

# **APPENDIX 8**

## **Methodology – Delivery Rates**

# YEARLY DELIVERY RATES

Based on historic completions for permissions issued 2006-2016



## BACKGROUND

National Planning Practice Guidance for Housing and Economic Land Availability Assessments states that the timescale and rate of development be assessed and presented. The guidance states that “*The Local Planning Authority should use the information on suitability, availability, achievability and constraints to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year*”<sup>1</sup>. The guidance goes on to say that the assessment should produce a standard set of outputs which include a “*reasonable estimate of build out rates...*”<sup>2</sup> and that when monitoring LPA’s should record “*progress with delivery of development on allocated and sites with planning permission*”<sup>3</sup>

## APPROACH

It is important that assumptions are based on transparent and robust local evidence and therefore the methodology has been derived using historical delivery rate data supplemented with developer responses to call for site’s exercises to inform the production of the Joint Local Plan. It is important not to apply over-optimistic rates but equally it should be noted that historic evidence of delivery has included a substantial period of recession. The Government has brought forward measures to speed up the planning system and is intent on introducing further measures aimed at enabling faster delivery.

*“As a government, we want to listen to developers and to address evidenced concerns about things that are slowing up development, be it pre-commencement conditions, the time it takes to agree section 106 agreements or concerns about utilities...However, if we do all those things, I think we have a right to turn to the development industry and ask what it is going to do to raise its game in terms of the speed with which it builds out.” Gavin Barwell, October 2016*<sup>4</sup>

*“The number of plots approved for residential development each year rose by 59% between 2011 and 2015. But the number of building starts rose by just 29%. In 2012, permission was granted for more than 195,000 homes. Yet 3 years later, 40,000 of those homes still hadn’t been completed. 40,000 homes! That’s a town the size of Hartlepool, just waiting to be built...If you want us to pull out all the stops to create the sites, you have to build on them. The permission gap has to come down. The build-out rate has to go up.” Sajid Javid, November 2016*<sup>5</sup>

For these reasons, as well as looking at averages for historic delivery rates, consideration has been given to what sites of various sizes are capable of delivering, using historic data on the best performing sites. A one size fits all approach would not be a reasonable/realistic approach therefore a delivery range based on a series of averages is to be used as follows.

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<sup>1</sup> Paragraph 023 Reference ID:3-023-20140306

<sup>2</sup> Paragraph 028 Reference ID 3-028-20140306

<sup>3</sup> Paragraph 043 Reference ID 3-043-20140306

<sup>4</sup> House of Commons Hansard, Neighbourhood Planning Bill second reading, volume 615, 10<sup>th</sup> October 2016

<sup>5</sup> Extract from transcript of speech, exactly as it was delivered, National House Building Council annual launch, 24<sup>th</sup> November 2016

## DELIVERY RATE RANGE

Site size (dwellings)	Default Delivery Range (dwellings per year)
10 to 49	27 to 37
50 to 99	41 to 63
100-350	73 to 101
350+	101 to bespoke dependent on site size

## APPLYING THE RANGE

The range is provided as a guide, and most sites within the SHLAA are expected to have rates applied within the range. Unless there is prior knowledge about the likely delivery rate, the highest end of the range will normally be applied.

However there may be some exceptions:

- Where performance on the particular site has already outperformed the maximum of the range, continuing with the same high delivery figure may be appropriate.
- Where a developer has replied to an information request and stated delivery will be higher than our range suggests – their figure will be applied unless it appears unrealistic in sense-checking.
- Where a developer has replied to an information request and stated delivery will be lower than our range suggests – the developer’s past performance on both the site and other sites they have delivered in our area will be referred to, and the reasons given for an expected low delivery rate assessed. A low delivery rate will not be used unless there is a compelling reason that the site is not capable of delivering at the rate applied.
- Flatted development, where the deliveries of whole blocks are expected to fall within single years, we will use a delivery rate for that year based on the block size.
- Schemes with a high level of public funding or public control, where delivery is expected to be above the normal range, a higher delivery rate may be applicable.
- Where multiple developers, developing phases within a larger scheme, are delivering within the same year, it may be reasonable to apply a rate at the lower end of the range due to competition.

Applying the Range to delivery tables:

Combined with assumptions or site specific information on development lead-in times, an estimate of whether the first year of development will produce a full year’s delivery should be made. Depending on when we estimate a site capable of beginning to deliver dwellings, will depend on whether the first delivery year will need to have a reduced figure applied.

## EVIDENCE FOR THE RANGE

We have used a sample of data from the yearly Housing Survey carried out by the Local Plans Team. The sample is of sites where planning permission was granted between 01 April 2006 and 31 March 2016, sized over 10 units, and with some completions having occurred. Student developments were removed from the sample. The remaining sample provided a list of 115 sites. As the survey records the site by phase of development, some site names may appear more than once in the record set.

The housing survey checks sites, once per year (April), and records the number of completions. Ideally, when calculating delivery rate, the date of first completion to date of last completion would be used, or an average over a 12 month period. However, as we only have data to the nearest year, we cannot detail completions to the nearest day, week, or month, only the number of dwellings which appeared complete at the yearly survey point.

For this reason, in some cases it may be disproportionate to include a full year's build where the housing survey result shows a very low yearly yield. Where the yearly yield falls below 10% of the scheme (or phase) total dwelling yield, it seems reasonable to assume that individual phases are unlikely to have a 10 year build programme and that anything below 10% either represents a partial year's yield or a site which is in the process of stalling. For this reason any year which shows less than a 10% completion yield is not included in the workings.

Any survey years which showed a completion rate of 10% or more of the scheme/phase were summed, and divided by the number of years to give an average completion rate per year.

### Average Set A

Site size (dwellings)	Number of schemes in sample	Average yearly build rate (excluding years with <10% completions or no completions)
10 to 49	81	20
50 to 99	16	42
100+	18	69

The full sample is in appendix 1-3.

Although we are using averages as a method to calculate a build rate, the purpose is not to simply supply an average, but to estimate the capable yield of sites within the size ranges. For example in the range 10 to 49, a site sized at 10 units in total, could only produce a maximum of ten units build rate per year due to being constrained by its size. By including sites as the smaller end of the range, the average is being brought down, not necessarily by yield capability, but by the restrictions of the range.

