

Cheshire West & Chester Council

# Local Plan



## **Housing Land Monitor Summary Report 2023**

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Cheshire West  
and Chester



## Housing land supply summary 2022-2023

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## 1 Housing land supply summary 2022-2023

**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 (2022-2023), and also informs the Council's [Annual monitoring report](#).

**1.2** The separate monitoring methodology available on the Council's [monitoring webpage](#), sets out the process followed and sources of information used to complete the 2022-2023 monitor.

### Five year housing land supply position

#### Five year housing land supply position (1 April 2023)

The deliverable housing land supply position (at 1 April 2023) is **11.9 years**

Revised five year housing land requirement 2023 - 2028 = 2,100 net dwellings / 420 net dwellings per year (including a 5% NPPF buffer)

Deliverable five-year housing land supply = 4,993 net dwellings

**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 - 2023) of 19,200.
- Remaining Local Plan housing requirement (2023-2030) = 2,800.
- 5% [NPPF](#) buffer.
- Five year requirement (2023 - 2028) including [NPPF](#) buffer = 2,100 net dwellings (annual average = ca 420 dwellings per year).
- Identified deliverable housing supply of 4,993 net dwellings.
- Net five year supply position calculation: 4,993 (net deliverable supply) divided by 420 (revised annual net housing requirement).

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 Annual and total cumulative completions

2022 - 2023	No. of dwellings
Total gross completions	1,412
Total losses / demolitions (conversion, change of use, and demolition)	- 57
Total net completions	1,355
Total cumulative net completions (2010 to 2023)	19,200

Table 1.2 Annual net shortfall/surplus in delivery (2010 - 2023)

Year	Annual net completions	Local Plan baseline net requirement	+/- baseline requirement	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
2021/2022	1,517	1,100	+ 417	17,845
2022/2023	1,355	1,100	+ 255	19,200
<b>TOTAL</b>	<b>19,200</b>	<b>14,300</b>	<b>+ 4,900</b>	<b>19,200</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 Council's Local Plan [Annual monitoring report](#).

# Housing Land Supply Summary (2022-2023)

## 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) 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 1.3 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)
Total net housing completions (2010 - 2023)	See annual housing completions table.	= 19,200
Net remaining Local Plan housing requirement (2023 - 2030)	STRAT 2 requirement minus total net housing completions = (22,000 - 19,200)	= 2,800
Revised net annualised requirement	Net remaining housing requirement / 7 years (2023 to 2030) = 2,800 / 7	= 400
5 year requirement (excluding NPPF buffer)	Revised annualised requirement x 5 = 400	= 2,000
NPPF buffer (5%)	(5 year requirement / 100) X 5	= 100
Five year requirement (2023 - 2028) (Including 5% NPPF buffer)	5 year requirement + NPPF 5% buffer = 2,000 + 100	= 2,100 net dwellings (ca. 420 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.

- The total supply of housing land identified in the 2023 housing land monitor is 13,346 net units (including a contribution from small site windfall development at a rate of 105 units per year from year 4 onwards).

- The developable supply of housing land up to 2030 (including a contribution from small site windfall) = 7,809 net units, of which approximately 64% is included in the five year deliverable supply of housing land.
- The total net supply of housing land with planning permission = 7,086 self contained units, of which 4,546 units (64%) are included in the five year deliverable supply of housing land.
- The five-year deliverable supply of housing land as set out in the supporting housing land monitor 2022 - 2023 data set (excluding communal establishments) = 4,993 net units

Table 1.4 Developable and deliverable housing supply by source

Source of supply	Total net supply	Net developable supply	Net deliverable supply
Development Plan sites with planning permission (iii)	3,913	2,493	1,986
Development Plan sites without planning permission	1,777	748	200
Identified sites (iv) with planning permission	2,093	1,799	1,675
Identified sites without planning permission	4,056	1,384	34
Windfall sites (including garden land) with planning permission	1,028	920	847
Windfall sites (including garden land) without planning permission	7	7	3
Sites approved under Permitted Development (PD) or prior approval	52	38	38
Small site allowance (105 per year- year 4 onwards only)	420	420	210
<b>Total</b>	<b>= 13,346</b>	<b>= 7,809</b>	<b>= 4,993</b>

**1.6** The total 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.

**1.7** The identified developable supply exceeds the number of dwellings required to meet the remaining Local Plan housing requirement that is set out in table 1.3 of this report.

iii Local Plan and Neighbourhood Plan site allocations and regeneration sites

iv Including HELAA, and Brownfield Land Register



# Housing Land Supply Summary (2022-2023)

## Housing delivery test

**1.8** 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. The draft 2023 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 2023 is 249%, illustrating that net housing completions over the three year period 2020 to 2023 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 1.5 Draft 2022 Housing Delivery Test (HDT) measurement

Year	2020	2021	2022	Total no of homes
Number of homes required per year <sup>(1)</sup>	583	579	567	1,729
Net annual completions <sup>(2)</sup>	1,373	1,531	1,401	4,305
HDT measurement (draft)				249 %

1. Source: Standard method for assessing local housing needs
2. Figures adjusted to include communal student and extra-care accommodation.

