

Cheshire West & Chester Council

Local Plan



Housing Land Monitor Summary Report 2024

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Cheshire West
and Chester

Housing Land Monitor 2023-2024 summary report

1 Five-year land supply position summary	2
Annual housing completions	3
Five-year housing requirement	3
Housing Land Supply	4
Housing delivery test (HDT)	5
Forecasting review	6

Appendices

Appendix One - communal establishments	8
Appendix Two - annual completions	9

1 Five-year land supply position summary

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 (i) and is monitored through this report. The housing land supply summary sets out the key outputs of the housing land monitor (2023-2024), and also informs the Council's Annual Monitoring Report (AMR). The methodology for undertaking annual housing monitoring, and for preparing the land supply position is available on the Council's monitoring webpage.

Five-year housing land supply position (at 1 April 2024) = 16.8 years

Revised five year housing land requirement 2024 - 2029 = 1,255 net dwellings / 251 net dwellings per year (including a 5% NPPF buffer)

Deliverable five-year housing land supply = 4,209 net dwellings

1.2 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.
- Total housing completions (2010-2024) = 20,566 net dwellings
- Remaining Local Plan housing requirement (2024-2030) = 1,434 net dwellings
- 5% National Planning Policy Framework (NPPF) buffer
- Five year housing requirement (2024-2029) including NPPF buffer = 1,255 net dwellings (annual average = ca 251 dwellings per year)
- Identified deliverable five-year housing land supply (at 1 April 2024) = 4,209 net dwellings
- Net five-year supply calculation = 4,209 (net deliverable supply) divided by 251 (revised annual net housing requirement)

Annual housing completions

1.3 The table below sets out the net and gross housing completions for the 2023-2024 monitoring period. Annual net and gross housing completions recorded since the base date of the Local Plan as set against the total housing requirement set out in Local Plan (Part One) policy STRAT 2 are set out in Appendix 2 of this report. A breakdown of completions by spatial area is set out in the Council's Annual Monitoring Report.

2023-2024 annual housing completions	
Total gross completions	1,383
Total losses/demolitions	17
Total net completions	1,366

Five-year housing requirement

1.4 At the base date of the Local Plan (Part One), policy STRAT 2 (22,000 net dwellings between 2010 and 2030) would equate to an annual average requirement of 1,100 net dwellings. The annual requirement is calculated each year to reflect the remaining Local Plan housing requirement taking account of the total net completions. A 5% NPPF buffer is applied as a result of the Housing Delivery Test (HDT).

Table 1.1 Five-year housing requirement calculation

Description	Explanation / calculation	Net dwellings
Local Plan total net housing requirement (2010-2030)	Local Plan (Part One) policy STRAT 2	= 22,000 (1,100 per year average)
Total net housing completions 2010 to 2024	See annual housing completions	= 20,566
Total net remaining Local Plan housing requirement 2024 to 2030	Local Plan (Part One) policy STRAT 2 requirement minus total net housing completions (= 22,000 - 20,566)	= 1,434
Revised annual net requirement	Total net remaining housing requirement divided by remaining years in plan period (= 1,434 / 6 years)	= 239
NPPF buffer (5%)	239 + 5%	= 251
Revised five-year housing requirement (2024 - 2029) including 5% NPPF buffer	Annual requirement (including NPPF buffer) x 5 years (= 251 x 5)	= 1,255 (251 per year average)

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.

1.5 At 1 April 2024 ⁽¹⁾:

- Total supply = 11,897 self-contained units (including small site allowance).
- Net developable supply (to 2030) = 5,841 net units (including small sites allowance).
- Five-year deliverable supply = 4,209 net units (including small sites allowance)

Table 1.2 Net housing land supply by source

Sources of supply	Total supply	Total developable	Total deliverable
Development Plan sites with extant planning permission	3,357	2,434	1,988
Development Plan sites without planning permission	1,452	244	0
Identified sites with extant planning permission	1,492	1,279	1,113
Identified sites without planning permission	4,026	569	18
Windfall sites ⁽²⁾ with extant planning permission	1,019	937	833
Windfall sites without planning permission	174	14	0
Permitted Development Rights (PD) or prior approval	62	49	47
Small site allowance ⁽³⁾	315	315	210
TOTAL	11,897	5,841	4,209
Total with planning permission	5,930	4,699	3,981
Total without planning permission	5,967	1,142	228

