

**CENTRAL
LANCASHIRE
STRATEGIC HOUSING
LAND AVAILABILITY
ASSESSMENT

SUPPLEMENT**

November 2010

Introduction

This Strategic Housing Land Availability Assessment Supplement has been produced in response to the Coalitions Governments recent changes and intended changes to the regional planning level and housing targets and the impact this has on the SHLAA. In this period of uncertainty and change we have taken the 5 year supply information provided in the 2010 SHLAA and have produced a number of scenario's to consider how different housing targets could alter the 5 year supply situation.

The following scenarios have been calculated within this supplement:

1. Five-year supply in relation to RSS requirements – this scenario assumes Regional Spatial Strategy (RSS) targets run from 2003/04 – 2020/21, and that following 2021 RSS figures will be rolled forward until the end of the Core Strategy Period. Any under or over supply is spread over the RSS period only and therefore proposed to be met by 2020/21.
2. Five-year supply in relation to RSS requirements (spreading the undersupply over the full plan period) - this scenario assumes RSS targets run from 2003/04 – 2020/21, and that following 2021 RSS figures will be rolled forward until the end of the Core Strategy plan period. Any under or over supply is spread over the whole Core Strategy period and is therefore proposed to be met by 2026/27 rather than 2020/21.
3. Five-year supply in relation to a continuation of emerging Core Strategy reduced requirements - this scenario assumes that the proposed reduced housing figures in the Core Strategy (reduced by 20%) are carried forward over the Core Strategy plan period and that any under/over supply from previous years based on RSS targets is discarded.
4. Five-year supply in relation to a continuation of emerging Core Strategy reduced requirements (taking into account current undersupply) - this scenario assumes that the proposed reduced housing figures (reduced by 20%) in the Core Strategy are carried forward over the Core Strategy plan period and that any under/over supply from previous years based on RSS targets is met by the end of the RSS period (2020/21).

Chorley 5 year supply figures:

The figures in the table below are taken from the September 2010 SHLAA.

Table: 5 year supply summary table for Chorley based on September 2010 SHLAA

Site source	Units
Sites listed in table 5 of the SHLAA	2407
Sites with extant permission under 5 dwelling threshold (discounted by 10%)	151
Total	2558

1) Five-year supply in relation to RSS requirements

The housing plan requirements set out in the RSS run from April 2003. The RSS housing supply requirement to 31st March 2021 is the cumulative requirement for 2003-2021 (7,500 dwellings or 417 dwellings per year) minus the cumulative net completions from 2003-2009/10 (2,757) as indicated in the table below. This gives a requirement for 4,743 dwellings over the 11 year period up until 2020/21.

Utilising the RSS requirement figures the annual target from 2010/11 to 2020/21 is therefore $4,743/11 = 431$ units.

This results in Chorley having a $(2,558/431)$ **5.94 year** deliverable housing supply.

1921 of the units on sites of 5 units or more are on Brownfield land and 486 are on Greenfield land. 54% of the units on small sites are on Brownfield land, which equates to 82 units. Therefore, 78% of the land in the supply period of April 2010 to March 2015 is on brownfield land.

Table: Housing supply requirement in the RSS* (extract from September 2010 SHLAA)

RSS Plan period (1 st April-31 st March)	Mean annualised requirement	Cumulative requirement	Net Completions	Cumulative net completions	Over or under supply to date
2003/04	417	417	585	585	168
2004/05	417	834	479	1064	230
2005/06	417	1251	489	1553	302
2006/07	417	1668	121	1674	6
2007/08	417	2085	288	1962	-123
2008/09	417	2502	355	2317	-185
2009/10	417	2919	440	2757	-162
2010/11	417	3336			
2011/12	417	3753			
2012/13	417	4170			
2013/14	417	4587			
2014/15	417	5004			
2015/16	417	5421			

2016/17	417	5838
2017/18	417	6255
2018/19	417	6672
2019/20	417	7089
2020/21	417	7506

2) Five-year supply in relation to RSS requirements (spreading the undersupply over the full plan period)

The housing plan requirements set out in the RSS run from April 2003. The RSS housing supply requirement runs to 31st March 2021, however if the RSS target were rolled forward until the end of the Core Strategy period (2026/27) it may be more appropriate to spread out any under/over supply across the full Core Strategy plan period (rather than just until the end of RSS at 2020/21). Therefore the cumulative requirement for 2003-2027 is 10,008 dwellings (or 417 dwellings per year) minus the cumulative net completions from 2003-2009/10 (2,757) which gives a requirement for 7,251 dwellings over the period up until 2026/27.

Utilising the RSS requirement figures the annual target from 2010/11 to 2026/27 is therefore $7,251/17 = 427$ units.

This results in Chorley having a $(2,558/427)$ **5.99 year** deliverable housing supply.

3) Five-year supply in relation to a continuation of emerging Core Strategy reduced requirements

The emerging Core Strategy sets out housing requirements of 334 dwellings per annum for the two-year period 2010-2012. This is an interim measure and no figures are stated for the period after this; the intention is that a full review of housing requirements will be carried out and new housing requirement figures produced. Until new housing requirement figures are produced for the longer term there is uncertainty over housing requirement figures for this period. If the 334 figure continues there is a requirement for the five-year period of: $334 \times 5 = 1670$ units.

