

Nuneaton and Bedworth Borough Council

Five-Year Housing Land Supply Calculation – 1st April 2024

Introduction

This document sets out Nuneaton and Bedworth Borough Council's assessment of its housing land supply from 1st April 2024 to 31st March 2029. It provides the Five-Year Housing Land Supply calculation, for the Borough, and accords with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance.

The Borough Plan was adopted on 11th June 2019 and therefore, is now more than five years old. In turn, the standard method has been utilised to calculate the Borough's housing land supply position, for the 2024/25 to 2028/29 period.

The Five-Year Housing Land Supply is based on the updated 2024 Housing Trajectory containing the full list of deliverable housing sites (within the next five years). This comprises of:

- Permitted sites (Full and Outline Planning Permission)
- Prior notification sites
- SHLAA sites
- Strategic housing allocations
- Windfall sites
- Sites with Prior Approval

A 10% deduction for non-implementation of small sites, equating to 18 dwellings per year, and a windfall allowance of 22 dwellings per year, has been applied to the 2024 Housing Trajectory based on past trends. The NPPF¹ states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

Whilst the objective is to achieve a five-year supply of housing sites, it should be viewed as a minimum on an on-going basis. The Five-Year Housing Land Supply will be updated at least annually so that the supply can be kept under review. If site permissions expire without having been implemented or are not delivered as quickly as expected, then the land supply figure will reduce accordingly. However, the Council will mitigate the risk of falling below the five-year supply threshold and seek to maintain a healthy supply by granting planning permission for other applications where they are deemed to be acceptable in planning terms. It must be acknowledged however, that the Council has no direct control over whether sites get built out or when they will be delivered.

National Policy

The NPPF² requires a five-year supply of housing to be demonstrated. Paragraph 75 states "strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites". Local planning authorities should identify and update annually a supply of deliverable sites sufficient to provide a minimum of five

¹ NPPF (December 2023) – paragraph 72

² NPPF (December 2023)

years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need, where the strategic policies are more than five years old.

The glossary of the NPPF³ states that “to be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years”. Sites with outline planning permission for major development, permission in principle, allocated in the development plan or identified on the brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Standard Method

Since the adoption of the Borough Plan (2011-2031), the NPPF has been revised on numerous occasions. The most recent version sets out that “to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance⁴”. The NPPF states that where strategic policies are more than five years old, the local housing need figure should be used⁵. As the Borough Plan was adopted in June 2019, it is more than five years old. Therefore, for Nuneaton and Bedworth Borough Council, the local housing need assessment figures, derived by the standard method, should be used unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.

It should be noted that where local housing need figures are calculated as part of Five-Year Housing Land Supply calculations, no amendments should be made in terms of past shortfalls or over-supply. This is because the standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under supply.

Housing Delivery Test

The NPPF⁶ sets out the Housing Delivery Test. Local planning authorities should monitor progress in building out sites which have permission. The Housing Delivery Test states that “where delivery has fallen below 95% of the housing requirement over the previous 3 years, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years”. If delivery falls below 85%, a buffer of 20% should be applied to the identified supply of specific deliverable sites, in addition to the requirement for an action plan to be developed, and if delivery falls below 75%, the presumption in favour of sustainable development applies, in addition to the action plan and 20% buffer.

In Nuneaton and Bedworth, the housing delivery test 2023 showed that there has been 125% homes delivered against the three year Housing Delivery Test requirement and therefore, no buffers or penalties are applicable to Nuneaton and Bedworth's Five-Year Housing Land Supply calculation.

³ NPPF (December 2023) – page 69

⁴ NPPF (December 2023) – paragraph 61

⁵ NPPF (December 2023) – paragraph 77

⁶ NPPF (December 2023) – paragraph 79

Calculations

Standard Method

Step	Process	Figure
1	Nuneaton and Bedworth 2024-2034 household increase	3,473
	Average annual household growth over 10-year period	347.3
2	Nuneaton and Bedworth local affordability ratio (2023 median workplace-based affordability ratio)	7.38
	Adjustment factor	0.21125
	Local housing need 2024-34 = (1+ adjustment factor) x (projected average household growth 2024-2034)	421
3	Strategic policies adopted over 5 years ago: a. 40% above step 1 figure – 486 b. 40% above adopted Borough Plan figure of 812 – 1,137	421
4	Uplift of 35%	N/A
	Local housing need in total for Years 1 to 5	2,105

Five-Year Housing Land Supply

The schedule of sites which make up the five year supply are included in Appendix A.