1 All figures refer to self-contained units only

2 Windfall sites include garden land

3 Calculated based on completions data = 105 dwellings per year from Year 4 onwards only

1.6 The total net supply of dwellings set out in the table above is the number of net dwellings before sites have been assessed as developable (in the Plan period) or deliverable (within five years). Some sites or dwellings may be forecast to deliver beyond the Local Plan period, or may have alternative schemes pending/approved which means that the developable supply is less than the total supply. At 1 April 2024, the identified developable supply exceeds the number of dwellings required to meet the remaining Local Plan housing requirement to 2030.

Housing delivery test (HDT)

1.7 The Housing Delivery Test (HDT) is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three year period (HDT Measurement Rule Book). The number of net homes delivered includes both communal student accommodation and other communal accommodation based on the nationally set ratios as described in the handbook. Please refer to the appendices for information on communal establishments. The draft 2024 measurement uses the 2014-based household projections and the standard methodology for local housing need (at 1 April 2024) to calculate the number of homes required for that period.

Table 1.3 Draft 2024 HDT measurement

Year	2021-2022	2022-2023	2023-2024	Total no. of homes
Number of homes required per year	579	567	532	1,678
Net annual completions	1,531	1,401	1,366	4,298
HDT measurement (draft)				256 %

Table 1.4 MHCLG HDT measurement results

Year	HDT result
2019	365 %
2020	383 %
2021	340 %
2022	312 %
2023	280 % *unconfirmed
2024	256 % *draft

Forecasting review

1.8 In order to assess the accuracy of the Council's forecasting a review of housing delivery forecasts and annual completions has been carried out. The graph below shows net annual housing delivery; the change over time in annual requirement based on the Local Plan requirement of 22,000 dwellings; and the year-one housing delivery forecast for each monitoring period since the base date of the Local Plan.

1.9 It is acknowledged that forecasts become less accurate over longer periods of time e.g. forecasts for years one and two will have greater surety than year five. The graph below sets out the net annual completions achieved and compares it against the Year One forecasting figure for that year. In 2013/14 and 2022/23 the Year One forecasts were very similar to the actual level of completions. Across the plan period, the number of completions in each year has exceeded the corresponding Year One forecast. This would indicate that the forecasts are both accurate and also cautious.

