

Cheshire West & Chester Council

Local Development Framework

Housing Land Monitor Report

2010 – 2011

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Cheshire West
and Chester

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1 Introduction

This documents sets out the housing land supply in Cheshire West and Chester borough, covering the period 1 April 2003 to 31 March 2011.

The Cheshire West and Chester area covers 916 square kilometres. The area abuts the national boundary of Wales to the west and to the north the more densely urbanised areas of Wirral, Halton, Liverpool and Warrington. West Cheshire also adjoins the more rural areas of East Cheshire and Shropshire.

The area contains key settlements of Chester and Ellesmere Port to the west, Frodsham to the north and Northwich, Winsford and Tarporley to the east. Large parts of central and southern Cheshire West and Chester are rural and the rural population is some 85,760 or 26% of the total population.

In 2006 the population of Cheshire West and Chester was estimated to be 327,500. By 2012 this figure is forecast to grow to 345,700.

Each of the former district authorities (Chester City, Ellesmere Port and Neston, and Vale Royal) has an adopted Development Plan in place. The policies within these documents have been saved indefinitely and will continue to guide development and provide a basis for determining planning applications for the areas they cover in the new authority. Each Development Plan will continue to be implemented and monitored until such time as they are replaced by new Cheshire West and Chester Local Development Framework policies.

Purpose of the Report

This report informs the Cheshire West and Chester Local Development Framework (LDF), provides housing data for the Annual Monitoring Report (AMR), and is an individual part of the evidence base in its own right. The Housing Land Monitor Report provides details of the housing land supply for the Borough, and forecasting of housing completions. The report is a snapshot in time from the 1 April 2010 until 31 March 2011.

Planning Policy

Regional Spatial Strategy

In July 2010 the Department for Communities and Local Government (CLG) announced their intention to revoke Regional Strategies. This has not yet been approved and the Regional Spatial Strategy remains the statutory plan which provides housing targets for the borough and this report will include an assessment of housing land supply against them.

Planning Policy Statement 3: Housing (June 2010)

Planning Policy Statement 3 (PPS3) requires that Local Planning Authorities implement a "plan, monitor and manage" approach to housing within their areas. An essential feature of this approach is that the housing requirement, and the way that it is met should be kept under review.

Under PPS3 guidance the council must identify whether they have a 5 year supply of "deliverable" sites for housing. In addition Local Authorities are asked, through a Strategic Housing Land Availability Assessment (SHLAA), to identify land for the preceding 5 - 10 year, and 10 - 15 year period. The 5 and 15 year supply of sites is to be maintained and updated on a rolling annual basis.

In June 2010 amendments were made to PPS which have seen the removal of garden land from the definition of brownfield or previously developed land (PDL) and also the removal of minimum housing density requirements.

Methodology

A single database is used to store and manipulate data on each housing site. Following visits to each individual site with an outstanding planning permission information recorded on site is input into the database which is the used to complete monitoring indicators.

The approach to collecting and presenting housing data for the previous 12 months involves a desk top study and site visits. Residential planning permissions are monitored through the planning decision lists that are available online and through the Plans Processing department of Development Management.

The construction and completions on a site are monitored through visits to each site. Contact is also made routinely with developers/landowners of larger sites to help forecast future deliverability of development. Spatial Planning work very closely with the Growth Point Team to forecast future completions and to maintain a positive relationship with developers and house builders. Discussions are also conducted with officers across the council including the Development Management Team, Building Control and Housing Team.

2 Housing Land Supply

The rate of housing completions in the Borough for the 8 year period between 2003 to 2011 are detailed in the table below. It is important to collate historic data and use this information to identify trends and anomalies which can be applied when forecasting future completion rates.

Table 2.1 Cheshire West and Chester Housing Completions 2003 - 2011

Monitoring Period	Net Housing Completions
1 April 2003 - 31 March 2004	1062
1 April 2004 - 31 March 2005	1118
1 April 2005 - 31 March 2006	1336
1 April 2006 - 31 March 2007	799
1 April 2007 - 31 March 2008	707
1 April 2008 - 31 March 2009	723
1 April 2009 - 31 March 2010	733
1 April 2010 - 31 March 2011	654
TOTAL	7132

In accordance with PPS3 the figures included in Table 2.2 below are used to calculate the 5 year annual housing requirement for Cheshire West and Chester only include sites meeting PPS3 criteria (available, achievable, deliverable).

The existing supply as at 1 April 2011 (Formula G in the table below) is made up of the following components:

- existing permissions (sites that are both under construction and not started) that meet the PPS3 criteria;
- sites subject to a S106 legal agreement;
- Sites identified in the Cheshire West and Chester Strategic Housing Land Availability Assessment 2010-2011 as coming forward within the 1 - 5 year period.