Instead, by including only those site sizes, within each range, which have the highest size may yield a more realistic potential build rate within that range. The top 50% largest site sizes, within each range, were used to test this.

Average Set B

Site size (dwellings)	Number of schemes in sample	Average yearly build rate from top 50% largest sites within the sample (excluding years with <10% completions or no completions)
10 to 49	41	27
50 to 99	8	41
100+	9	73

The full sample is in appendix 4-6.

Because we are looking at capability within each range, another option is to take the average from the sites, within each range, which show highest delivery rate. To compare with the above, the same method of using the top 50% was used.

Average Set C

Site size (dwellings)	Number of schemes in sample	Average yearly build rate from top 50% sites with largest build rate within the sample (excluding years with <10% completions or no completions)
10 to 49	41	28
50 to 99	8	56
100+	9	95

The full sample is in appendix 7-9.

The same method, but using only the top 25% largest build rate within each range shows an average of the maximum performing sites with the highest delivery.

Average Set D

Site size (dwellings)	No of schemes	Average yearly build rate from top 50% sites with largest build rate within the sample (excluding years with <10% completions or no completions)
10 to 49	21	37
50 to 99	4	63
100+	5	101

The full sample is in appendix 10-12.

## CONCLUSION

Due to 'Average Set A' being constrained by site size, and that minimum delivery rate should be based on capability, this set was considered useful as a starting point for research, but not a reasonable rate to include within the range.

'Average Sets' B – D formed the range to be used as a guide when applying or assessing delivery rate in Plymouth.

## DELIVERY RATE RANGE

Site size (dwellings)	Default Delivery Range (dwellings per year)
10 to 49	27 to 37
50 to 99	41 to 63
100-350	73 to 101
350+	101 to bespoke dependent on site size

We do not have enough historic information to apply any historic average to sites above 350 units. In these cases, a bespoke rate will always need to be applied in conjunction with information supplied from the developer.

PCC have received information from numerous developers through call for sites exercises to inform the production of the joint local plan. The evidence received from developers/agents on delivery rates correlates with the approach that will be used for the different site sizes.

Appendix I – Sample of schemes sized 10 to 49 units, average delivery rate (excluding years with <10% completions)

Survey Ref	Address	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
040/69	LAND WEST OF CARADON CLOSE	14/01954/FUL	3	11	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	3	3
033/31	THE CORNWALL GATE, 71 NORMANDY WAY	14/00525/FUL	10	14	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	6	4	5
012/11	54 TO 56 LIPSON ROAD	07/00993/FUL	11	11	0	0	5	6	0	0	0	0	0	0	6
035/11	AGATON FARM BUDSHEAD ROAD	06/00588/REM	6	21	0	0	0	6	0	0	0	0	0	0	6
052/57	ALSTON HOUSE, 2 PLYMBRIDGE ROAD	09/01900/FUL	13	13	0	0	0	0	0	2	11	0	0	0	7
042/18	(FORMER PLUSS SITE), 271 CLITTAFFORD ROAD	13/01984/FUL	19	19	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	10	9	10
023/70	FORMER MOD SITE, MOUNT WISE	13/00662/FUL	20	20	0	0	0	0	0	0	0	0	10	10	10
011/17	CARPARK, WOODSIDE	09/01443/FUL	10	10	0	0	0	0	0	0	10	0	0	0	10
014/35	PATERNOSTER HOUSE, EFFORD LANE	09/01749/FUL	10	10	0	0	0	0	10	0	0	0	0	0	10
034/18	THE FELLOWSHIP INN, TREVITHICK ROAD	10/00853/FUL	10	10	0	0	0	0	0	0	10	0	0	0	10
017/40	FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE	14/00128/FUL	11	12	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	1	10	10
031/12	CARLTON TERRACE	10/02071/FUL	10	10	0	0	0	0	0	0	0	10	0	0	10
064/55	RADFORD QUARRY LOWER SALTRAM	06/01246/FUL	10	10	0	10	0	0	0	0	0	0	0	0	10
030/03	THE LION AND COLUMN PUB, HAM GREEN LANE	09/01753/FUL	11	11	0	0	0	0	11	0	0	0	0	0	11
039/31	THE TIGER,141A DORCHESTER AVENUE	09/01736/FUL	11	11	0	0	0	0	0	0	11	0	0	0	11
031/13	CHURCH OF WESTON MILL, ST PHILIP, BRIDWELL LANE NORTH	13/02009/FUL	11	11	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	11	11
033/32	LAND AT PERCY STREET	13/02445/FUL	11	11	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	11	11
047/04	FURSDON LEISURE CENTRE, PENRITH GARDENS	06/01657/FUL	11	11	0	0	11	0	0	0	0	0	0	0	11
023/78	AREA C, VISION, (FORMER STORES ENCLAVE), CHAPEL STREET	12/00708/FUL	22	22	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	19	3	0	11
009/12	LAND REAR OF QUEEN ANNES QUAY	10/00499/FUL	23	23	0	0	0	0	0	6	17	0	0	0	12
029/07	LP084 FORMER ALLOTMENT GARDENS HAM DRIVE	06/01629/FUL	24	24	19	5	0	0	0	0	0	0	0	0	12
023/40	49-83 DUKE STREET	09/01116/FUL	12	12	0	0	0	0	0	12	0	0	0	0	12
024/17	23-51 VICTORIA PLACE	13/01688/FUL	12	12	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	12	12
033/30	DAWSON CLOSE	12/01891/FUL	12	12	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	12	0	12
003/71	HORNBY COURT,7 CRAIGIE DRIVE	10/01412/FUL	12	12	0	0	0	0	0	0	0	0	12	0	12
011/19	WOODLAND TERRACE LANE	10/00180/FUL	12	12	0	0	0	0	0	12	0	0	0	0	12
031/11	LP085 LAND AT FERNDAL ROAD	06/01749/FUL	12	12	0	0	12	0	0	0	0	0	0	0	12
035/16	50-58 ERNESETTLE GREEN	07/00561/FUL	12	12	0	0	0	0	12	0	0	0	0	0	12
012/13	THE ASTOR COMMUNITY CENTRE, DARTMOOR VIEW	14/01355/FUL	12	12	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	12	12
023/48	Mayflower Marina Richmond Walk Plymouth	08/00180/FUL	12	12	0	0	0	12	0	0	0	0	0	0	12
051/39	LAND OFF CUNDY CLOSE	11/00149/FUL	12	12	0	0	0	0	0	0	12	0	0	0	12
020/17	PARK VIEW CENTRE, HAWKERS LANE	07/00116/FUL	13	13	0	0	0	0	0	0	0	13	0	0	13
003/62	MIDDLETONS WYNDHAM SQUARE	07/00612/FUL	13	13	0	0	13	0	0	0	0	0	0	0	13
031/10	THE FORMER CREAMERY,BRIDWELL LANE NORTH	14/02136/FUL	13	13	0	0	0	0	0	0	0	0	0	13	13
003/70	241 UNION STREET	09/00956/FUL	13	13	0	0	0	0	0	13	0	0	0	0	13
023/63	DP01(part) VISION Zone G, FORMER STORES ENCLAVE, CHAPEL STREET	12/01302/REM	27	33	0	0	0	0	0	0	0	0	15	12	14
056/29	3 to 5 MARKET ROAD	11/00238/FUL	14	14	0	0	0	0	0	0	14	0	0	0	14
045/43	PENLEE COTTAGE, PLYMBRIDGE ROAD	11/00018/FUL	14	14	0	0	0	0	0	0	14	0	0	0	14
023/75	DP01 (part)VISION Zone E (FORMER STORES ENCLAVE), CHAPEL STREET	12/00853/FUL	28	28	0	0	0	0	0	0	0	0	21	7	14