Requirement	Total
Nuneaton and Bedworth's Total Housing Requirement 2024 - 2029 (Standard Method)	2,105
Nuneaton and Bedworth's Annual Housing Requirement 2024 - 2029 (Standard Method)	421
Supply	
Full Planning Permission	561
Outline Planning Permission	177
Prior Notification	27
SHLAA sites	23
Strategic allocations	2997
Windfalls and Prior Approvals	110
10% deduction allowance for non-completions on small sites	-90
Total expected supply for the period (2023/24 - 2028/29)	3805
Total number of years' supply	9.038005

Conclusion

Using a standard method calculation, the Council can demonstrate 9.03 years' supply of deliverable housing sites, using a Five-Year Housing Land Supply from 2024/25 to 2028/29 against a Five-Year housing Land Supply requirement. Therefore, the presumption in favour of sustainable development does not apply.

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Status	WARD	TOTAL CAPACITY	Gross completions between 2011 to 2023/24 current permissions	Year 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Completed (Actual) losses from current permissions	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
1679	39317	Town Talk 11 Abbey Green Nuneaton CV11 5DR	U/C	Abbey	3	0	3	0	0	0	0	0	0	0	3	0
1682	39033	Mayway Construction Ltd 2 Burbages Lane Longford Coventry CV6 6AY	U/C	Exhall	8	0	8	0	0	0	0	0	0	0	8	0
1683	39114	Site 114A006 Goodyers End Lane (No 347) & 2 Royal Oak Lane Exhall	U/C	Exhall	8	0	8	0	0	0	0	0	0	0	8	0
1685	39261	221 Lutterworth Road Nuneaton Cv11 6PX	N/S	Whitestone	1	0	1	0	0	0	0	0	0	0	1	0
1687	39502	14 Bull Street Nuneaton CV11 4JX	U/C	Attleborough	3	0	3	0	0	0	0	0	0	0	3	0
1688	33601	Site 46a010 - Rear of 89-169, Tunnel Road, Nuneaton	U/C	Galley Common	14	0	14	0	0	0	0	0	0	0	14	0
1690	38716	Site 104D002 - Former Bedworth Rugby Club Smarts Road Bedworth	U/C	Heath	122	0	61	61	0	0	0	0	0	0	122	0
1693	39092	The Lodge School Walk Nuneaton CV11 4PJ	N/S	Attleborough	9	0	9	0	0	0	0	0	0	0	9	0
1696	39702	12 Oaston Road Nuneaton	N/S	St Nicolas	1	0	1	0	0	0	0	0	0	0	1	0
1698	39884	205 Greenmore Road Nuneaton Cv10 7el	N/S	Barpool	1	0	1	0	0	0	0	0	0	0	1	0
1699	39696	25 Cheverel Place, Nuneaton	U/C	Wembrook	2	0	2	0	0	0	0	0	0	0	2	0
1700	39764	230 Newtown Road, Bedworth,	N/S	Bede	1	0	1	0	0	0	0	0	0	0	1	0
1703	39374	Land rear of 9 - 15 Site 51D013 Park Avenue Nuneaton	N/S	Attleborough	5	0	5	0	0	0	0	0	0	0	5	0
		Full Planning Permission Totals			1055	413	442	119	0	0	0	56	0	0	561	56

Sites with Outline Planning Permission

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Status	WARD	TOTAL CAPACITY	Year 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
48/OL	37310	Land adj. 23 Aston Road, Nuneaton	Outline approved	Abbey	3	0	3	0	0	0	0	0	3	0
52/OL	36050	North Warwickshire and South Leicestershire College, Hinckley Road, Nuneaton	Outline approved RM for 147 units (39929) pending	St Nicholas	147	0	0	20	40	40	40	6	100	46
54/OL	38014	48 Bedworth Road Bulkington Bedworth Cv12 9LS	Outline approved	Bulkington	2	0	2	0	0	0	0	0	2	0
55/OL	37658	Site 51A073 - Ex Co-op buildings and car park Abbey Street Nuneaton Cv11 5BU	Outline approved	Abbey	33	0	3	0	0	0	30	0	3	30
57/OI	39087	Plough Hill Farm Cottage Plough Hill Road Nuneaton CV10 9NZ	Outline approved	Galley common	3	0	2	0	0	0	0	0	2	0
59/OL	35587	Discovery Academy Beaumont Road Nuneaton CV11 5HJ	Outline approved	Abbey	58	0	0	0	25	27	0	0	52	0
61/OL	39043	224 The Long Shoot, Nuneaton, Warwickshire	Outline approved	St Nicholas	2	0	2	0	0	0	0	0	2	0
62/OI	38760	416 Nuneaton Road, Bulkington, Bedworth,CV12 9SB	Outline approved	Bulkington	1	0	1	0	0	0	0	0	1	0
65/OL	39034	1 The Rookery, Nuneaton,CV10 9PB	Outline approved	Galley common	2	0	4	0	0	0	0	0	4	0