This results in Chorley having a $(2,558/334)$ **7.66 year** deliverable housing supply.

4) Five-year supply in relation to a continuation of emerging Core Strategy reduced requirements (taking into account current undersupply)

The emerging Core Strategy sets out housing requirements of 334 dwellings per annum for the two-year period 2010-2012. This is an interim measure and no figures are stated for the period after this; the intention is that a full review of housing requirements will be carried out and new housing requirement figures produced. Until new housing requirement figures are produced for the longer term there is uncertainty over housing requirement figures for this period. If the 334 figure continues there is a requirement for the five-year period of: $334 \times 5 = 1670$ units.

As of April 2010 Chorley had an undersupply of 162 units. If this is spread over the original RSS period (up to 2020/21 = 11 years) it will increase the 5 year supply requirement by $(162/11) \times 5 = 74$. The 5 year requirement is therefore = 1,744 units.

This results in Chorley having a $(2,588/349)$ **7.42 year** deliverable housing supply.

Preston 5 year supply figures:

The figures in the table below are taken from the September 2010 SHLAA.

Table: 5 year supply summary table for Preston City Council based on September 2010 SHLAA

Site source	Units
Sites listed in table 7 of the SHLAA	1725
Sites with extant permission under 5 dwelling threshold (discounted by 10%)	107
Total	1832

1) Five-year supply in relation to RSS requirements

The housing plan requirements set out in the RSS run from April 2003. The RSS housing supply requirement to 31st March 2021 is the cumulative requirement for 2003-2021 (9120 dwellings or 507 dwellings per year) minus the cumulative net completions from 2003-2009/10 (3,126) as indicated in the table below. This gives a requirement for 5,994 dwellings over the 11 year period up until 2020/21.

Utilising the RSS requirement figures the annual target from 2010/11 to 2020/21 is therefore $5,994/11 = 545$ units.

This results in Preston having a (1,832/545) **3.36 year** deliverable housing supply.

1725 of the units on sites of 5 units or more are on Brownfield land and 308 are on Greenfield land. 79% of the units on small sites are on Brownfield land, which equates to 85 units. Therefore, 85% of the land in the supply period of April 2010 to March 2015 is on brownfield land.

Table: Housing supply requirement in the RSS* (extract from September 2010 SHLAA)

RSS Plan period (1 st April-31 st March)	Mean annualised requirement	Cumulative requirement	Dwellings completed	Demolitions	Net Completions	Cumulative net completions	Over or under supply to date
2003/04	507	507	521	213	308	308	-199
2004/05	507	1014	703	159	544	852	-162
2005/06	507	1521	634	7	627	1479	-42
2006/07	507	2028	586	21	565	2044	-16
2007/08	507	2535	673	64	609	2653	+118
2008/09	507	3042	485	17	468	3121	+79
2009/10	507	3549	86	81	5**	3126	-423
2010/11	507	4056					
2011/12	507	4563					
2012/13	507	5070					
2013/14	507	5577					
2014/15	507	6084					
2015/16	507	6591					
2016/17	507	7098					
2017/18	507	7605					

2018/19	507	8112
2019/20	507	8619
2020/21	507	9126

2) Five-year supply in relation to RSS requirements (spreading the undersupply over the full plan period)

The housing plan requirements set out in the RSS run from April 2003. The RSS housing supply requirement runs to 31st March 2021 however if the RSS target were rolled forward until the end of the Core Strategy period (2026/27) it may be more appropriate to spread out any under/over supply across the full Core Strategy plan period (rather than just until the end of RSS at 2020/21). Therefore the cumulative requirement for 2003-2027 is 12,168 dwellings (or 507 dwellings per year) minus the cumulative net completions from 2003-2009/10 (3,126) gives a requirement for 9,042 dwellings over the period up until 2026/27.

Utilising the RSS requirement figures the annual target from 2010/11 to 2026/27 is therefore $9,042/17 = 532$ units.

This results in Preston having a $(1,832/532)$ **3.44 year** deliverable housing supply.

3) Five-year supply in relation to a continuation of emerging Core Strategy reduced requirements

The emerging Core Strategy sets out housing requirements of 406 dwellings per annum for the two-year period 2010 – 2012. This is an interim measure and no figures are stated for the period after this; the intention is that a full review of housing requirements will be carried out and new housing requirement figures produced. Until new housing requirement figures are produced for the longer term there is uncertainty over housing requirement figures for this period. If the 406 figure continues there is a requirement for the five-year period of: $406 \times 5 = 2,030$ units.

This results in Preston having a $1,832/406$ **4.5 year** deliverable housing supply.

