

Cheshire West & Chester Council

# Local Plan



## **Housing Land Supply Summary (2021-2022)**

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Cheshire West  
and Chester



## Housing land supply summary 2021-2022

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## 1 Housing land supply summary 2021-2022

**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 (2021-2022), 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, is only 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 2021-2022 monitor.

### Five year housing land supply position

#### Five year housing land supply position (1 April 2022)

The deliverable housing land supply position (as at 1 April 2022) is **10 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 - 2022) of 17,845.
- Remaining Local Plan housing requirement (2022-2030) = 4,155.
- 5% [NPPF](#) buffer.
- Five year requirement (2022 - 2027) including [NPPF](#) buffer = 2,727 net dwellings (annual average = ca 545 dwellings per year).
- Identified deliverable housing supply of 5,469 net dwellings.
- Net five year supply position based on: 5,469 (net deliverable supply) divided by 545 (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

2021-2022	No. of dwellings
Total gross completions	1,525
Total losses / demolitions (conversion, change of use, and demolition)	- 8
Total net completions	1,517
Total cumulative net completions (2010 to 2022)	17,845

Table 1.2 Annual net shortfall/surplus in delivery (2010 - 2022)

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
2021/2022	1,517	1,100	+ 417	17,845
<b>TOTAL</b>	<b>17,845</b>	<b>13,200</b>	<b>+ 4,645</b>	<b>17,845</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](#).

## 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)
Net housing completions (2010 - 2022)	See annual housing completions table.	= 17,845
Net remaining Local Plan housing requirement (2022 - 2030)	STRAT 2 requirement minus net housing completions = (22,000 - 17,835)	= 4,155
Revised average net annualised requirement	Net remaining housing requirement / 8 years (2022 to 2030) = 4,155 / 8	= 519.4
5 year requirement (excluding NPPF buffer)	Revised annualised requirement x 5 = 519.4 X 5	= 2,597
NPPF buffer (5%)	(5 year requirement / 100) X 5	= 130
Five year requirement (2022 - 2027) Including 5% NPPF buffer	5 year requirement + NPPF 5% buffer = 2,597 + 130	= 2,727 (ca. 545 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 developable supply of housing land (including a contribution from unidentified small windfall sites) = 13,674 net units, of which approximately 40% is included in the five year deliverable supply of housing land.

- The total net supply of housing land with planning permission = 8,356 self contained units, of which 5,239 units are included in the five year deliverable supply of housing land (approximately 63% of the total supply of planning permissions).
- 96% of the identified deliverable housing supply benefits from an extant planning permission - this takes in to account the contribution from unidentified small windfall sites in years 4 and 5 of the supply (4% of the deliverable supply).
- The deliverable supply of housing land as set out in the supporting housing land monitor 2021 - 2022 data set (excluding communal establishments) = 5,469 net units

Table 1.4 Developable and deliverable housing supply by source

	Net developable supply	Net deliverable supply
Development Plan sites with planning permission <sup>(iii)</sup>	4,481	2,297
Development Plan sites without planning permission	1,702 <sup>(1)</sup>	0
Identified sites <sup>(iv)</sup> with planning permission	2,710	2,011
Identified sites without planning permission	3,034	0
Windfall sites (incl garden land) with planning permission	1,094	876
Windfall sites (incl garden land) without planning permission	7	0
Sites approved under Permitted Development (PD) or prior approval	71	55
Small site allowance (115 per year, in years 4 and 5 only)	575	230
<b>Total</b>	<b>13,674</b>	<b>5,469</b>

1. Updated August 2022: Winsford NP sites NTC 1 and NTC 2 deducted from undeveloped supply due to inclusion of supply from planning permission (site WOV/0105) in 'Development Plan sites with planning permission). Resulting decrease in total net developable supply, no impact on total net deliverable supply.

**1.6** 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).

iii Local Plan and Neighbourhood Plan site allocations and regeneration sites

iv Including HELAA, Brownfield Land Register and Rural exception sites



	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022
Other communal accommodation units completed (bedspaces)	13	66	81	0	0	68	20
<b>Other communal accommodation included <sup>(2)</sup></b>	<b>7</b>	<b>36</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>11</b>
<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>= 1,849</b>	<b>1,335 + 38 =1,373</b>	<b>1,520 + 11 = 1,531</b>

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

## Review of methodology, forecasts and delivery

### Methodology

**1.8** The Housing and Economic Partnership Group (HEPG), consisting of 72 companies, organisations and businesses, have been engaged in reviewing the Council's monitoring methodology alongside the annual delivery forecasts for this report. 9 responses were received confirming details of membership and continued involvement. A response was received in relation to the five year supply calculation, and using an annual requirement of 1,100 dwellings as a base for the calculation. The Council's approach to calculating an updated five year land supply requirement, as set out in the methodology, is based on the residual (Liverpool method) where by any over or under delivery is managed over the whole of the plan period. All completions are counted towards meeting the Local Plan housing requirement of 22,000 over the plan period, this not a phased requirement, and the Plan aims to meet this requirement between 2010 and 2030. The plan does not set a requirement for the delivery of 1,100 dwellings per year, rather a total requirement to be met over the period therefore the annual requirement is relative the remaining Local Plan requirement taking into account total net completions since the base date of the plan.