Table 2.2 Cheshire West and Chester RSS housing requirement 1 April 2011- 31 March 2016

Target Net Dwelling Gain: 1317 x 5 years = 6585		
Formula		No. Of Dwellings
(A)	Draft RSS housing requirement 2003 - 2021 (1,317 per annum)	= 23,700
(B)	Total Completions 2003 - 2011	= 7132
(A) - (B) = (C)	Net outstanding residual requirement 2011 - 2021 <i>(includes additional under supply carried forward since RSS base date 2003)</i>	= 16'568
(C) / (D) = (E) D=years remaining	Net revised annual completion rate 2011 - 2021 (10 years)	16'568 divided by 10 years remaining = 1657
(E) x 5 = (F)	Outstanding provision 2011 - 2016 (5 years)	1657 x 5 years = 8285
(G)	Existing supply as at 1 April 2011 (Based on PPS3)	= 3814⁽ⁱ⁾
(G) / (E) = (H)	Number of years supply	3814 / 1657 = 2.3 years

The calculation above shows that Cheshire West and Chester currently has a **2.3 year** land supply against the RSS housing requirement as at 1 April 2011.

i The make up of this supply is detailed in Chapter 4: Sources of Supply.

3 Housing Completions

Annual Completions

During the period 1 April 2010 through to 31 March 2011 the housing monitor recorded a total of **680** completions and **26** demolitions / losses. Net completions for the year 2010 / 2011 was **654** units.

Table 3.1 Housing Completions 2010 / 2011

Gross Completions	680
Losses	26
Total Net Completions	654

Table 3.2 below provides a historical record of total net completions in the Borough between 2003 and the present monitoring period.

Table 3.2 Annual Completions 2003 to 2009

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	Total
CWaC	1062	1118	1336	799	707	723	733	654	7132

The average number of dwellings built each year across the borough of Cheshire West and Chester during the period 2003 to 2011 is **892**. This has decreased from an average of 925 in 2009/10 due to a slightly lower completion rate for the current year.

Completions are dependent on two principal factors; land availability and market demand. Land availability mainly depends on local conditions, whilst market demand is influenced by broader factors such as prevailing interest rates and buyers confidence.

Dwelling completions by origin of the site can fall into one of the following categories:

- **Allocated** - these have been specifically identified for housing development in the adopted Local Plan.
- **Windfall** - these sites are previously developed sites which have not been specifically identified as available in the Local Plan and which come forward through the development control process
- **Greenfield Unallocated Sites** - these are sites which come forward through the development control process but they do not fall within the definition of 'windfall' because they are greenfield.

Table 3.3 overleaf illustrates the source of housing sites, and differentiates between allocated and windfall sites, and also unallocated greenfield sites.

Table 3.3 Gross Completions by Origin

	Greenfield Unallocated	Windfall	Allocated	Total
Number of Dwellings	76	348	256	680
% of total completions	11%	51%	38%	100%

Completions on Previously Developed Land

A key objective of PPS3 is that Local Planning Authorities should continue to make effective use of land by re-using land and buildings that has been previously developed. The proportion of brownfield / greenfield completions illustrates the level of gross completions on previously developed land in comparison with those on greenfield land across the borough. For the monitoring period 2010 / 2011 a total of 602 (gross) units were completed on previously developed land (brownfield) which accounts for 88% of the total gross units that were completed.

Table 3.4 Gross Completions on Brownfield / Greenfield Land

Land supply	Year		
	2008/09	2009/10	2010/11
Brownfield (PDL)	634 (84%)	785 (94%)	602 (88%)
Greenfield	118 (16%)	52 (6%)	78 (12%)

Affordable Housing Completions

Affordable housing is defined as that which is accessible to people whose income does not enable them to afford to buy or rent property suitable for their needs in the open housing market.

Currently the former individual local authorities that make up Cheshire West and Chester require between 25% and 40% affordable housing provision on all sites over 15 dwellings in the urban areas. The affordable housing delivery rates have fallen well short of the need that has been identified in existing Strategic Housing Market Assessment Update December 2010. For the monitoring period 1 April 2010 to 31 March 2011 the level of provision has been **323** affordable dwellings compared with an annual total requirement of 1311 affordable dwellings per year across Cheshire West and Chester.

For the purposes of the Housing Land Monitor Report the completions total only includes new additions to the housing stock and therefore the figure recorded below may vary from the Councils Housing Flow Reconciliation Return (Communities and Local Government) which also takes account of changes in housing tenure of the existing built stock.

Table 3.5 Affordable Housing Completions

Monitoring Period	Affordable dwellings completed
2008 - 2009	228
2009 - 2010	283
2010 - 2011	323

The breakdown of the tenure of the completed affordable dwellings in shown on a site by site basis in Table 3.7 below.

