

NORTH WEST 5 YEAR HOUSING SUPPLY

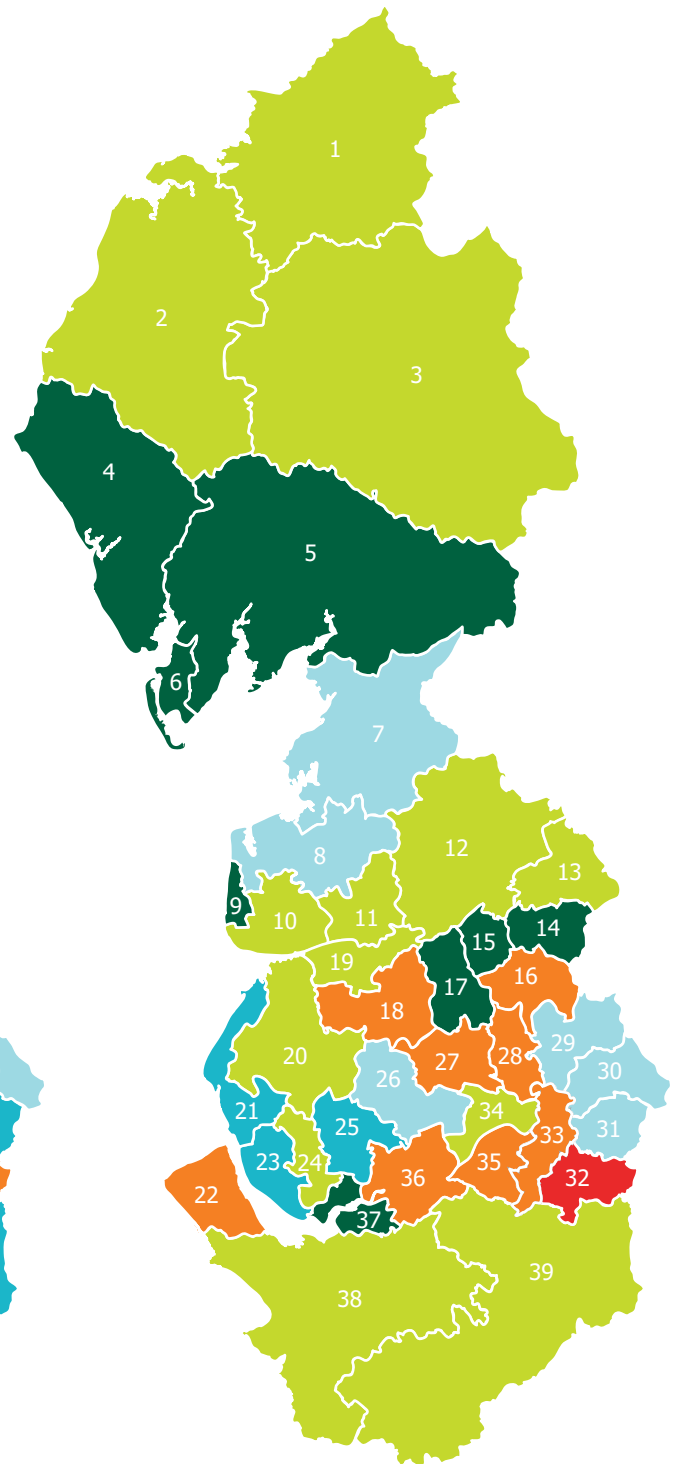
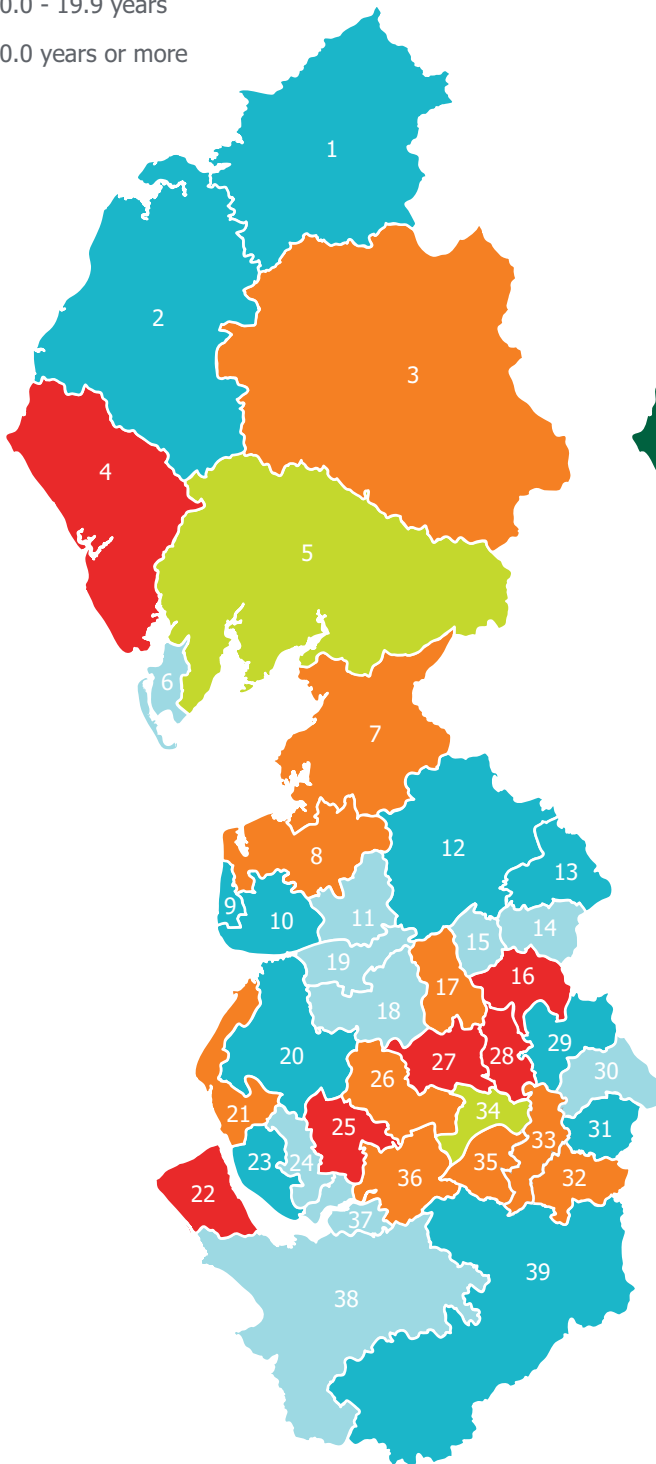