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Status	WARD	TOTAL CAPACITY	Year 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
66/OL	39435	Site 31B012 150 to 164 The Longshoot Nuneaton	Outline approved	St Nicholas	2	0	2	0	0	0	0	0	2	0
67/OL	39461	Site 60B022- land bet Heathside 285 and 287 Heath end road Nuneaton	Outline approved	Arbury	1	0	2	0	0	0	0	0	2	0
70/OL	39270	117 The Long Shoot Nuneaton	Outline approved	St Nicholas	4	0	4	0	0	0	0	0	4	0
72/OL	39175	Church Street & Justice Walk Site 51A025 - Vicarage Street Nuneaton (Church Street Shops & Justice Walk Car Park)	Resolution to grant subject s106	Abbey	65	0	0	0	0	0	15	35	0	50
Outline Planning Permission Totals					323	0	25	20	65	67	85	41	177	126

Sites with Prior Notification

SITE REF	COUNCIL APPLICATION No.	ADDRESS	LOCALITY	TOTAL CAPACITY	Completions between 2011 to /2023 current permissions	Year 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
25PN	40007	Bishop Simmons Mitre House School Road Bulkington Bedworth CV12 9JB	Bulkington	3	0	3	0	0	0	0	0	0	3	0
26PN	40065	White Lion Chambers 44 high street bedworth	Bede	17	0	10	7	0	0	0	0	0	17	0
31PN	39471	2A Norman Avenue Nunetaon Cv11 5NX	Nuneaton	2	0	2	0	0	0	0	0	0	2	0
32PN	39552	Swallow Meadows Farm The Birches Bulkington Bedworth CV12 9PW	Bulkington	2	0	2	0	0	0	0	0	0	2	0
33PN	39771	Orchard Croft Long street Bulkington Bedworth CV12 9JZ	Bulkington	1	0	1	0	0	0	0	0	0	1	0
34PN	39788	Site at 53-53a Long Street Bulkington Nuneaton CV12 9JZ	Bulkington	2	0	2	0	0	0	0	0	0	2	0
Prior Notification Totals				27	0	20	7	0	0	0	0	0	27	0

Non-Strategic Sites

SITE REF	COUNCIL APPLICATION No.	ADDRESS	LOCALITY	TOTAL CAPACITY	Year 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	TOTAL NET COMPLETIONS	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
NUN015	SHLAA	Donnithorne Avenue (adjacent canal)	Abbey and Wembrook	28	0	0	0	0	0	25	3	0	0	28
NUN043	SHLAA	Stockingford Sports and Social Club, Arbury Road and Bungalow	Arbury and Stockingford	67	0	0	0	0	0	25	42	0	0	67
NUN047	SHLAA	King Edward Road	Abbey and Wembrook	44	0	0	0	0	0	25	19	0	0	44
NUN051	SHLAA	Rear of 68 King Edward Road	Abbey and Wembrook	27	0	0	0	0	0	25	2	0	0	27
NUN075	SHLAA	Rear of Park Road Flats Bedworth	Bede and Poplar	17	0	0	0	0	0	17	0	0	0	17
NUN174	SHLAA	Rear of Furnace Road/Beechwood Road (Charity Docks)	Bede and Poplar	66	0	0	0	0	0	25	41	0	0	66
NUN239	SHLAA	Armson Road, Exhall	Bede and Poplar	15	0	15	0	0	0	0	0	0	15	0
NUN242	SHLAA	Hawkesbury Pump House, Heritage Drive, Hawkesbury	Bede and Poplar	13	0	0	0	0	0	13	0	0	0	13
NUN245	SHLAA	21 Church Road	Arbury and Stockingford	22	0	0	0	0	0	22	0	0	0	22
NUN263	SHLAA	Land rear of Aldi. Park Road	Bede and Poplar	13	0	0	0	0	0	13	0	0	0	13
NUN305	SHLAA	Bucks Hill, Nuneaton	Camp Hill and Galley Common	71	0	0	0	0	0	0	25	0	0	25
NUN317	SHLAA	Land Rear of Burbages Lane	Bedworth North and West	45	0	0	0	0	0	12	34	0	0	46
NUN318	SHLAA	Land rear of Marston House Farm, Nuneaton Road Bulkington	Whitestone and Bulkington	43	0	0	0	0	0	25	18	0	0	43
NUN323	SHLAA	Acacia Crescent, Bedworth	Bede and Poplar	13	0	0	0	0	0	13	0	0	0	13
NUN352	39177	Former play area, Cheveral Road, Bedworth	Bedworth North and West	8	0	8	0	0	0	0	0	0	8	0
NUN356	SHLAA	The Elizabeth Centre, Bedworth	Bede and Poplar	18	0	0	0	0	0	18	0	0	0	18
		Urban SHLAA Totals		510	0	23	0	0	0	258	184	0	23	442

