740	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
741	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
743	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
744	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
745	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
746	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
747	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
748	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
749	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5
750	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
751	28	0	0	20	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28
752	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
753	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
754	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
755	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
756	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
757	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
758	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
759	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
760	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
761	46	0	0	0	10	10	10	10	10	10	6	0	0	0	0	0	0	0	0	0	0	0	46	46
762	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15
763	40	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40
TOTAL	16216	52	141	1313	1182	2013	1504	1413	1272	1369	1139	966	800	748	690	558	461	350	245	6153	6159	3257	15569	16164

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