Appendix I – Sample of schemes sized 10 to 49 units, average delivery rate (excluding years with <10% completions)

Survey Ref	Address	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
060/55	27 SPRINGFIELD CLOSE, AND LAND TO REAR	12/02082/FUL	16	16	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	16	0	16
023/52	FORMER GARAGE SITE, QUEEN STREET	06/02001/FUL	16	16	0	0	16	0	0	0	0	0	0	0	16
023/68	KER STREET	09/00930/FUL	16	16	0	0	0	0	16	0	0	0	0	0	16
006/22	THE GRAND HOTEL,24 ELLIOT STREET	10/00205/FUL	33	26	0	0	0	0	0	7	26	0	0	0	17
039/30	WHITLEIGH COMMUNITY CAMPUS	07/01872/FUL	35	35	0	0	0	0	0	18	2	0	15	0	17
003/79	17, 19, 21, 23 AND 25 PHOENIX QUAY, GEORGE PLACE	14/01296/FUL	17	17	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	17	17
030/04	FORMER COMMUNITY CENTRE, HAM DRIVE	13/01865/FUL	17	17	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	17	17
006/19	STRATHMORE HOTEL ELLIOT STREET	06/00399/FUL	18	18	0	0	0	0	0	18	0	0	0	0	18
025/08	ST THOMAS THE APOSTLES CHURCH ROYAL NAVY AVENUE	07/00012/FUL	18	18	0	0	18	0	0	0	0	0	0	0	18
023/80	ADMIRALTY HOUSE, MOUNT WISE CRESCENT	12/01666/FUL	18	18	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	0	18	18
033/17	LAND AT NORMANDY WAY	09/00285/FUL	18	18	0	0	0	18	0	0	0	0	0	0	18
023/74	DP01(part) Vision Zone I, J AND CENTRAL GARDENS, DEVONPORT STORAGE	09/00519/REM	19	19	0	0	0	0	0	19	0	0	0	0	19
050/05	LP067 Land at Hallerton Close	07/01322/FUL	19	19	0	0	0	19	0	0	0	0	0	0	19
039/32	CROWNHILL BAPTIST CHURCH, BERWICK AVENUE	09/00226/FUL	20	20	0	0	0	0	0	20	0	0	0	0	20
009/26	RIVER VIEW	12/01321/FUL	21	21	0	0	0	0	0	0	0	0	21	0	21
026/21	ST MARKS VICARAGE CAMBRIDGE ROAD	06/00639/FUL	22	22	0	0	0	0	22	0	0	0	0	0	22
040/54	273 TAVISTOCK ROAD	13/01025/FUL	22	22	0	0	0	0	0	0	0	0	22	0	22
023/60	DP05 Curtis Street/Duke Street	12/01867/FUL	23	23	0	0	0	0	0	0	0	0	23	0	23
003/74	WATERLOO COURT, WATERLOO CLOSE	13/01083/FUL	23	23	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	23	0	23
023/73	DP01(part) Vision Zone H and L FORMER STORES ENCLAVE	12/00624/REM	23	23	0	0	0	0	0	0	0	23	0	0	23
007/28	25-27 BRETONSIDE	06/00679/FUL	23	23	0	0	23	0	0	0	0	0	0	0	23
001/19	8 TO 10 WHIMPLE STREET	14/00054/GPD	24	43	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	24	0	24
056/18	13-15 RIDGE PARK ROAD	07/02070/FUL	24	24	0	0	0	0	24	0	0	0	0	0	24
035/15	ST AIDANS PARISH CHURCH WEST MALLING AVENUE	06/00050/FUL	24	24	0	0	24	0	0	0	0	0	0	0	24
014/28	FORMER ROYAL MARINE PUB SITE, TORRIDGE WAY	12/01330/FUL	25	25	0	0	0	0	0	0	0	25	0	0	25
061/50	LIBRARY HORN CROSS ROAD	06/01443/FUL	27	27	0	0	27	0	0	0	0	0	0	0	27
007/79	FORMER GOVERNMENT OFFICES, HOEGATE STREET	13/02395/FUL	30	30	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	30	30
023/39	DP03 KER STREET, DUKE STREET, MONUMENT STREET	07/02449/FUL	32	32	0	0	0	32	0	0	0	0	0	0	32
019/07	LAND AT ALMA ROAD, REAR OF WAKE STREET	07/01472/REM	32	32	0	0	32	0	0	0	0	0	0	0	32
032/04	LAND ADJACENT TO, FOULSTON AVENUE	11/00839/FUL	38	38	0	0	0	0	0	3	35	0	0	0	35
039/20	ST CHADS CHURCH WHITLEIGH GREEN	07/02043/FUL	38	38	0	0	0	38	0	0	0	0	0	0	38
027/03	NORTH PROSPECT ROAD	11/01384/REM	39	39	0	0	0	0	0	0	0	39	0	0	39
027/05	COOKWORTHY ROAD	12/01847/FUL	39	39	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	39	0	39
035/17	FORMER COMMUNITY CENTRE, DUXFORD CLOSE	15/01154/FUL	40	40	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	40	40
023/67	DP01(part) Vision Zone F, FORMER STORES ENCLAVE, DEVONPORT DP01(part) VISION Zone A, FORMER STORES ENCLAVE, CHAPEL	09/00216/REM	40	40	0	0	0	0	0	40	0	0	0	0	40
023/54	STRE	07/02113/REM	42	42	0	0	0	0	42	0	0	0	0	0	42
022/43	ST MICHAELS CHURCH, 37 ALBERT ROAD	06/01589/FUL	42	42	0	0	0	42	0	0	0	0	0	0	42
057/39	PLYMPTON CATTLE MARKET, MARKET ROAD	09/01432/FUL	49	49	0	0	0	0	46	2	1	0	0	0	46
044/11	443 TAVISTOCK ROAD	09/00941/FUL	48	48	0	0	0	2	46	0	0	0	0	0	46



