

Cheshire West & Chester Council

Local Plan



Housing Land Monitor

Summary Report 2026



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Cheshire West
and Chester



Insert title of document

1: Fiver-year land supply position (2026)	2
2: Annual housing completions	3
3: Five-year housing requirement	4
4: Housing land supply	5
5: Forecasting review	6
6: Housing delivery test (HDT).....	7

1: Five-year land supply position (2026)

- 1.1 This report monitors progress of housing delivery against the adopted Local Plan requirement of 1,100 dwellings per annum / 22,000 over the plan period 2010 to 2030, and against the local housing need (LHN) as set out in the National Planning Policy Framework.
- 1.2 The housing land supply summary sets out the key outputs of the housing land monitor (2025-2026) and 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.

Local Plan (2010-2030)

Remaining housing requirement 2026-2030 (including 5% NPPF buffer) = 0 dwellings
(Total net completions 2010 to 2016 = 22,862 units)

Deliverable five-year housing land supply = 3,269

Local Plan (Part One) housing requirement met within plan period (2010-2030)

Local housing need (LHN)

LHN (standard method) = 1,930 net dwellings

LHN including 5% NPPF buffer = 2,027 net dwellings

Five-year housing land requirement (2026-2031) = 10,135 net dwellings

Deliverable five-year housing land supply = 3,269

LHN five-year housing land supply position (1 April 2026) = 1.6 years

- 1.3 The LHN five-year housing land supply position is based on the following:
- Local housing need (LHN) requirement (1 April 2026) = 1,930 net dwellings per year
 - 5% National Planning Policy Framework (NPPF) buffer based on Housing Delivery Test Measurement
 - Five-year housing requirement (2026-2031) including 5% NPPF buffer = 10,135 net dwellings (2,027 per year)
 - Identified deliverable five-year housing land supply (1 April 2026) = 3,269 net dwellings
 - Net five-year supply calculation = 3,269 (supply) divided by 2,027 (requirement including 5% NPPF buffer)



2: Annual housing completions

2.1 The table below sets out the net and gross housing completions for the 2025-2026 monitoring period.

2025 – 2026 annual housing completions	
Total gross completions	1,123
Total losses/demolitions	29
Total net completions	1,094

2.2 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 shown in the table below, and a breakdown of completions by spatial area is set out in the Council's Local Plan Annual Monitoring Report, and in the Housing Land Monitor supporting Excel file.

Year	Annual net completions	Annual requirement	+/- annual requirement	Cumulative +/-	Cumulative net completions
2010/2011	654	1,100	-446	-446	654
2011/2012	796	1,100	-304	-750	1,450
2012/2013	673	1,100	-427	-1,177	2,123
2013/2014	970	1,100	-130	-1,307	3,093
2014/2015	1,571	1,100	+471	-836	4,664
2015/2016	1,769	1,100	+669	-167	6,443
2016/2017	2,017	1,100	+917	+750	8,450
2017/2018	2,542	1,100	+1,442	+2,192	10,992
2018/2019	2,152	1,100	+1,052	+3,244	13,144
2019/2020	1,849	1,100	+749	+3,993	14,993
2020/2021	1,335	1,100	+235	+4,228	16,328
2021/2022	1,517	1,100	+417	+4,645	17,845
2022/2023	1,355	1,100	+255	+4,900	19,200
2023/2024	1,366	1,100	+266	+5,166	20,566
2024/2025	1,202	1,100	+102	+5,268	21,768
2025/2026	1,094	1,100	-6	+5,262	22,862
Total	22,862	17,600	+ 5,262	+5,262	22,862

3: Five-year housing requirement

- 3.1 The standard method for calculating a local housing need figure (LHN), as set out in national planning guidance, uses a formula incorporating the baseline housing stock for the borough that is adjusted to reflect local affordability. This identifies the minimum number of homes that should be planned for through a Local Plan.

Description	Explanation / Calculation	Net dwellings
Step 1 Setting the baseline ¹	0.8% of existing housing stock for the borough Data source: Table 125: dwelling stock estimates by local authority district (the most recent data published at the time of calculation) Dwelling stock (2025) = 167,820	1,343
Step 2 Adjustment to take account of affordability	For each 1% that the median workplace-based affordability ratio is above 5, housing stock baseline is increased by 0.95% Source: Table 5c median workplace-based affordability ratio Cheshire West and Chester 5-year average median workplace-based affordability ratio = 7.30 Adjustment factor = (5-year average affordability ratio minus 5) divided by 5, multiplied by 1.95, plus 1	1.437
LHN figure	Minimum annual local housing need figure = housing stock baseline (step 1) X adjustment factor (step 2)	1,930
LHN figure including NPPF buffer	Annual LHN plus 5% NPPF buffer (1,930 plus 5%)	2,027
5-year LHN figure	Local Housing Need figure including NPPF buffer multiplied by 5 = 2,027 x 5	10,135

¹ Baseline dwelling stock and adjustment factor are rounded to two decimal places. Unrounded figures are used to calculate the LHN figure.

4: Housing land supply

- 4.1 To be considered deliverable, the NPPF states that “sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years.”
- 4.2 The NPPF also defines a ‘developable’ site as “in a suitable location for housing development (or for traveller sites) with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 4.3 The deliverability of a site ie whether units will be completed within the five-year land supply period, is assessed on a site-by-site basis, informed by housing monitoring site visits and information obtained through correspondence with developers, house builders and agents.
- 4.4 Some sites or dwellings may be forecast to deliver beyond the Local Plan and/or the five-year supply period or may have alternative schemes pending/approved which means that the developable supply may be less than the total supply.
- 4.5 Based on the outcomes of the 2025-2026 monitor and site forecasting, and a base date of 1 April 2026, the total number of units with extant planning permission is 4,123 (net). Based on the site delivery forecasts completed as part of the monitoring process, the five-year deliverable supply is 3,269 units.

Source of supply	Total supply	Deliverable supply
Development Plan sites with planning permission	2,634	1,897
Development Plan sites without planning permission	1,879	0
Identified sites* with planning permission	633	521
Brownfield land register sites without planning permission	2,200	0
Permitted development/Prior approval	16	10
Windfall sites** with planning permission	840	631
Small site allowance (Years 4 and 5 only)	-	210
Total		3,269

*Identified sites total includes rural exception sites

**Windfall total includes garden land

5: Forecasting review

- 5.1 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.
- 5.2 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 cautious.
- 5.3 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.
- 5.4 Draft forecasts are reviewed on a site-by-site basis, considering the current planning and development status of the site. Where possible, information and intelligence is gathered through the on-site monitoring process and engagement with Development Management case officers.

6: Housing delivery test (HDT)

- 6.1 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 calculated based on the nationally set ratios as described in the handbook.
- 6.2 The table below sets out the Cheshire West and Chester HDT measurements recorded since its implementation in 2019.

Year	HDT result
2019	365 %
2020	383 %
2021	340%
2022	312 %
2023	275 %
2024	255%
2025	244%

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