4) Five-year supply in relation to a continuation of emerging Core Strategy reduced requirements (taking into account current undersupply)

The emerging Core Strategy sets out housing requirements of 406 dwellings per annum for the two-year period 2010 – 2012. This is an interim measure and no figures are stated for the period after this; the intention is that a full review of housing requirements will be carried out and new housing requirement figures produced. Until new housing requirement figures are produced for the longer term there is uncertainty over housing requirement figures for this period. If the 406 figure continues there is a requirement for the five-year period of: $406 \times 5 = 2,030$ units.

As of April 2010 Preston had an undersupply of 423 units. If this is spread over the original RSS period (up to 2020/21 = 11 years) it will increase the 5 year supply requirement by $(423/11) \times 5 = 192$. The 5 year requirement is therefore = 2,222 units

This results in Preston having a $1,832/444 = 4.13$ year deliverable housing supply.

South Ribble 5 year supply figures:

The figures in the table below are taken from the September 2010 SHLAA.

Table: 5 year supply summary table for South Ribble Council based on September 2010 SHLAA

Site source	Units
Sites listed in table 10 of the SHLAA	2363
Sites with extant permission under 5 dwelling threshold (discounted by 10%)	131
Total	2494

1) Five-year supply in relation to RSS requirements

The housing plan requirements set out in the RSS run from April 2003. The RSS housing supply requirement to 31st March 2021 is the cumulative requirement for 2003-2021 (7506 dwellings or 417 dwellings per year) minus the cumulative net completions from 2003-2009/10 (2,802) as indicated in the table below. This gives a requirement for 4,704 dwellings over the 11 year period up until 2020/21.

Utilising the RSS requirement figures the annual target from 2010/11 to 2020/21 is therefore $4,704/11 = 428$ units.

This results in South Ribble having a (2,494/428) **5.8 year** deliverable housing supply.

1843 of the units on sites of 5 units or more are on Brownfield land and 520 are on Greenfield land. 85% of the units on small sites are on Brownfield land, which equates to 111 units. Therefore, 78% of the land in the supply period of April 2010 to March 2015 is on brownfield land.

Table: Housing supply requirement in the RSS* (extract from September 2010 SHLAA)

RSS Plan period (1 st April-31 st March)	Mean annualised requirement	Cumulative requirement	Net Completions	Cumulative net completions	Over or under supply to date
2003/04	417	417	538	538	121
2004/05	417	834	657	1195	361
2005/06	417	1251	520	1715	464
2006/07	417	1668	284	1999	331
2007/08	417	2085	320	2319	234
2008/09	417	2502	312	2631	129
2009/10	417	2919	171	2802	-117
2010/11	417	3336			
2011/12	417	3753			
2012/13	417	4170			
2013/14	417	4587			
2014/15	417	5004			
2015/16	417	5421			
2016/17	417	5838			
2017/18	417	6255			
2018/19	417	6672			
2019/20	417	7089			
2020/21	417	7506			

2) Five-year supply in relation to RSS requirements (spreading the undersupply over the full plan period).

The housing plan requirements set out in the RSS run from April 2003. The RSS housing supply requirement runs to 31st March 2021 however if the RSS target were rolled forward until the end of the Core Strategy period (2026/27) it may be more appropriate to spread out any under/over supply across the full Core Strategy plan period (rather than just until the end of RSS at 2020/21). Therefore the cumulative requirement for 2003-2027 is 10,008 dwellings (or 417 dwellings per year) minus the cumulative net completions from 2003-2009/10 (2,802) gives a requirement for 7,206 dwellings over the period up until 2026/27.

Utilising the RSS requirement figures the annual target from 2010/11 to 2026/27 is therefore $7,206/17 = 423$ units.

This results in South Ribble having a $(2,494/423)$ **5.9 year** deliverable housing supply

3) Five-year supply in relation to a continuation of emerging Core Strategy reduced requirements

The emerging Core Strategy sets out housing requirements of 334 dwellings per annum for the two-year period 2010 – 2012. This is an interim measure and no figures are stated for the period after this; the intention is that a full review of housing requirements will be carried out and new housing requirement figures produced. Until new housing requirement figures are produced for the longer term there is uncertainty over housing requirement figures for this period. If the 334 figure continues there is a requirement for the five-year period of: $334 \times 5 = 2,030$ units.

This results in South Ribble having a $2,494/334$ **7.46 year** deliverable housing supply.

4) Five-year supply in relation to a continuation of emerging Core Strategy reduced requirements (taking into account current undersupply)

The emerging Core Strategy sets out housing requirements of 334 dwellings per annum for the two-year period 2010 – 2012. This is an interim measure and no figures are stated for the period after this; the intention is that a full review of housing requirements will be carried out and new housing requirement figures produced. Until new housing requirement figures are produced for the longer term there is uncertainty over housing requirement figures for this period. If the 334 figure continues there is a requirement for the five-year period of: $334 \times 5 = 2,030$ units.

As of April 2010 South Ribble had an undersupply of 117 units. If this is spread over the original RSS period (up to 2020/21 = 11 years) it will increase the 5 year supply requirement by $(117/11) \times 5 = 53$. The 5 year requirement is therefore = 2083 units

This results in South Ribble having a $2494/417 = 6$ year deliverable housing supply.