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Housing land supply summary 2019-2020

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 the annual housing land monitor process. This housing land supply summary sets out the key outputs of the housing land monitor (2019-2020), and also informs the Council's [Annual Monitoring Report](#).

1.2 Covid-19 update

1.3 As set out through the monitoring webpage, due to the impacts of the Coronavirus, site visits, that are the primary source of monitoring information for recording the construction status of development sites, were not undertaken for every site. Social distancing, home working, and restrictions on non-essential travel meant that alternative monitoring processes were considered, and used, so that the annual monitoring of housing, employment, retail, minerals, waste, and infrastructure developments could continue during this period.

1.4 Alternative methods of collecting site information for the 2019-2020 monitor (in place of the primary site visit) have been sourced from different departments of the Council, as well as online resources, and include new Council Tax registered properties; business rates records; building control records; planning application records e.g. discharge of conditions; street name and numbering records; and GIS and Google mapping (Google Earth and Google Maps).

Five year housing land supply position

Five year housing land supply position (1 April 2020)

The deliverable housing land supply position (as at 1 April 2020) is **7.65 years**.

1.5 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.⁽ⁱⁱ⁾
- Total net housing completions (2010 - 2020) of 14,993.
- Remaining Local Plan housing requirement (2020-2030) = 7,007 units.*
- 5% [NPPF](#) buffer.
- Five year requirement (2020 - 2025) including [NPPF](#) buffer = 3,680 net dwellings (annual average = 736 net dwellings per year)
- Identified deliverable housing supply of 5,629 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

* Typographical error amended from 5,007 units to 7,007 units. Dated November 2020

Annual housing completions

Table 1.1 2019-2020 annual and total cumulative completions

2019-2020	No. of dwellings
Total gross completions	1,857
Total losses / demolitions (Conversion, change of use, and demolition)	- 8
Total net completions	1,849
Total cumulative net completions (2010 to 2020)	14,993

Table 1.2 Annual net shortfall/surplus in delivery (2010 - 2020)

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
TOTAL	14,993	11,000	+ 3,993	14,993

1.6 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

1.7 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.

Housing Land Supply Summary (2019-2020)

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 - 2020)	See annual housing completions table.	= 14,993
Net remaining housing requirement (2020 - 2030)	STRAT 2 requirement minus Net housing completions = (22,000 - 14,993)	= 7,007
Revised average net annualised requirement	Net remaining housing requirement / 10 years (2020 to 2030)	= 701
NPPF buffer (5%)	(Annualised average / 100) X 5	= 35
Five year requirement (2020 - 2025)	Revised average net annualised requirement (including NPPF buffer) x 5 = (701+35) x 5	= 3,680 (736 per year)

Housing land supply

Table 1.4 Developable and deliverable housing land supply, as defined in Annex 2 of the NPPF.

	Net developable supply	Net deliverable supply
Development Plan sites with planning permission ⁽ⁱⁱⁱ⁾	4,895	1,901
Development Plan sites without planning permission	2,011	182
Identified sites ^(iv) with planning permission	3,581	2,119
Identified sites without planning permission	3,350	122
Windfall sites (incl garden land) with planning permission	1,233	987
Windfall sites (incl garden land) without planning permission	138	88
Small site allowance (115 per year, in years 4 and 5 only)	805	230
Total	16,025	5,629

iii Local Plan and Neighbourhood Plan site allocations and regeneration sites

iv Including HELAA, Brownfield Land Register and Rural exception sites

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 = 9,709 units, of which 5,007 units are included in the five year deliverable supply of housing land (approximately 51% of the supply of planning permissions)
- Approximately 89% of the identified five year supply of deliverable housing land benefits from an extant planning permission.
- The deliverable supply of housing land (set out in the supporting housing land monitor 2019 - 2020 data set) is 5,629 net units ^(v).
- The developable supply of housing land identified can meet and exceed the Local Plan housing requirement (22,000 net dwellings between 2010 - 2030)

Housing delivery test

1.8 The draft 2020 measurement set out below uses the 2014-based household projections and the standard methodology for local housing need to calculate the 2019-2020 number of homes required for that period. The result for 2020 is 377%, 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 1.5 Draft 2019-2020 HDT measurement

Year	2017-2018	2018-2019	2019-2020	Total no of homes
Number of homes required ⁽¹⁾	554	608	586	1,748
Net annual completions ⁽²⁾	2,587	2,152	1,849	6,588
HDT measurement				377 %