May 2018

-  Less than 3.0 years
-  Less than 5.0 years
-  5.0 - 5.9 years
-  6.0 - 9.9 years
-  10.0 - 19.9 years
-  20.0 years or more

**Current housing
land supply position**

**Supply based on
new OAN**



North West Five Year Housing Supply Update

Understanding the five year housing supply position remains crucial for determining the potential success of residential planning applications, with Local planning authorities (LPAs) without a five year housing supply being more vulnerable to speculative planning applications.

The five year supply situation is soon going to change significantly. With the recent publication of the new draft National Planning Policy Framework, it is becoming increasingly clear that the Government's proposed new methodology for calculating objectively assessed housing need (OAN) is likely to come into force as previously suggested. This will have a major impact on the five year housing supply position, with many local authorities in the North West seeing their OAN dramatically reduced; meaning that many more are likely to be able to demonstrate having a five year supply than at present.

To help understand this changing situation, WYG's Planning team has prepared the infographics overleaf. These show the current five year housing supply situation compared to that which could apply if the new OAN is applied. At present 21 of the region's 39 authorities are currently able to demonstrate a five year, but the image shows that this could reduce to only 7.

It should be noted that the new OAN figures are minimums and housing need can also include an additional allowance for economic growth. It should also be noted that the Government is now targeting delivery of 300,000 units per year and the proposed OAN figures will deliver only 225,000 nationally. However, the data here is presented as a 'worse case scenario' based only on the new OAN figures.

If you have any questions on this issue or require assistance with housing land supply issues please contact: **Matthew Good**, Associate Director, on **0113 219 7107** or **matthew.good@wyg.com**, or **Simon Peake**, Associate, on **0161 874 8742** or **simon.peake@wyg.com**

Notes:

1. The analysis is based on LPA's claimed supply figures from annual monitoring reports as of April 2018, unless these have successfully been challenged at appeal. In all cases the relevant source is provided in the table below.
2. Whilst most LPAs report supply annually this is not always the case, and so the figures presented should be regarded as a snapshot in time. Additionally, their reported figures are not normally independently scrutinised and so may be open to challenge.