Strategic Sites

Housing Allocation	SITE REF	COUNCIL APPLICATION No.	ADDRESS	LOCALITY	Status 2023/24	Year 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	TOTAL CAPACITY WITHIN PLAN PERIOD	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	Post 30/31
HSG1																
Sites with FPP/ OPP or with a Resolution to Grant in HSG1	1276	32246	The Long Shoot, between 48-130 Davidson Devlpts, Nun	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	66	0	0	
	1281	32399	The Long Shoot,land rear of 28-44 (Bellway Phase 1)	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	125	0	0	
	1346 (1)	33184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Milby Hall at the Farm)	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	193	0	0	
	1346 (2)	33184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Cotton Grange at The Farm)	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	221	0	0	
	1385	32992	Site 31B007 Land off", The Long Shoot (Bellway Phase 2), Nuneaton	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	250	0	0	
	1399	33758	"Site 29B002 - Land off", Weddington Road, Nuneaton, (South of Lower) (Barratt - St James' Gate)	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	245	0	0	
	1400	34571	Dubh-Linn, 431 Higham Lane	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	1	0	0	
	1438	34360	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton (Davidsons)	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	120	0	0	
	1439	34361	Site 31B004 - Land rear of 194-262", The Long Shoot, Nuneaton (Davidsons)	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	35	0	0	
	1481 Previous ref 9/OL)	34969	Cresswells Farm, The Long Shoot, Nuneaton, (JELSONS Ltd)	Weddington and St Nicolas	Under Construction	39	9	0	0	0	0	0	150	48	0	
	1496	34076	Site 31A002 - Land off, Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (Persimmon Homes EATON PLACE)	Weddington and St Nicolas	Under Construction	50	50	50	50	23	0	0	453	223	0	
	HSG1	39512	Nuneaton Fields Farm	Weddington and St Nicolas	Full application pending	0	0	0	9	25	0	0	34	34	0	
	40/OL/1584	36921	Calendar Farm - Taylor Wimpey	Weddington and St Nicolas	Under Construction	50	50	27	0	0	0	0	302	127	0	
	40/OL/1661	38387	Calendar Farm - David Wilson	Weddington and St Nicolas	Under Construction	45	33	0	0	0	0	0	123	78	0	
40/OL/1660	38174	Calendar Farm - Vistry	Weddington and St Nicolas	Under Construction	38	0	0	0	0	0	0	201	38	0		

