

Cheshire West & Chester Council

# Local Plan



## **Housing Land Supply Summary (2020-2021)**

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Cheshire West  
and Chester



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## 1 Housing land supply summary 2020-2021

**1.1** The delivery of new housing in Cheshire West and Chester to meet the [Local Plan \(Part One\)](#) housing requirement is set out in policy [STRAT 2](#)<sup>(i)</sup> and is monitored through the annual housing land monitor process. This housing land supply summary sets out the key outputs of the housing land monitor (2020-2021), and also informs the Council's [Annual monitoring report](#).

**1.2 Covid-19 update:** Due to the impacts of the Coronavirus, the completion of monitoring through site visits, which has previously been the primary source of monitoring information for recording the construction status of development sites, has only been undertaken where possible, safe to do so, and in line with relevant social distancing and Government guidance on public health. The separate monitoring methodology document sets out the process followed and sources of information used to complete the 2020-2021 monitor.

### Five year housing land supply position

#### Five year housing land supply position (1 April 2021)

The deliverable housing land supply position (as at 1 April 2021) is **8.99 years**.

**1.3** The five year housing land supply position is based on the following:

- [Local Plan \(Part One\)](#) policy [STRAT 2](#) housing requirement = at least 22,000 net dwellings to be delivered between 2010 and 2030.<sup>(ii)</sup>
- Total net housing completions (2010 - 2021) of 16,328.
- Remaining Local Plan housing requirement (2021-2030) = 5,672.
- 5% [NPPF](#) buffer.
- Five year requirement (2021 - 2026) including [NPPF](#) buffer = 3,308 net dwellings (annual average = ca 662 dwellings per year).
- Identified deliverable housing supply of 5,950 net dwellings.

i [Local Plan \(Part One\)](#) policy [STRAT 2](#) (Strategic development) - "Over the period of 2010 to 2030 the Plan will deliver at least: 22,000 new dwellings"

ii This policy has been reviewed and found not to require updating

## Annual housing completions

Table 1.1 2020-2021 annual and total cumulative completions

2020-2021	No. of dwellings
Total gross completions	<b>1,348</b>
Total losses / demolitions (conversion, change of use, and demolition)	<b>-13</b>
Total net completions	<b>1,335</b>
Total cumulative net completions (2010 to 2021)	<b>16,328</b>

Table 1.2 Annual net shortfall/surplus in delivery (2010 - 2021)

Year	Annual net completions	Local Plan baseline annual average net req.	+/- baseline req.	Cumulative net total
2010/2011	654	1,100	- 446	654
2011/2012	796	1,100	- 304	1,450
2012/2013	673	1,100	- 427	2,123
2013/2014	970	1,100	- 130	3,093
2014/2015	1,571	1,100	+ 471	4,664
2015/2016	1,769	1,100	+ 669	6,433
2016/2017	2,017	1,100	+ 917	8,450
2017/2018	2,542	1,100	+ 1,442	10,992
2018/2019	2,152	1,100	+ 1,052	13,144
2019/2020	1,849	1,100	+ 749	14,993
2020/2021	1,335	1,100	+235	16,328
<b>TOTAL</b>	<b>16,328</b>	<b>12,100</b>	<b>+ 4,228</b>	<b>16,328</b>

**1.4** A breakdown of the annual gross, net and cumulative net housing completions by Local Plan spatial area is set out in the [Annual monitoring report](#).

## Five year housing requirement

**1.5** At the base date of the [Local Plan \(Part One\)](#), policy [STRAT 2](#) (22,000 net dwellings between 2010 and 2030) equates to an annual average requirement of 1,100 net dwellings. The annual requirement is adjusted each year to reflect the total net completions, and overall delivery of the Local Plan housing requirement. A 5% [NPPF](#) buffer is applied as a result of the Housing Delivery Test (HDT).

# Housing Land Supply Summary (2020-2021)

Table 1.3 Five year housing requirement calculation.