Table 1.6 Housing Delivery Test (HDT) results

Year	HDT result
2019	365 %
2020	383 %
2021	340 %
2022 (Draft)	288 %
2023 (Draft)	249 %



Table 1.7 Housing delivery test (HDT) completions data

	2016	2017	2018	2019	2020	2021	2022	2023
<b>Net self-contained dwellings completed</b>	1,769	2,017	2,542	2,152	1,849	1,335	1,520	1,355
<b>Communal students accommodation</b> (1)	10 (25 beds)	0	0	0	0	0	0	0
<b>Other communal accommodation</b> (2)	7 (13 beds)	36 (66 beds)	45 (81 beds)	0	0	38 (68 beds)	11 (20 beds)	46 (83 beds)
<b>TOTAL NET UNITS</b>	<b>1,786</b>	<b>2,053</b>	<b>2,587</b>	<b>2,152</b>	<b>1,849</b>	<b>1,373</b>	<b>1,531</b>	<b>1,401</b>

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

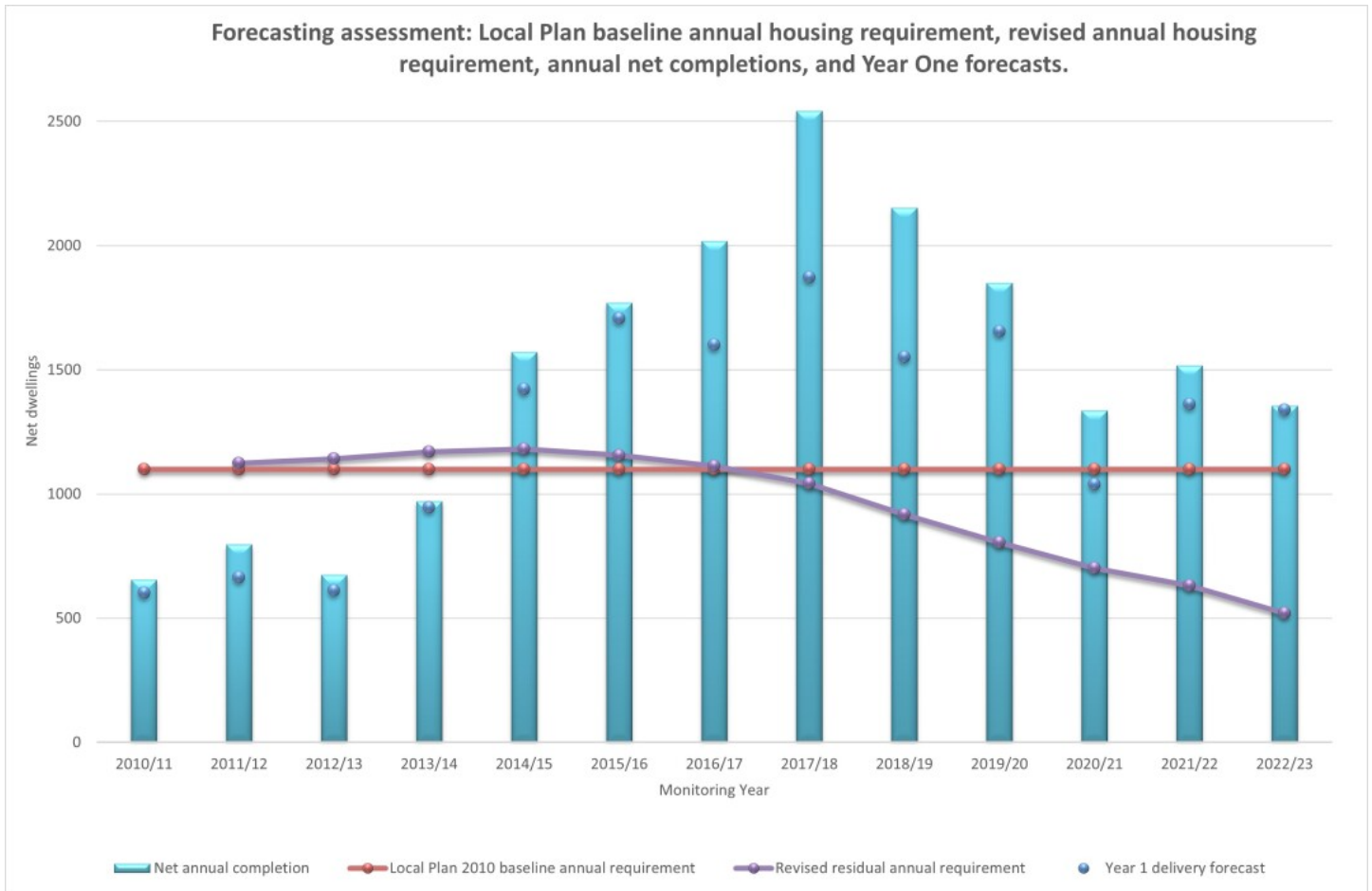
## Review of past delivery and future forecasts

### Past delivery

**1.9** 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.

**1.10** 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. 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.

# Housing Land Supply Summary (2022-2023)



## Future delivery forecasts

**1.11** Draft forecasts were reviewed by Development Management case officers and a targeted consultation with house builders and developers involved with a range of sites in the borough, was carried out. Details of site specific forecasts were sent to 21 house builders/developers/agents relating to over 35 sites. Feedback was received from 13 developers/agents relating to 23 sites / development phases. This information was used to review and amend the draft forecasts. The amended forecasts inform the calculation of land supply set out in this report and is set out in the supporting Excel data file. This dataset includes the site by site development and delivery status for the 2023 monitor, the future delivery forecasts, and the feedback from the developer engagement exercise.