Appendix I – Sample of schemes sized 10 to 49 units, average delivery rate (excluding years with <10% completions)

Survey Ref	Address	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
030/02	SOUTH TRELAWNY PRIMARY SCHOOL, JEDBURGH CRESCENT	09/01708/FUL	47	47	0	0	0	0	0	0	0	0	0	47	47
003/76	PLOT G, Land at Millbay Road	10/02131/FUL	48	48	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	48	0	0	48
023/55	DP01(part) VISION Zone D, FORMER STORE ENCLAVE	07/02136/REM	49	49	0	0	0	0	0	49	0	0	0	0	49

Average Sample Size	20
	81

Appendix 2 – Sample of schemes sized 50 to 99 units, average delivery rate (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
032/17	FORMER BARNE BARTON PRIMARY SCHOOL, POOLE PARK ROAD	11/00669/FUL	61	61	0	0	0	0	3	26	22	10	0	0	19
023/53	DP01(part) VISION Zone B, FORMER STORES ENCLAVE	06/01612/REM	63	65	0	0	32	11	20	0	0	0	0	0	21
064/40	BOSTONS BOAT YARD, BAYLYS ROAD	12/01180/FUL	46	53	0	0	0	0	0	0	0	0	22	24	23
045/30	LAND AT TAVISTOCK ROAD	11/01559/FUL	58	58	0	0	0	0	0	0	42	16	0	0	29
014/36	UNITY PARK, EFFORD ROAD	12/01584/REM	94	94	0	0	0	0	0	0	13	43	37	1	31
010/06	LPO25 BRENTOR ROAD	06/01297/FUL	98	98	0	31	56	11	0	0	0	0	0	0	33
045/39	PLYMOUTH AIRPORT APPROACH SITE	09/01652/REM	72	72	0	0	0	0	4	58	10	0	0	0	34
004/25	LPO39(part) MILLS BAKERY ROYAL WILLIAM YARD CREMYLL ST	05/00417/FUL	79	79	0	42	33	4	0	0	0	0	0	0	38
029/10	FORMER CIVIL SERVICE SPORTS CLUB, RECREATION ROAD	15/00256/FUL	48	72	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	5	43	43
014/38	FORMER PLYM VIEW PRIMARY SCHOOL	13/01786/FUL	50	50	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	50	50
008/38	48 EBRINGTON STREET	05/00431/FUL	50	50	0	0	50	0	0	0	0	0	0	0	50
003/67	FORMER SPORTS GROUND, HARWELL STREET	13/02394/FUL	56	56	0	0	0	0	0	0	0	0	0	56	56
007/23	GRAINEYS JOINERY & LAMINATING BILBURY STREET	07/01617/FUL	60	60	0	0	60	0	0	0	0	0	0	0	60
055/18	Pocklington Rise, George Lane	07/02189/FUL	62	62	0	0	0	62	0	0	0	0	0	0	62
032/05	LAND AT KINTERBURY SQUARE	10/02141/FUL	64	64	0	0	0	0	0	0	64	0	0	0	64
056/26	THE HILLSIDE CENTRE, STATION ROAD	06/01386/FUL	66	66	0	66	0	0	0	0	0	0	0	0	66

Average Sample Size	42
	16

Appendix 3 – Sample of schemes sized 100 to 350 units, average delivery rate (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
023/38	KER STREET	12/00633/FUL	129	129	0	0	0	0	30	25	49	25	0	0	32
048/29	FORDER VALLEY	14/01665/REM	35	105	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	35	35
003/58	LAND EAST OF MILLER COURT (SITE KNOWN AS D1)	05/00191/FUL	129	126	0	0	6	51	54	18	0	0	0	0	41
045/45	FORMER RUNWAY, PLYMOUTH CITY AIRPORT	13/00850/REM	87	175	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	41	46	44
064/46	FORMER HOOE LAKE QUARRY, LAND OFF BARTON ROAD	14/02107/FUL	135	190	0	0	0	0	0	0	0	38	43	54	45
045/37	PLYMOUTH AIRPORT, PLYMBRIDGE LANE	11/00655/REM	100	100	0	0	0	0	0	0	41	59	0	0	50
042/17	LAND PARCEL 1A, OFF CLITTAFORD ROAD	09/01081/REM	110	110	0	0	0	2	65	38	5	0	0	0	52
029/09	LAND EAST AND WEST OF PENNYCROSS CLOSE	13/00048/FUL	103	209	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	38	65	52
042/16	AREA 1B CLITTAFORD ROAD	10/01965/FUL	158	158	0	0	0	90	51	17	0	0	0	0	53
023/83	VISION ZONES J, K, M	13/02419/FUL	55	117	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	55	55
023/34	FORMER MOD SITE, MOUNT WISE	11/01891/FUL	210	210	0	0	0	0	0	82	69	8	6	45	65
023/81	DP02 DEVONPORT	14/01780/FUL	69	101	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	69	69
029/06	LP121 RECREATION ROAD BUSINESS PARK	06/01011/FUL	105	105	99	6	0	0	0	0	0	0	0	0	99
058/57	PLYMSTOCK QUARRY, THE RIDE	12/01171/REM	110	110	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	2	100	8	100
027/04	WOODVILLE ROAD	12/01304/FUL	235	347	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	33	80	122	101
003/75	PLOT A1, BRUNEL WAY, MILLBAY	13/00688/FUL	102	102	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	102	0	102
058/58	PLYMSTOCK QUARRY, BROXTON DRIVE	13/00941/REM	102	240	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	102	102
027/02	NORTH PROSPECT SCHEME, WOODHEY ROAD	10/02026/FUL	148	148	0	0	0	0	0	2	138	6	2	0	138