Data and Sources

Key	Local Authority	Region	Current supply (yrs)	Supply based on new OAN (yrs)	Source
2	Allerdale	Cumbria	5.35	18.20	Five Year Housing Land Supply Statement (June 2017)
6	Barrow-in-Furness	Cumbria	7.47	> 30.00	Barrow Borough Housing Need Supply topic paper (Nov 2017)
17	Blackburn with Darwen	Lancashire	3.63	23.92	Five Year Housing Supply Statement (Jul 2017)
9	Blackpool	Lancashire	5.70	22.31	Authority Monitoring Report 2015
27	Bolton	Greater Manchester	2.57	4.25	Housing Land Supply and Requirements briefing note 2016/17
14	Burnley	Lancashire	6.74	30.41	Officers Report to Committee (16/11/2017)
28	Bury	Greater Manchester	2.83	4.18	Bury Five Year Supply of Deliverable Housing Land (Apr 2017)
1	Carlisle	Cumbria	5.60	15.00	Five Year Housing Land Supply Position Statement (Apr 2015) committee report
39	Cheshire East	Cheshire	5.45	14.14	Housing Monitoring Update (Dec 2017)
38	Cheshire West and Chester	Cheshire	7.82	12.58	Housing Land Monitoring Report 2016/17 (Jun 17)
18	Chorley	Lancashire	8.58	4.26	Housing Supply Statement (Sep 2017)
4	Copeland	Cumbria	2.31	28.69	Housing Land Supply Position Statement (Mar 2017)
3	Eden	Cumbria	3.35	15.92	Officers Report to committee (15/03/2018). Same report states the Council will be able to demonstrate a 6.5 year supply on adoption of their local plan.
10	Fylde	Lancashire	5.08	12.22	Mid Year Housing Supply Statement (Sep 2017)
37	Halton	Merseyside	7.56	25.19	Annual Monitoring Report 2016 (31/3/2015)
15	Hyndburn	Lancashire	6.60	26.72	Five Year Housing Land Supply Statement (Aug 2017)
24	Knowsley	Merseyside	9.98	16.03	Authority Monitoring Report (Jan 2017) and Strategic Housing Land Availability Assessment 2016
7	Lancaster	Lancashire	4.05	7.01	Five Year Housing Land Supply Statement (Oct 2017)
23	Liverpool	Merseyside	5.69	5.01	Strategic Housing Land Availability Assessment 2016
33	Manchester	Greater Manchester	< 5.00	< 5.00	Appeal ref APP/B4215/W/16/3145178
30	Oldham	Greater Manchester	6.55	6.59	Oldhams Monitoring Report (Dec 2017)
13	Pendle	Lancashire	5.16	13.88	Authority Monitoring Report (Dec 2017)
11	Preston	Lancashire	6.15	14.55	Housing Land Position (30/9/2017)
12	Ribble Valley	Lancashire	5.90	14.74	Housing Land Availability Schedule (Oct 2017)
29	Rochdale	Greater Manchester	5.80	7.99	Committee Report (22/03/2018)
16	Rossendale	Lancashire	2.66	4.65	Five Year Housing Land Supply Report (May 2017)
34	Salford	Greater Manchester	12.65	13.76	Five Year Housing Land Supply Report (Nov 2017)
21	Sefton	Merseyside	4.19	5.50	Strategic Housing Land Availability Assessment 2016 (May 2017)
5	South Lakeland	Cumbria	12.53	20.83	Housing Land Position Report (Mar 2017) - Stated in appeal decision APP/M0933/W/17/3176185
19	South Ribble	Lancashire	6.06	17.15	Housing Land Position Statement March 2017
25	St Helens	Merseyside	2.66	5.00	Strategic Housing Land Availability Assessment 2017
32	Stockport	Greater Manchester	3.78	2.38	Five Year Housing Land Supply Assessment 2016/21
31	Tameside	Greater Manchester	5.44	7.06	Housing and Employment Land Availability Report 2016 (22/5/2017)
35	Trafford	Greater Manchester	App 3.00	App 3.00	Committee Report (12/04/2018)
36	Warrington	Cheshire	3.66	3.14	Preferred Development Options - Consultation (Jul 2017)
20	West Lancashire	Lancashire	5.32	10.17	Authority Monitoring Report 2017
26	Wigan	Greater Manchester	4.09	7.85	Wigan Strategic Housing Land Availability Assessment Update (Dec 2017)
22	Wirral	Merseyside	1.72	4.30	Wirral Monitoring Report (Dec 2017)
8	Wyre	Lancashire	3.93	9.66	Housing Land Monitoring Report (Mar 2017)