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

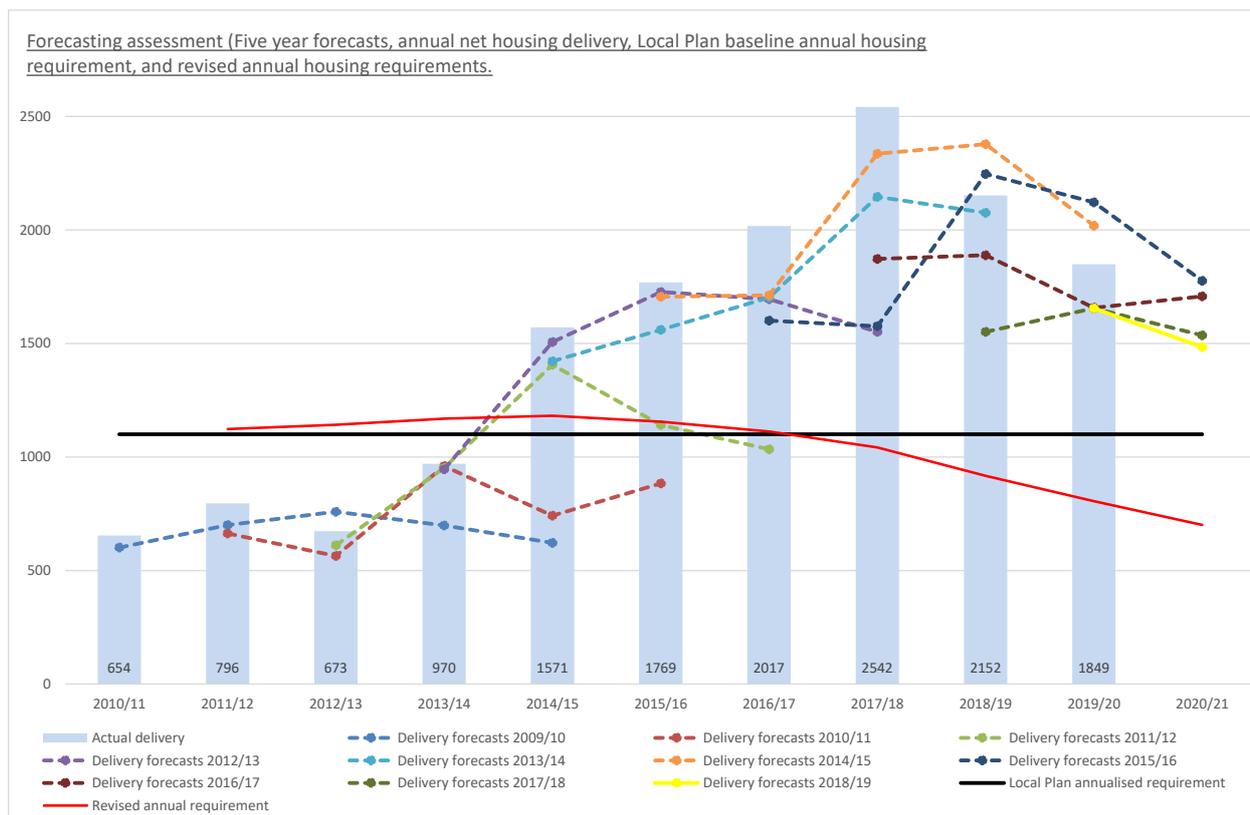
v This excludes supply from communal establishments e.g. communal care homes, or student halls of residence, that are included in the Government's housing flows reconciliation, and housing stock returns.

Housing Land Supply Summary (2019-2020)

Table 1.6 Housing delivery test completions data

	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Total net self-contained homes completed	1,769	2,017	2,542	2,152	1,748
Total number of communal student accommodation units completed (bedspaces)	25	0	0	0	0
Total number of student units (based on Measurement Rule Book ratio of 2.5)	10	0	0	0	0
Total number of other communal accommodation units completed (bedspaces)	13	66	81	0	0
Total number of other communal accommodation units (based on Measurement Rule Book ratio of 1.8)	7	36	45	0	0
Total net homes delivered	= 1,786 (1,769+10+7)	= 2,053 (2,017+36)	= 2,587 (2,542+45)	= 2,152	= 1,748

Review of forecasts and delivery



1.9 The graph indicates that actual delivery has, in general, followed the forecasts made over time. The red line indicates the change in the annual average housing requirement which, since 2016/2017 has been decreasing below the Local Plan baseline average, as a result of sustained high levels of housing completions since 2014/2015.