Average	69
Sample Size	18

Appendix 4 – Sample of schemes sized 10 to 49 units, average delivery rate from top 50% of sites with largest numbers of dwellings approved (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
042/18	(FORMER PLUS SITE), 271 CLITTAFFORD ROAD DP01(part) Vision Zone I, J AND CENTRAL GARDENS,	13/01984/FUL	19	19	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	10	9	10
023/74	DEVONPORT STORAGE	09/00519/REM	19	19	0	0	0	0	0	19	0	0	0	0	19
050/05	LP067 Land at Hallerton Close	07/01322/FUL	19	19	0	0	0	19	0	0	0	0	0	0	19
023/70	FORMER MOD SITE, MOUNT WISE	13/00662/FUL	20	20	0	0	0	0	0	0	0	0	10	10	10
039/32	CROWNHILL BAPTIST CHURCH, BERWICK AVENUE	09/00226/FUL	20	20	0	0	0	0	0	20	0	0	0	0	20
035/11	AGATON FARM BUDSHEAD ROAD	06/00588/REM	6	21	0	0	0	6	0	0	0	0	0	0	6
009/26	RIVER VIEW	12/01321/FUL	21	21	0	0	0	0	0	0	0	0	21	0	21
023/78	AREA C, VISION, (FORMER STORES ENCLAVE), CHAPEL STREET	12/00708/FUL	22	22	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	19	3	0	11
026/21	ST MARKS VICARAGE CAMBRIDGE ROAD	06/00639/FUL	22	22	0	0	0	0	22	0	0	0	0	0	22
040/54	273 TAVISTOCK ROAD	13/01025/FUL	22	22	0	0	0	0	0	0	0	0	22	0	22
009/12	LAND REAR OF QUEEN ANNES QUAY	10/00499/FUL	23	23	0	0	0	0	0	6	17	0	0	0	12
023/60	DP05 Curtis Street/Duke Street	12/01867/FUL	23	23	0	0	0	0	0	0	0	0	23	0	23
003/74	WATERLOO COURT, WATERLOO CLOSE	13/01083/FUL	23	23	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	23	0	23
023/73	DP01(part) Vision Zone H and L FORMER STORES ENCLAVE	12/00624/REM	23	23	0	0	0	0	0	0	0	23	0	0	23
007/28	25-27 BRETONSIDE	06/00679/FUL	23	23	0	0	23	0	0	0	0	0	0	0	23
029/07	LP084 FORMER ALLOTMENT GARDENS HAM DRIVE	06/01629/FUL	24	24	19	5	0	0	0	0	0	0	0	0	12
056/18	13-15 RIDGE PARK ROAD	07/02070/FUL	24	24	0	0	0	0	24	0	0	0	0	0	24
035/15	ST AIDANS PARISH CHURCH WEST MALLING AVENUE	06/00050/FUL	24	24	0	0	24	0	0	0	0	0	0	0	24
014/28	FORMER ROYAL MARINE PUB SITE, TORRIDGE WAY	12/01330/FUL	25	25	0	0	0	0	0	0	0	25	0	0	25
006/22	THE GRAND HOTEL,24 ELLIOT STREET	10/00205/FUL	33	26	0	0	0	0	0	7	26	0	0	0	17
061/50	LIBRARY HORN CROSS ROAD	06/01443/FUL	27	27	0	0	27	0	0	0	0	0	0	0	27
023/75	DP01 (part)VISION Zone E (FORMER STORES ENCLAVE), CHAPEL STREET	12/00853/FUL	28	28	0	0	0	0	0	0	0	0	21	7	14
007/79	FORMER GOVERNMENT OFFICES, HOEGATE STREET	13/02395/FUL	30	30	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	30	30
023/39	DP03 KER STREET, DUKE STREET, MONUMENT STREET	07/02449/FUL	32	32	0	0	0	32	0	0	0	0	0	0	32
019/07	LAND AT ALMA ROAD, REAR OF WAKE STREET	07/01472/REM	32	32	0	0	32	0	0	0	0	0	0	0	32
023/63	DP01(part) VISION Zone G, FORMER STORES ENCLAVE, CHAPEL STRE	12/01302/REM	27	33	0	0	0	0	0	0	0	0	15	12	14
039/30	WHITLEIGH COMMUNITY CAMPUS	07/01872/FUL	35	35	0	0	0	0	0	18	2	0	15	0	17
032/04	LAND ADJACENT TO, FOULSTON AVENUE	11/00839/FUL	38	38	0	0	0	0	0	3	35	0	0	0	35
039/20	ST CHADS CHURCH WHITLEIGH GREEN	07/02043/FUL	38	38	0	0	0	38	0	0	0	0	0	0	38
027/03	NORTH PROSPECT ROAD	11/01384/REM	39	39	0	0	0	0	0	0	0	39	0	0	39
027/05	COOKWORTHY ROAD	12/01847/FUL	39	39	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	39	0	39
035/17	FORMER COMMUNITY CENTRE, DUXFORD CLOSE	15/01154/FUL	40	40	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	40	40
023/67	DP01(part) Vision Zone F, FORMER STORES ENCLAVE, DEVONPORT	09/00216/REM	40	40	0	0	0	0	0	40	0	0	0	0	40
023/54	DP01(part) VISION Zone A, FORMER STORES ENCLAVE, CHAPEL STRE	07/02113/REM	42	42	0	0	0	0	42	0	0	0	0	0	42

