

# Housing Land Supply Position Statement

at 1 April 2024

**ADDENDUM, February 2025**

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## 1.0 Introduction

- 1.1 The Government want to significantly boost the supply of homes. Under national planning policy, the National Planning Policy Framework (NPPF), Local Planning Authorities (LPAs) are required to identify and annually update a supply of specific deliverable sites sufficient to provide a minimum of five years' housing supply against their housing requirement set out in adopted strategic policies, or local housing need figures where the strategic policies are more than five years old (NPPF paragraph 78). This is referred to as the '5-year housing land supply' (5YHLS).
- 1.2 Each year, South Ribble Borough Council (SRBC) produce a report providing an annual update to both the Strategic Housing Land Availability Assessment (SHLAA) and the Housing Land Position Statement (HLPS). The purpose of the report is to detail housing delivery in the borough and to set out the Council's 5YHLS position.
- 1.3 Each statement uses a base date of 1 April of that reporting year from which to forecast housing delivery.
- 1.4 Housing monitoring updates are undertaken annually by the Council in March (to prepare for the end of the monitoring year position) and October (interim update).
- 1.5 The most recent Housing Land Position Statement was published in April 2024 and can be found on the Council website at <https://southribble.gov.uk/planning-policy/planning-monitoring-evidence/2>. At the time of its preparation and publication, national policy for the purpose of 5YHLS was the NPPF (updated December 2023).

## 2.0 Changes to National Policy and Practice Guidance

- 2.1 On the 12 December 2024, the Government published a revised version of the NPPF and updated associated planning practice guidance. Those revisions included changes to how local housing need should be calculated and imposed these as mandatory requirements.
- 2.2 Under the latest iteration of the NPPF, Paragraph 62 states that strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need (LHN) figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. There is currently no requirement to meet the needs of neighbouring areas, and so the housing requirement for South Ribble must be that of the standard method.
- 2.3 The planning practice guidance changes the standard method that must be used to calculate the local housing need – that is, the *minimum* number of homes that must be planned for. Under the earlier NPPF (December 2023), the standard method (SM) used household projections and added an adjustment based on the affordability of housing within the area. Under the new, current NPPF (December 2024), the SM takes a baseline figure of 0.8% of the existing housing stock for the area and then makes adjustments to take account of affordability of the area.
- 2.4 The Government published the new LHN figures in December 2024. For South Ribble, the new calculated LHN figure is **489 dwellings per annum**. This has increased the local housing need figure for South Ribble; previously, the LHN requirement figure was 169 dwellings per annum.

- 2.5 LPAs must use the latest standard method to inform their housing requirement, unless exceptional circumstances justify an alternative approach. There are no exceptional circumstances within South Ribble (or Central Lancashire) and so the housing requirement must be that of the standard method.
- 2.6 NPPF Paragraph 78 states that LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five year’s worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer, which varies dependent on prescribed circumstances; the buffer should be 5% unless there has been significant under delivery of housing over the previous three years whereby it increases to 20%. [Annex 2 of the NPPF](#) defines a deliverable site.
- 2.7 The current strategic policies for South Ribble are the Central Lancashire Core Strategy, adopted 2012, and the South Ribble Local Plan, adopted 2015. As these strategic policies are more than five years old, the Council must use the SM LHN figure.
- 2.8 The Central Lancashire councils (South Ribble, Preston and Chorley) are currently preparing a joint Central Lancashire Local Plan (CLLP) (2023-2041), and, in January 2025, each Council approved the Regulation 19 Publication version of the plan for progression towards examination. Within the emerging CLLP, the Central Lancashire housing requirement of 24,152 new dwellings is distributed across the three council areas; with South Ribble having a minimum target of 460 dwellings per annum (a total of 8,280 homes in the plan period). The CLLP’s South Ribble housing requirement figure is therefore not too dissimilar to that of the Government’s LHN SM figure and enables the plan to progress to examination under transitional arrangements. However, for the purpose of assessing 5YHLS, this must be measured against the LHN SM figure of 489 in accordance with the NPPF.
- 2.9 NPPF Paragraph 78, and footnote 40, confirm that ‘under delivery’ of housing is to be measured against the Housing Delivery Test (HDT), where this indicates that delivery was below 85% of the housing requirement.
- 2.10 The Government published the 2023 Housing Delivery Test results on 12 December 2024 (aside the revised policy and guidance). It confirms the Council’s HDT result as 326% and therefore there has been no under-delivery of housing. The buffer for LHN therefore is 5%.
- 2.11 Therefore, South Ribble’s LHN under the Government’ SM is as follows:

*Table 1 – Local Housing Need under the Government’s Standard Method*

<b>Number of dwellings</b>	<b>Local Housing Need Under new SM (NPPF Dec 2024)</b>	<b>Local Housing Need Under old SM (NPPF Dec 2023)</b>
<b>LHN</b>	489	169
<b>LHN + 5% buffer</b>	513.5	177.7

### 3.0 Revised Position

- 3.1 South Ribble’s new LHN figure (489 dwellings) took effect from 12 December 2024. As the new SM immediately replaces the previous LHN (169 dwellings), it is necessary to provide an interim update on the borough’s 5YHLS position. This addendum therefore provides an updated position in respect to the published April 2024 report. This is an interim position, and the Council will publish a full, updated position, on both the SHLAA and the HLPS, in Spring 2025, following the end of the current monitoring year.

3.2 As an interim report, this addendum does not seek to make significant changes to the assumptions set out within the 5YHLS position statement dated April 2024. A fully updated position will be set out later in the year. However, the Council have deemed it appropriate to make the following changes to the trajectory.