	40/OL/ 1584		Calendar Farm - Jelson	Weddington and St Nicolas	Outline Permission Granted RM pending	0	0	35	40	40	40	35	190	115	75	
	HSG1	35279 39779	Remaining land at Top Farm	Weddington and St Nicolas	Outline application Granted RM Phase Ci granted RM Phase Cii pending	15	36	25	100	100	100	100	476	276	200	800
	1572	36873	Land rear of 28-44 The Long Shoot (Bellways Phase 3)	Weddington and St Nicolas	Complete	0	0	0	0	0	0	0	75	0	0	
	HSG1 - Land North of Nuneaton TOTAL					237	178	137	199	188	140	135	3260	939	275	800
	HSG2		HSG2- Arbury	Arbury and Stockingford	Strategic Allocation	0	0	0	0	0	50	100	150	0	150	1100
	HSG3	35037	HSG3- Gipsy Lane	Abbey and Wem Brook	Under construction	0	39	80	80	80	80	80	464	279	160	11
	HSG4		HSG4 - Woodlands	Bedworth North and West	Strategic Allocation	0	0	0	0	0	25	50	75	0	75	75
	HSG5	39049	HSG5- Hospital Lane	Bedworth North and West	Strategic Allocation	0	80	100	100	100	100	0	480	380	100	75
HSG6	HSG6	39136	HSG6 - School Lane (remainder)	Bede and Poplar	Under construction	43	52	0	0	0	0	0	95	95	0	
	37022	35503	HSG6 - School Lane, Site 115d001 - School Lane, Exhall	Bede and Poplar	Complete	0	0	0	0	0	0	0	129	0	0	
	HSG6 - School Lane TOTAL					43	52	0	0	0	0	0	224	95	0	
	HSG7	39005	HSG7 - Land East of Bulkington	Whitestone and Bulkington	Strategic Allocation	0	0	0	0	0	25	50	75	0	75	155
HSG8	HSG8	36491	Raveloe Gardens, Bedworth Rd, Bulkington	Whitestone and Bulkington	Under construction	50	30	0	0	0	0	0	188	80	0	
	HSG8	38375	Redrow	Whitestone and Bulkington	Under construction	25	50	14	0	0	0	0	89	89	0	
	HSG8	38856	Vistry Homes	Whitestone and Bulkington	Application submitted	0	0	25	50	50	24	0	149	125	24	
	HSG8	37425	Elford Homes	Whitestone and Bulkington	Application submitted	0	0	0	0	0	25	17	42	0	42	
	HSG8	39111	Rosconn	Whitestone and Bulkington	Outline application permission granted	0	0	0	25	35	35	0	95	60	35	
	HSG68- West of Bulkington TOTAL				Whitestone and Bulkington	75	80	39	75	85	84	17	515	354	101	

	HSG9 1627	37112	HSG9 - Land off Golf Drive	Whitestone and Bulkington	Commenced	15	50	88	95	95	95	95	533	343	190	88
														0		
	HSG10 1622	38497	"Site 52D067 - Land off" (Land adj Crematorium), Eastboro Way, Nuneaton, HSG10	Whitestone and Bulkington	Under construction	50	50	50	50	50	50	35	377	250	85	
														0		
	HSG11	35595	HSG11 - Land adjacent Judkins Quarry, Tuttle Hill	Camphill and Galley Common	Decision Pending	0	0	0	0	0	25	50	75	0	75	275
														0		
	HSG12 1619	36870	HSG12 - Former Hawkesbury Golf course	Bede and Poplar	Under construction	50	58	0	0	0	0	0	204	108	0	
	HSG12 1704	37807 39446	HSG12 - Former Hawkesbury Golf course	Bede and Poplar	Under construction	25	50	35	25	41	0	0	110	176	0	
	EMP2	37237	EMP2 - Phoenix Way/Wilsons Lane	Bede and Poplar	Outline application permission granted	0	0	0	25	48	0	0	73	73	0	
			Total of All Strategic Allocations			495	637	529	649	687	674	612	6615	2997	1286	2579

Summary table

Status						Remaining Capacity Available Beyond 5 Years				TOTAL CAPACITY FOR REST OF PLAN PERIOD	Completions between 11/12 to 23/24	Capacity post 30/31	Projected cumulative housing supply for plan period	Projected cumulative housing supply including post 30/31 supply
	Year 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS					
Full Planning Permission	442	119	0	0	0	56	0	561	56	617	4555			
Outline Planning Permission	0	25	20	65	67	85	41	177	126	303				
Prior Notification	20	7	0	0	0	0	0	27	0	27	137			
SHLAA sites	0	23	0	0	0	258	184	23	442	465				
Strategic Allocations	495	637	529	649	687	674	612	2997	1286	4283	2288			
Windfalls and Prior Approvals	22	22	22	22	22	22	22	110	44	154				
10% deduction allowance for non completions on small sites	-18	-18	-18	-18	-18	-18	-18	-90						
TOTALS	961	815	553	718	758	1077	841	3805	1918	5723	6980	2579	12703	15282