Appendix 4 – Sample of schemes sized 10 to 49 units, average delivery rate from top 50% of sites with largest numbers of dwellings approved (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
022/43	ST MICHAELS CHURCH, 37 ALBERT ROAD	06/01589/FUL	42	42	0	0	0	42	0	0	0	0	0	0	42
001/19	8 TO 10 WHIMPLE STREET	14/00054/GPD	24	43	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	24	0	24
030/02	SOUTH TRELAWNY PRIMARY SCHOOL, JEDBURGH CRESCENT	09/01708/FUL	47	47	0	0	0	0	0	0	0	0	0	47	47
044/11	443 TAVISTOCK ROAD	09/00941/FUL	48	48	0	0	0	2	46	0	0	0	0	0	46
003/76	PLOT G, Land at Millbay Road	10/02131/FUL	48	48	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	48	0	0	48
057/39	PLYMPTON CATTLE MARKET, MARKET ROAD	09/01432/FUL	49	49	0	0	0	0	46	2	1	0	0	0	46
023/55	DP01(part) VISION Zone D, FORMER STORE ENCLAVE	07/02136/REM	49	49	0	0	0	0	0	49	0	0	0	0	49

Average Sample Size	27
	41

Appendix 5 – Sample of schemes sized 50 to 99 units, average delivery rate from top 50% of sites with largest numbers of dwellings approved (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
032/05	LAND AT KINTERBURY SQUARE	10/02141/FUL	64	64	0	0	0	0	0	0	64	0	0	0	64
023/53	DP01(part) VISION Zone B, FORMER STORES ENCLAVE	06/01612/REM	63	65	0	0	32	11	20	0	0	0	0	0	21
056/26	THE HILLSIDE CENTRE, STATION ROAD	06/01386/FUL	66	66	0	66	0	0	0	0	0	0	0	0	66
045/39	PLYMOUTH AIRPORT APPROACH SITE	09/01652/REM	72	72	0	0	0	0	4	58	10	0	0	0	34
029/10	FORMER CIVIL SERVICE SPORTS CLUB, RECREATION ROAD	15/00256/FUL	48	72	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	5	43	43
004/25	LPO39(part) MILLS BAKERY ROYAL WILLIAM YARD	05/00417/FUL	79	79	0	42	33	4	0	0	0	0	0	0	38
014/36	CREMYLL STREET	12/01584/REM	94	94	0	0	0	0	0	0	13	43	37	1	31
010/06	UNITY PARK, EFFORD ROAD	06/01297/FUL	98	98	0	31	56	11	0	0	0	0	0	0	33
	LPO25 BRENTOR ROAD														
														Average Sample Size	41 8

Appendix 6 – Sample of schemes sized 100 to 350 units, average delivery rate from top 50% of sites with largest numbers of dwellings approved (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
023/38	KER STREET	12/00633/FUL	129	129	0	0	0	0	30	25	49	25	0	0	32
027/02	NORTH PROSPECT SCHEME, WOODHEY ROAD	10/02026/FUL	68	148	0	0	0	0	0	2	58	6	2	0	58
042/16	AREA 1B CLITTAFFORD ROAD	10/01965/FUL	158	158	0	0	0	90	51	17	0	0	0	0	53
045/45	FORMER RUNWAY, PLYMOUTH CITY AIRPORT, PLYMBRIDGE LANE	13/00850/REM	87	175	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	41	46	44
064/46	FORMER HOOE LAKE QUARRY, LAND OFF BARTON ROAD	14/02107/FUL	135	190	0	0	0	0	0	0	0	38	43	54	45
029/09	LAND EAST AND WEST OF PENNYCROSS CLOSE	13/00048/FUL	103	209	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	38	65	52
023/34	FORMER MOD SITE, MOUNT WISE	11/01891/FUL	292	210	0	0	0	0	0	82	151	8	6	45	93
058/58	PLYMSTOCK QUARRY, BROXTON DRIVE	13/00941/REM	102	240	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	102	102
027/04	WOODVILLE ROAD	12/01304/FUL	235	347	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	33	80	122	101

<b>Average Sample Size</b>	<b>73</b>
	<b>9</b>

Appendix 7 – Sample of schemes sized 10 to 49 units, average delivery rate from top 50% of sites with highest yearly delivery rate (excluding years with <10% completions)