Description	Explanation / Calculation	Net dwellings
Local Plan net housing requirement (2010 - 2030)	Local Part (One) policy STRAT 2	= 22,000 (1,100 per year)
Net housing completions (2010 - 2021)	See annual housing completions table.	= 16,328
Net remaining housing requirement (2021 - 2030)	STRAT 2 requirement minus net housing completions = (22,000 - 16,328)	= 5,672
Revised average net annualised requirement	Net remaining housing requirement / 9 years (2021 to 2030) = 5,672 / 9	= 630
5 year requirement (excluding NPPF buffer)	Revised annualised requirement x 5 = 630 X 5	= 3,150
NPPF buffer (5%)	(5 year requirement / 100) X 5	= 158
Five year requirement (2021 - 2026) Including 5% NPPF buffer)	5 year requirement + NPPF 5% buffer = 3,150 + 158	= 3,308 (ca. 662 per year)

## Housing land supply

### National Planning Policy Framework - Annex 2

**Deliverable:** To be considered deliverable, sites for housing 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.

**Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- Total net supply of housing land with planning permission = 9,432 self contained units, of which 5,705 units are included in the five year deliverable supply of housing land (approximately 60% of the total supply of planning permissions).
- Less than 4% of the identified deliverable housing supply does not benefit from an extant planning permission- this includes a contribution from unidentified small windfall sites in years 4 and 5 of the supply.
- The deliverable supply of housing land (set out in the supporting housing land monitor 2020 - 2021 data set) is 5,950 net units <sup>(iii)</sup>.

iii This excludes supply from communal establishments e.g. communal care homes, or student halls of residence, that are included in the Government's housing flows reconciliation, and housing stock returns.



The identified supply of developable housing land, including remaining Local Plan and Neighbourhood Plan allocations, can meet and exceed the Local Plan housing requirement (22,000 net dwellings between 2010 - 2030).

	Net developable supply	Net deliverable supply
Development Plan sites with planning permission <sup>(iv)</sup>	4,734	2,355
Development Plan sites without planning permission	1,791	0
Identified sites <sup>(v)</sup> with planning permission	3,361	2,281
Identified sites without planning permission	3,246	15
Windfall sites (incl garden land) with planning permission	1,254	999
Windfall sites (incl garden land) without planning permission	7	0
Sites approved under Permitted Development (PD) or prior approval	83	70
Small site allowance (115 per year, in years 4 and 5 only)	690	230
<b>Total</b>	<b>15,166</b>	<b>5,950</b>

## Housing delivery test

**1.6** The draft 2021 measurement uses the 2014-based household projections and the standard methodology for local housing need to calculate the number of homes required for that period. The draft result for 2021 is 302%, illustrating that net housing completions over the past three years have significantly exceeded the equivalent number of homes required. The official result will be published by the Government at the end of the data collection period.

Table 1.4 Draft 2021 Housing Delivery Test (HDT) measurement

Year	2018-2019	2019-2020	2020-2021	Total no of homes
Number of homes required <sup>(1)</sup>	641	557	584	1,782
Net annual completions <sup>(2)</sup>	2,154	1,861	1,373	5,388
HDT measurement				302 %

1. Source: ONS Household projections
2. Figures adjusted to include communal student and extra-care accommodation.

iv Local Plan and Neighbourhood Plan site allocations and regeneration sites  
v Including HELAA, Brownfield Land Register and Rural exception sites

# Housing Land Supply Summary (2020-2021)

Table 1.5 Housing Delivery Test (HDT) results

Year	HDT result
2018	365 %
2019	382 %
2020	302 % (DRAFT)