- **Heatherleigh:** In April 2024, this site was forecast to deliver 60 dwellings in 2024/25. Interim monitoring indicates that the site has delivered 54 completions in the first half of the monitoring year (April-October 2024) and so it can be reasonably assumed that completions for the full monitoring year will exceed the forecast. Therefore, the forecast figure has been adjusted to 80 units in 24/25, then 70 units for the four subsequent years (2025-29).
- **Moss Side Test Track (Phase 3):** In April 2024, this site was forecast to deliver 50 dwellings in 2024/25 and each of the subsequent years. Interim monitoring indicates that the site has delivered 57 completions in the first half of the monitoring year (April-October 2024) and so it can be reasonably assumed that completions for the full monitoring year will exceed the forecast. Therefore, the forecast figure has been adjusted to 80 units in 24/25, then 60 units in each of the three subsequent years (2025-28), and 54 in the final fifth year (28/29).
- **Cuerden Strategic Site (Phase 2):** It is expected that planning permission will be sought in 2025 for residential development (75 homes) on part of the site. Allowing time for the planning determination process, and lead-in times for commencement, it is expected that 10 units can be delivered in 28/29.
- **Unidentified windfalls** always make up a proportion of the housing supply. In April 2024, the number of windfalls had been conservatively estimated as 33 (24/25), 66 (25/26) and then 100 in each of the three subsequent years (2026-29). Windfall figures have, however, been historically higher - windfall completions have averaged 147 per annum over the last five years - and so the windfall forecast figures have been adjusted from 100 to 112 per annum for 2027-2029. Whilst still remaining a conservative estimate, these changes also serve to align forecasts more closely with the assumptions detailed in the South Ribble housing trajectory within the emerging [CLLP \(2023-2041\)](#).

Table 2 – 5 Year Housing Land Supply at 1 April 2024

2025-2029		Local Housing Need Under new SM (NPPF Dec 2024)	Local Housing Need Under old SM (NPPF Dec 2023)
A	Annual LHN	489	169
B	Annual LHN inc. 5% buffer (A x 1.05)	513.5	177.7
C	5 year LHN inc. 5% buffer (B x 5 years)	2567.5	888.5
D	Five Year Supply at 1 April 2024	2603*	2446
E	Supply excluding 10% of small sites <sup>1</sup>	2577.8	2420
F	5 Year Housing Land Supply (Years) (E / B)	5.02	13.62

\*with above adjustments included

<sup>1</sup> Based on experience, it is estimated that 10% of dwellings on small sites (sites of fewer than 5 dwellings) will not be built.

3.3 Table 2 confirms that, under the new SM, the Council have a 5.02 year supply of sites. (Note the LHN/5YHLS under the old SM is reported for comparison and transparency purposes only – and is that reported in the April 2024 position statement). Table 3 shows the breakdown of the current identified supply by source. A detailed list of the sites included in the five-year supply can be found in Appendix 3 of the Housing Land Position Statement (April 2024), available from: <https://southribble.gov.uk/planning-policy/planning-monitoring-evidence/2> and should be read with paragraph 3.2 above.

3.4 The position will be updated again in Spring 2025, using a base date of 1 April 2025.

Table 4 - Anticipated Completions - Next Five Years

Type of Site	Estimated Remaining site capacity	2024-25	2025-26	2026-27	2027-28	2028-29	Deliverable by 2029 (end of 5 year period)
Large sites with permission ≥10 dwellings	3206	447	449	360	268	297	1821
Medium sites 5 ≤ Permitted Dwellings ≤ 9 with permission	107	9	39	39	14	6	107
Small sites with permission <5 (incl PD and permission not required)	252	78	107	62	5	0	252
Additional allocated Local Plan sites	372	0	0	0	0	0	0
Unidentified Windfalls estimate	2187	33	66	100	112	112	423
<b>TOTALS</b>	6124*	567	661	561	399	415	2603

\*Excludes unidentified windfalls

### Developable and Deliverable Supply

3.5 As set out in the National Planning Policy Framework, local planning authorities should identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. Based on the changes outlined above, the tables below (baseline of 1 April 2024) provide the updated position.

Table 5 - Developable Housing Land Supply

Type of Site	Developable 2029/30-2033/34 (Years 6-10)	Developable 2034/35 – 2038/39 (Years 11-15)
Large sites with permission ≥10 dwellings	885	500
Medium sites 5 ≤ Permitted Dwellings ≤ 9 with permission	0	0
Small sites with permission <5 (incl PD and permission not required)	0	0

<b>Additional allocated Local Plan sites</b>	297	75
<b>Unidentified Windfalls estimate</b>	560	424
<b>TOTALS</b>	<b>1742</b>	<b>999</b>

## References

The information takes account of national and local policies and guidance which direct the provision of land for housing.

- National
  - o [National Planning Policy Framework \(12 December 2024\)](#)
  - o [Planning Practice Guidance \(updated 12 December 2024\)](#)
  - o [Housing Delivery Test 2023 \(published 12 December 2024\)](#)
  - o [Housing Delivery Test Rule Book \(updated 12 December 2024\)](#)
- Central Lancashire
  - o [Central Lancashire Core Strategy \(2012\)](#)
  - o [Central Lancashire Housing Study \(Iceni\) \(March 2020\)](#)
- South Ribble
  - o [South Ribble Local Plan \(2015\)](#)
- Penwortham
  - o [Penwortham Town Neighbourhood Development Plan \(2017\)](#)