SITE_REF	ADDRESS	Application number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
023/52	FORMER GARAGE SITE, QUEEN STREET	06/02001/FUL	16	16	0	0	16	0	0	0	0	0	0	0	16
023/68	KER STREET	09/00930/FUL	16	16	0	0	0	0	16	0	0	0	0	0	16
006/22	THE GRAND HOTEL,24 ELLIOT STREET	10/00205/FUL	33	26	0	0	0	0	0	7	26	0	0	0	17
039/30	WHITLEIGH COMMUNITY CAMPUS	07/01872/FUL	35	35	0	0	0	0	0	18	2	0	15	0	17
003/79	17, 19, 21, 23 AND 25 PHOENIX QUAY, GEORGE PLACE	14/01296/FUL	17	17	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	17	17
030/04	FORMER COMMUNITY CENTRE, HAM DRIVE	13/01865/FUL	17	17	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	17	17
006/19	STRATHMORE HOTEL ELLIOT STREET	06/00399/FUL	18	18	0	0	0	0	0	18	0	0	0	0	18
025/08	ST THOMAS THE APOSTLES CHURCH ROYAL NAVY AVENUE	07/00012/FUL	18	18	0	0	18	0	0	0	0	0	0	0	18
023/80	ADMIRALTY HOUSE, MOUNT WISE CRESCENT	12/01666/FUL	18	18	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	0	18	18
033/17	LAND AT NORMANDY WAY	09/00285/FUL	18	18	0	0	0	18	0	0	0	0	0	0	18
023/74	DP01(part) Vision Zone I, J AND CENTRAL GARDENS, DEVONPORT STORAGE	09/00519/REM	19	19	0	0	0	0	0	19	0	0	0	0	19
050/05	LP067 Land at Hallerton Close	07/01322/FUL	19	19	0	0	0	19	0	0	0	0	0	0	19
039/32	CROWNHILL BAPTIST CHURCH, BERWICK AVENUE	09/00226/FUL	20	20	0	0	0	0	0	20	0	0	0	0	20
009/26	RIVER VIEW	12/01321/FUL	21	21	0	0	0	0	0	0	0	0	21	0	21
026/21	ST MARKS VICARAGE CAMBRIDGE ROAD	06/00639/FUL	22	22	0	0	0	0	22	0	0	0	0	0	22
040/54	273 TAVISTOCK ROAD	13/01025/FUL	22	22	0	0	0	0	0	0	0	0	22	0	22
023/60	DP05 Curtis Street/Duke Street	12/01867/FUL	23	23	0	0	0	0	0	0	0	0	23	0	23
003/74	WATERLOO COURT, WATERLOO CLOSE	13/01083/FUL	23	23	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	23	0	23
023/73	DP01(part) Vision Zone H and L FORMER STORES ENCLAVE	12/00624/REM	23	23	0	0	0	0	0	0	0	23	0	0	23
007/28	25-27 BRETONSIDE	06/00679/FUL	23	23	0	0	23	0	0	0	0	0	0	0	23
056/18	13-15 RIDGE PARK ROAD	07/02070/FUL	24	24	0	0	0	0	24	0	0	0	0	0	24
035/15	ST AIDANS PARISH CHURCH WEST MALLING AVENUE	06/00050/FUL	24	24	0	0	24	0	0	0	0	0	0	0	24
001/19	8 TO 10 WHIMPLE STREET	14/00054/GPD	24	43	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	24	0	24
014/28	FORMER ROYAL MARINE PUB SITE, TORRIDGE WAY	12/01330/FUL	25	25	0	0	0	0	0	0	0	25	0	0	25
061/50	LIBRARY HORN CROSS ROAD	06/01443/FUL	27	27	0	0	27	0	0	0	0	0	0	0	27
007/79	FORMER GOVERNMENT OFFICES, HOEGATE STREET	13/02395/FUL	30	30	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	30	30
023/39	DP03 KER STREET, DUKE STREET, MONUMENT STREET	07/02449/FUL	32	32	0	0	0	32	0	0	0	0	0	0	32
019/07	LAND AT ALMA ROAD, REAR OF WAKE STREET	07/01472/REM	32	32	0	0	32	0	0	0	0	0	0	0	32
032/04	LAND ADJACENT TO, FOULSTON AVENUE	11/00839/FUL	38	38	0	0	0	0	0	3	35	0	0	0	35
039/20	ST CHADS CHURCH WHITLEIGH GREEN	07/02043/FUL	38	38	0	0	0	38	0	0	0	0	0	0	38
027/03	NORTH PROSPECT ROAD	11/01384/REM	39	39	0	0	0	0	0	0	0	39	0	0	39
027/05	COOKWORTHY ROAD	12/01847/FUL	39	39	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	39	0	39
035/17	FORMER COMMUNITY CENTRE, DUXFORD CLOSE	15/01154/FUL	40	40	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	40	40
023/67	DP01(part) Vision Zone F, FORMER STORES ENCLAVE, DEVONPORT	09/00216/REM	40	40	0	0	0	0	0	40	0	0	0	0	40
023/54	DP01(part) VISION Zone A, FORMER STORES ENCLAVE, CHAPEL STRE	07/02113/REM	42	42	0	0	0	0	42	0	0	0	0	0	42
022/43	ST MICHAELS CHURCH, 37 ALBERT ROAD	06/01589/FUL	42	42	0	0	0	42	0	0	0	0	0	0	42



Appendix 7 – Sample of schemes sized 10 to 49 units, average delivery rate from top 50% of sites with highest yearly delivery rate (excluding years with <10% completions)

SITE_REF	ADDRESS	Application number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
044/11	443 TAVISTOCK ROAD	09/00941/FUL	48	48	0	0	0	2	46	0	0	0	0	0	46
057/39	PLYMPTON CATTLE MARKET, MARKET ROAD	09/01432/FUL	49	49	0	0	0	0	46	2	1	0	0	0	46
030/02	SOUTH TRELAWNY PRIMARY SCHOOL, JEDBURGH CRESCENT	09/01708/FUL	47	47	0	0	0	0	0	0	0	0	0	47	47
003/76	PLOT G, Land at Millbay Road	10/02131/FUL	48	48	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	48	0	0	48
023/55	DP01(part) VISION Zone D, FORMER STORE ENCLAVE	07/02136/REM	49	49	0	0	0	0	0	49	0	0	0	0	49
														<b>Average</b>	<b>41</b>
														<b>Sample Size</b>	<b>28</b>

Appendix 8 – Sample of schemes sized 50 to 99 units, average delivery rate from top 50% of sites with highest yearly delivery rate (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
029/10	FORMER CIVIL SERVICE SPORTS CLUB, RECREATION ROAD	15/00256/FUL	48	72	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	5	43	43
014/38	FORMER PLYM VIEW PRIMARY SCHOOL	13/01786/FUL	50	50	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	50	50
008/38	48 EBRINGTON STREET	05/00431/FUL	50	50	0	0	50	0	0	0	0	0	0	0	50
003/67	FORMER SPORTS GROUND, HARWELL STREET	13/02394/FUL	56	56	0	0	0	0	0	0	0	0	0	56	56
007/23	GRAINEYS JOINERY & LAMINATING BILBURY STREET	07/01617/FUL	60	60	0	0	60	0	0	0	0	0	0	0	60
055/18	Pocklington Rise, George Lane	07/02189/FUL	62	62	0	0	0	62	0	0	0	0	0	0	62
032/05	LAND AT KINTERBURY SQUARE	10/02141/FUL	64	64	0	0	0	0	0	0	64	0	0	0	64
056/26	THE HILLSIDE CENTRE, STATION ROAD	06/01386/FUL	66	66	0	66	0	0	0	0	0	0	0	0	66