Table 1.6 Housing delivery test (HDT) completions data

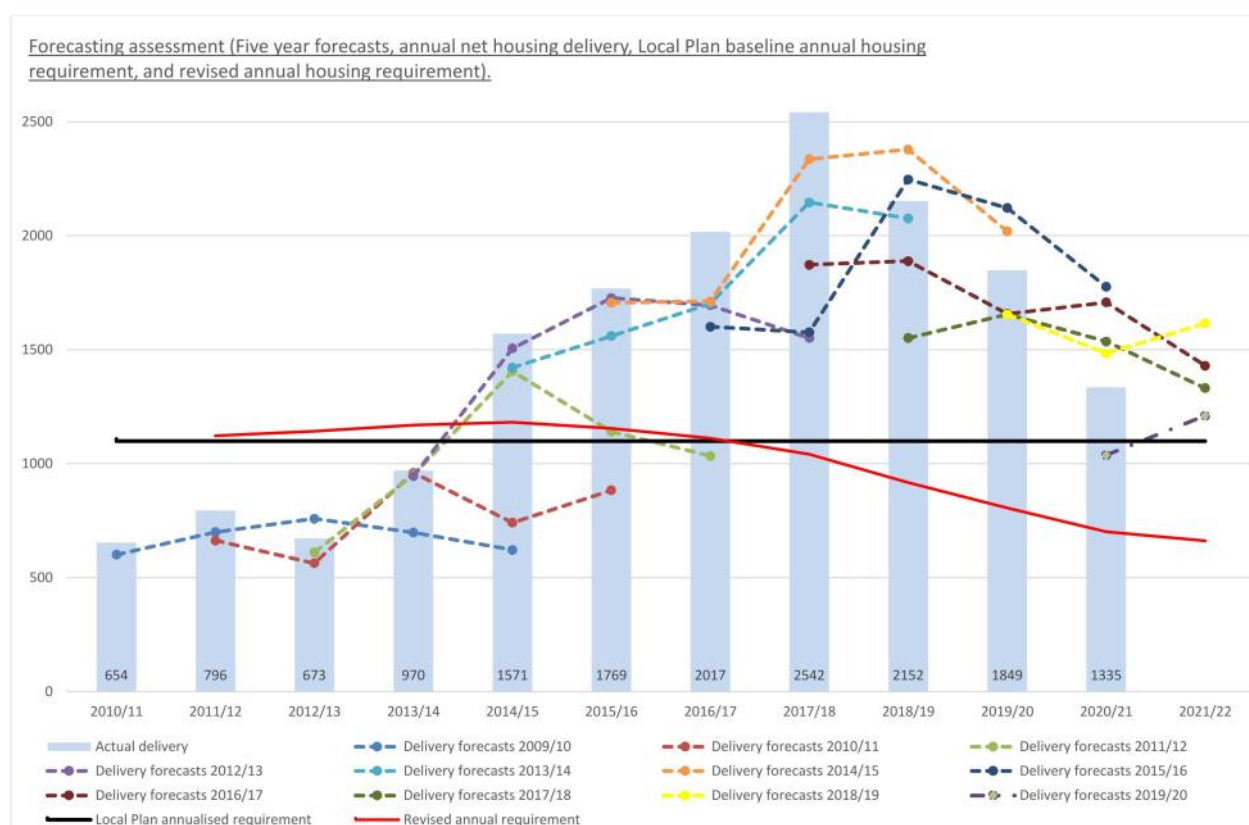
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
Net self-contained homes completed	1,769	2,017	2,542	2,152	1,748	1,335
Communal student accommodation units completed (bedspaces) Student units included <sup>(1)</sup>	= 25 = 10	0	0	0	0	0
Other communal accommodation units completed (bedspaces) Other communal accommodation included <sup>(2)</sup>	= 13 = 7	= 66 = 36	= 81 = 45	0	0	= 68 = 38
<b>Total net units delivered</b>	<b>1,769 + 10 + 7 = 1,786</b>	<b>2,017 + 36 = 2,053</b>	<b>2,542 + 45 = 2,587</b>	<b>= 2,152</b>	<b>= 1,748</b>	<b>1,335 + 38 = 1,373</b>

1. based on Measurement Rule Book ratio of 2.5
2. based on Measurement Rule Book ratio of 1.8



## Review of forecasts and delivery

Figure 1



**1.7** The graph compares the five year forecasts set out on a five year rolling basis, and the actual annual level of housing completions. It indicates that, generally, over time, delivery and has followed the forecasts.

**1.8** The red line indicates the change in the annualised average housing requirement which, since 2016/2017, has been decreasing below the Local Plan baseline average. This is a result of sustained higher levels of housing completions since 2014/2015, peaking at 2,542 net dwellings in the 2017/2018 monitoring period.

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**Tel:** 0300 123 8 123 **Textphone:** 18001 01606 867 670

**email:** [equalities@cheshirewestandchester.gov.uk](mailto:equalities@cheshirewestandchester.gov.uk)

**web:** [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)