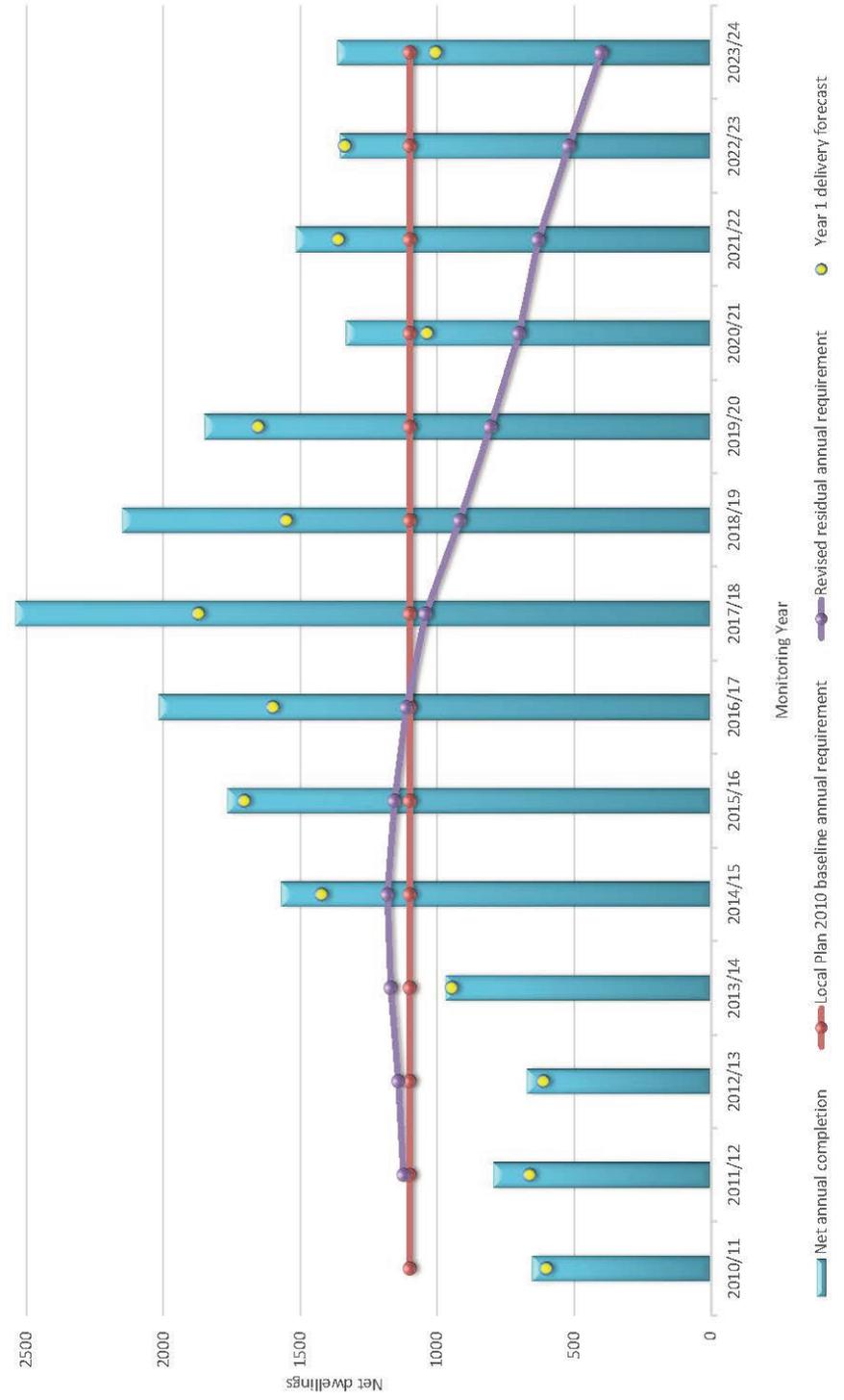
1.10 It is noted that forecasts made in 2020 did not account for the Covid-19 pandemic and although delivery has reduced since 2021, it has still matched or exceeded the Year One forecast for the equivalent period. Subsequent forecasts have considered the impacts of the pandemic on house building, for example reduced efficiencies due to changes in workforces through social distancing, and the availability of materials.

Forecasting future housing delivery

1.11 Draft forecasts were reviewed on a site-by-site basis, taking into account the current planning and development status of the site. Additional information and intelligence was gathered through engagement with Development Management case officers, targeted consultation with house builders and developers involved in specific developments, and site progress recorded as part of the site monitoring process.

1.12 Site specific forecasts were sent to house builders/developers/agents relating to large developments where delivery can be harder to forecast. Feedback was received from 18 different developers/agents, providing comments and information relating to approximately 30 sites / development phases. This information was used to review and amend the draft forecasts. The amended forecasts inform the calculation of land supply as set out in this report and all forecasts can be viewed in the supporting Excel data file.

Forecasting assessment: Local Plan baseline annual housing requirement, revised annual housing requirement, annual net completions, and Year One delivery forecasts.



Appendix One - communal establishments

Housing completions including communal establishments

Unit type \ Year	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Self-contained	1,769	2,017	2,542	2,152	1,849	1,335	1,520	1,355	1,366
Communal student	25 beds = 10 units	0	0	0	0	0	0	0	0
Other communal	13 beds = 7 units	66 beds = 36 units	81 beds = 45 units	0	0	68 beds = 38 units	20 beds = 11 units	83 beds = 46 units	0
Total net units	1,786	2,053	2,587	2,152	1,849	1,373	1,531	1,401	1,366

Appendix Two - annual completions

Annual gross and net housing completions 2010 - 2024

Year	Annual net completions	Local Plan baseline annual net requirement	+/- annual baseline requirement	Cumulative net total completions
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	6,443
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
2021/2022	1,517	1,100	+ 417	17,845
2022/2023	1,355	1,100	+ 255	19,200
2023/2024	1,366	1,100	+ 266	20,566
TOTAL	20,566	15,400	+ 5,166	20,566

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