Average Sample Size	56 8
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Appendix 9 – Sample of schemes sized 100 to 350 units, average delivery rate from top 50% of sites with highest yearly delivery rate (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
023/83	VISION ZONES J, K, M	13/02419/FUL	55	117	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	55	55
027/02	NORTH PROSPECT SCHEME, WOODHEY ROAD DP02 LAND AT GRANBY GREEN, WEST OF PARK AVENUE AND LAND AT GRANBY STREET, EAST OF PARK AVENUE	10/02026/FUL	148	148	0	0	0	0	0	2	138	6	2	0	138
023/81	FORMER MOD SITE, MOUNT WISE	14/01780/FUL	69	101	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	69	69
023/34	LP121 RECREATION ROAD BUSINESS PARK, RECREATION ROAD	11/01891/FUL	292	210	0	0	0	0	0	82	151	8	6	45	93
029/06	PLYMSTOCK QUARRY, THE RIDE	06/01011/FUL	105	105	99	6	0	0	0	0	0	0	0	0	99
058/57	WOODVILLE ROAD	12/01171/REM	110	110	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	2	100	8	100
027/04	PLOT A1, BRUNEL WAY, MILLBAY	12/01304/FUL	235	347	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	33	80	122	101
003/75	PLYMSTOCK QUARRY, BROXTON DRIVE	13/00688/FUL	102	102	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	102	0	102
058/58		13/00941/REM	102	240	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	102	102

Average	95
Sample Size	9

Appendix 10 – Sample of schemes sized 10 to 49 units, average delivery rate from top 25% of sites with highest yearly delivery rate (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
056/18	13-15 RIDGE PARK ROAD	07/02070/FUL	24	24	0	0	0	0	24	0	0	0	0	0	24
035/15	ST AIDANS PARISH CHURCH WEST MALLING AVENUE	06/00050/FUL	24	24	0	0	24	0	0	0	0	0	0	0	24
001/19	8 TO 10 WHIMPLE STREET	14/00054/GPD	24	43	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	24	0	24
014/28	FORMER ROYAL MARINE PUB SITE, TORRIDGE WAY	12/01330/FUL	25	25	0	0	0	0	0	0	0	25	0	0	25
061/50	LIBRARY HORN CROSS ROAD	06/01443/FUL	27	27	0	0	27	0	0	0	0	0	0	0	27
007/79	FORMER GOVERNMENT OFFICES, HOEGATE STREET	13/02395/FUL	30	30	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	30	30
023/39	DP03 KER STREET, DUKE STREET, MONUMENT STREET	07/02449/FUL	32	32	0	0	0	32	0	0	0	0	0	0	32
019/07	LAND AT ALMA ROAD, REAR OF WAKE STREET	07/01472/REM	32	32	0	0	32	0	0	0	0	0	0	0	32
032/04	LAND ADJACENT TO, FOULSTON AVENUE	11/00839/FUL	38	38	0	0	0	0	0	3	35	0	0	0	35
039/20	ST CHADS CHURCH WHITLEIGH GREEN	07/02043/FUL	38	38	0	0	0	38	0	0	0	0	0	0	38
027/03	NORTH PROSPECT ROAD	11/01384/REM	39	39	0	0	0	0	0	0	0	39	0	0	39
027/05	COOKWORTHY ROAD	12/01847/FUL	39	39	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	39	0	39
035/17	FORMER COMMUNITY CENTRE, DUXFORD CLOSE	15/01154/FUL	40	40	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	40	40
023/67	DP01(part) Vision Zone F, FORMER STORES ENCLAVE, DEVONPORT	09/00216/REM	40	40	0	0	0	0	0	40	0	0	0	0	40
023/54	DP01(part) VISION Zone A, FORMER STORES ENCLAVE, CHAPEL STRE	07/02113/REM	42	42	0	0	0	0	42	0	0	0	0	0	42
022/43	ST MICHAELS CHURCH, 37 ALBERT ROAD	06/01589/FUL	42	42	0	0	0	42	0	0	0	0	0	0	42
044/11	443 TAVISTOCK ROAD	09/00941/FUL	48	48	0	0	0	2	46	0	0	0	0	0	46
057/39	PLYMPTON CATTLE MARKET, MARKET ROAD	09/01432/FUL	49	49	0	0	0	0	46	2	1	0	0	0	46
030/02	SOUTH TRELAWNY PRIMARY SCHOOL, JEDBURGH CRESCENT	09/01708/FUL	47	47	0	0	0	0	0	0	0	0	0	47	47
003/76	PLOT G, Land at Millbay Road	10/02131/FUL	48	48	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	48	0	0	48
023/55	DP01(part) VISION Zone D, FORMER STORE ENCLAVE	07/02136/REM	49	49	0	0	0	0	0	49	0	0	0	0	49

Average	37
Sample Size	21

Appendix II – Sample of schemes sized 50 to 99 units, average delivery rate from top 25% of sites with highest yearly delivery rate (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
007/23	GRAINEYS JOINERY & LAMINATING BILBURY STREET	07/01617/FUL	60	60	0	0	60	0	0	0	0	0	0	0	60
055/18	Pocklington Rise, George Lane	07/02189/FUL	62	62	0	0	0	62	0	0	0	0	0	0	62
032/05	LAND AT KINTERBURY SQUARE	10/02141/FUL	64	64	0	0	0	0	0	0	64	0	0	0	64
056/26	THE HILLSIDE CENTRE, STATION ROAD	06/01386/FUL	66	66	0	66	0	0	0	0	0	0	0	0	66

Average Sample Size	63 4
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Appendix 12 – Sample of schemes sized 100 to 350 units, average delivery rate from top 25% of sites with highest yearly delivery rate (excluding years with <10% completions)

SITE_REF	ADDRESS	Application Number	TOTAL DWELLINGS COMP BETWEEN 2006-2016	TOTAL DWELLINGS APPROVED	Comp 2006/07	Comp 2007/08	Comp 2008/09	Comp 2009/10	Comp 2010/11	Comp 2011/12	Comp 2012/13	Comp 2013/14	Comp 2014/15	Comp 2015/16	Delivery Rate
029/06	LP121 RECREATION ROAD BUSINESS PARK, RECREATION ROAD	06/01011/FUL	105	105	99	6	0	0	0	0	0	0	0	0	99
058/57	PLYMSTOCK QUARRY, THE RIDE	12/01171/REM	110	110	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	2	100	8	100
027/04	WOODVILLE ROAD	12/01304/FUL	235	347	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	33	80	122	101
003/75	PLOT A1, BRUNEL WAY, MILLBAY	13/00688/FUL	102	102	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	102	0	102
058/58	PLYMSTOCK QUARRY, BROXTON DRIVE	13/00941/REM	102	240	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	N/SURV	0	0	102	102

Average	101
Sample Size	5