Table 3.6 Completed affordable dwellings

Site	RSL	Total Affordable Units
Land at Treborth Road, Blacon	Chester & District Housing Trust	7
Suffolk House, Chester	Chester & District Housing Trust	32
Kingslea House, Great Boughton	Chester & District Housing Trust	30
The Gorstella, Lower Kinnerton	Muir	2
Stanney garage sites, Ellesmere Port	Plus Dane	14
Broken Cross Farm, Northwich	Plus Dane	8
Gorse Stacks, Chester	Plus Dane	54
Rosfield Park, Ellesmere Port	Arena	32
Ravensholme, Tattenhall	Arena	14
St Josephs College, Malpas	Arena	12
Upton Dene, Upton	Arena	52
Raby Road, Neston	Riverside	14
Black Diamond Street, Chester	Taylor Wimpey	2
84-94 Brook Street, Chester	Arena	6
Abbots Way (garage courts), Winsford	Weaver Vale Housing Trust	11
Edge Grange, Malpas	Arena	1
Tower Wharf, Chester	Arena	32
	TOTAL	323

In addition to the sites detailed above there are a number of affordable dwellings that have outstanding planning permission over a number of sites throughout the borough, but are yet to be built. This demonstrates that there is an ongoing, and increasing supply of affordable homes coming forward through the planning process.

The delivery of affordable housing within Cheshire West and Chester will be based upon an up-to-date evidence base provided through the Joint Strategic Housing Market Assessment (SHMA) and will lead to a new policy in the Core Strategy. This will be supported by a Supplementary Planning Document (SPD) for affordable housing that will set out the detail for delivery geographically across the authority area which will replace the current adopted SPDs of the former Local Authorities in Cheshire West and Chester. Both the Core Strategy policy and the Affordable Housing SPD will need to set out spatially how the different needs, identified by the SHMA will be met. Until such a time that the Core Strategy policy is adopted the Council will use the findings of the SHMA as a basis for negotiation with developers to address the affordable housing needs identified at an early stage in the development management process.

4 Sources of Housing Land Supply

Chapter 2 of this report details the 5 year housing land supply for the Borough, and states a total supply of 3814 dwellings. The components that make up the 5 year land supply for the borough are:

- Existing sites with planning permission (sites not started and under construction) as at 31 March 2011
- Sites awaiting Section 106 legal agreements to be signed
- Sites within the 1-5 year delivery period in existing Strategic Housing Land Availability Assessments (SHLAA)

Only sites that meet the criteria of PPS3; available, achievable, deliverable, are included within the total units available in each of these sources. A judgement of these criteria is based upon Officer knowledge and correspondence with applicants, officers, developers and land owners wherever possible.

Table 4.1

Source of housing supply	CWaC Total	Deliverable 5 year supply
Sites with planning permission	3471	2825
Sites awaiting S106	2844	863
Remaining Local Plan Allocations	1355	38
Sites identified in the SHLAA	30834	88
TOTAL	38504	3814

The table above shows the total supply of housing from each component and provides an aggregated total for the borough of **38504** units. The total number of units that are forecast to deliver within the 5 year period is 3814, and this is the figure that is used to calculate the number of years housing supply in Chapter 2 of this report.

5 Progress of Allocated Sites

Former Vale Royal

A total of 973 dwellings remaining on sites allocated for housing development in the former Vale Royal Borough Local Plan.

Table 5.1 Remaining Allocations in the Vale Royal Borough Local Plan

Site	No. Of Dwellings
Winsford Gateway	24
Barons Quay, Northwich	220
Marina Development, Northwich	156
County Council office site	20
British Waterways site, Northwich	56
Lock Street, Northwich	128
Memorial Hall, Northwich	65
West of Old Warrington Road, Northwich	133
Land west of Queen Street, Northwich	171
TOTAL	973

Former Ellesmere Port and Neston

A total of 941 dwellings remaining on sites allocated for housing development in the Ellesmere Port and Neston Local Plan.

Table 5.2 Remaining Allocations in the Ellesmere Port and Neston Local Plan

Site	No. Of Dwellings
Grange College, Sutton Way	26
Ledsham Road (land to the south), Ledsham	420
Moorside Lane, Neston	25
Green Lane, Great Sutton	120
West of Backford Cross	350
TOTAL	941

Former Chester District

Table 5.3 Remaining Allocations in the Chester District Local Plan

Site	No. Of dwellings
South of Northgate Village, Chester	50
South of Brookside Terrace, Chester	30
TOTAL	80

A total of 80 dwellings remaining on sites allocated for housing development in the Chester District Local Plan.

The total potential supply from remaining allocations in existing Local Plans is **1994** dwellings. The allocated number of dwellings for each site may no longer be realistic under current economic and development circumstances. For the purposes of the SHLAA the capacity of these sites have been reassessed and the amended capacities feature in the land supply totals.

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