### Forecasts

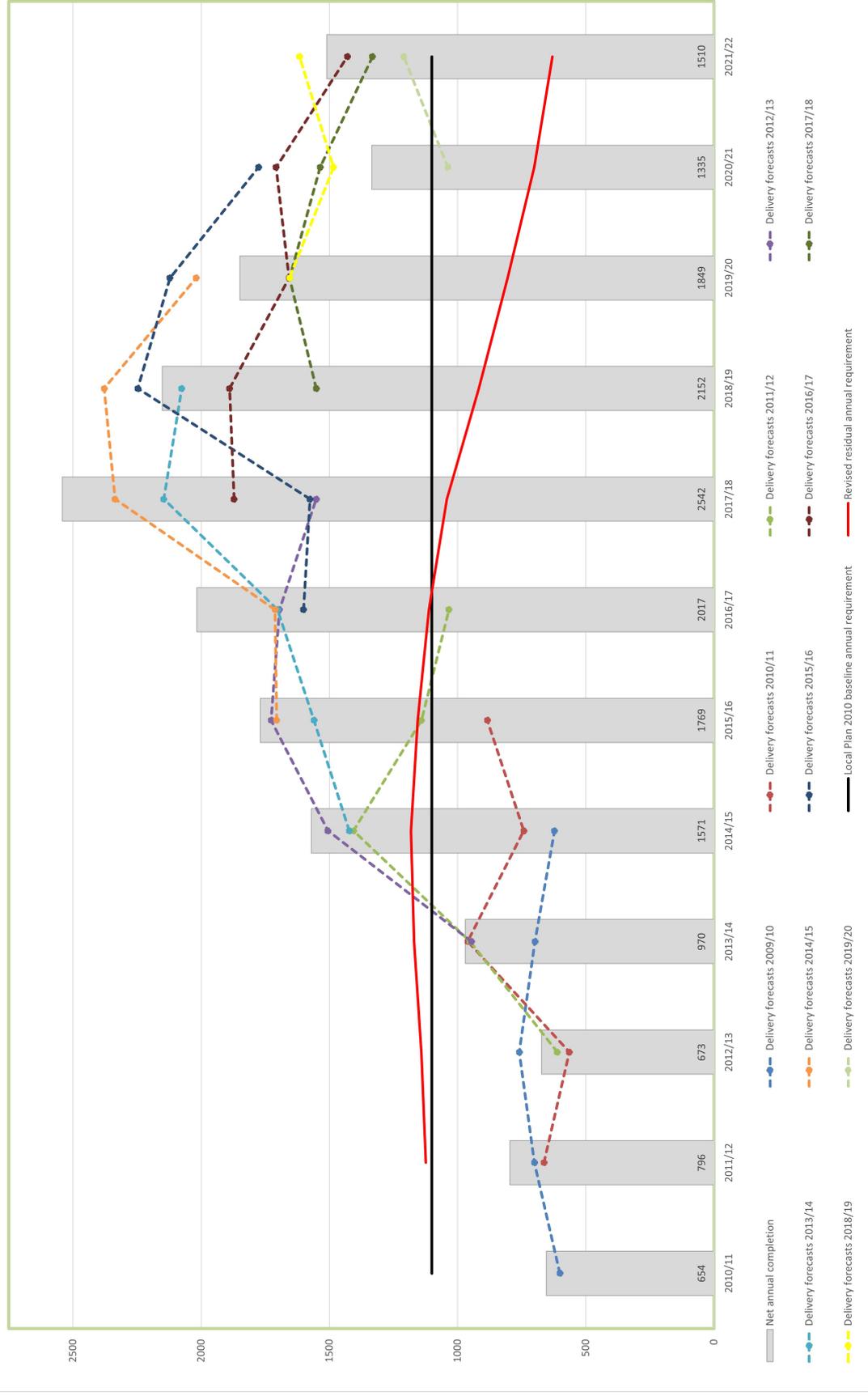
**1.9** No feedback was received from the HEPG relating to individual site forecasting. However, draft forecasts were also reviewed by Development Management case officers and a targeted consultation with house builders and developers involved with a range of sites in the borough, was carried out. Details of site specific forecasts were sent to 14 developers relating to a total of 24 sites. Feedback was received from 7 developers relating to 13 sites. This information was used to review and amend the draft forecasts. The amended forecasts now inform the calculation of land supply set out in this report. The feedback received, along with the original draft forecasts, is included in the supporting excel dataset. This dataset includes the site by site development and delivery status for the 2022 monitor, the future delivery forecasts, and the feedback from the developer engagement exercise.

## 8 Delivery

**1.10** In order to review the accuracy of the Council's forecasting an assessment of the five year forecasts set out annually in housing land monitor reports against net annual housing delivery 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 five year forecasts for each monitoring period since the base date of the Local Plan.

**1.11** 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. However, in comparing forecasts against delivery it is evident that delivery has followed, and in many cases exceeded the forecasts. This would indicate that the forecasts are both accurate and also cautious. It is noted that forecasts made in earlier years for the 2020/2021 monitoring period did not account for the Covid-19 pandemic and delivery was lower than previously forecast. Subsequent forecasts have considered the impacts of the pandemic on house building, for example reduced efficiencies due to changes in workforces through social distancing.

Forecasting assessment (Five year forecasts, annual net housing delivery, Local Plan baseline annual housing requirement, and revised annual housing requirement).



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