



Five year housing supply statement:

01 April 2019 – 31 March 2024



June 2019



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Introduction

1. The National Planning Policy Framework¹ (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement.
2. It is expected that local planning authorities should have an identified five-year housing supply at all points during the plan period.
3. This document is iterative/live and will only provide the most accurate position of the five year housing land supply (5YHLS) at the time of publication. It is possible that sites will be omitted from the 5YHLS and then subsequently, when circumstances change, may feature again in a future iteration of the 5YHLS position (and vice versa). Likewise, delivery rates for included sites are not fixed and are subject to revision following correspondence with site promoters/ developers.
4. This statement covers the period 1st April 2019-31st March 2024 and replaces the June 2018 *Housing Land Supply Position Statement*. It sets out the housing requirement and assesses the land supply available to deliver this requirement.
5. Overall the statement concludes that there is a **9.9 year supply** of deliverable housing land within Blackburn with Darwen.

Five year housing land requirement

6. Paragraph 73 of the NPPF states that *"local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years' 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 5 years old."*

¹ February 2019

7. As Blackburn with Darwen's Core Strategy was adopted in 2011, its strategic housing policies are more than 5 years old and are therefore out of date. As required by NPPF, our local housing need should therefore be calculated using the standard method. Work on a new Local Plan has commenced, with an Issues and Options consultation taking place in January 2019, and a Preferred Options consultation scheduled for early 2020. This will include an up to date assessment of the borough's housing need figure. Until adoption, the standard method will be used to calculate the borough's housing need, as required by NPPF.
8. This standard method is based on household growth projections and house-price to earnings affordability data published by the Office for National Statistics (ONS).
9. In October last year the Government consulted on using older 2014-based ONS household projections, rather than the more up-to-date lower 2016 projections, to calculate local housing need. Following the consultation, the Government confirmed in February 2019 that the 2014-based ONS household projections should be used in the standard method calculation.
10. Use of the 2014-based household growth projections along with the updated house-price to earnings affordability data within the standard method results in the Council having a Local Housing Need figure of **157 dwellings per annum** (see Table 1).
11. There remains a requirement in the NPPF to include at least a 5% buffer on top of the 5-year housing requirement, "to ensure choice and competition in the market for land²".
12. The level of the buffer is now determined through the Housing Delivery Test, which has been introduced as part of the revised NPPF. The results for the 2018 Housing Delivery Test (HDT) were published by the MHCLG on 19th February 2019. This identified that Blackburn with Darwen Borough Council has delivered 72% of the housing requirement, as defined by the Housing

² NPPF 2019 paragraph 73(a)

Delivery Test Measurement Rule Book (HDT Rule Book) and is therefore required to include a **20% buffer** to its five year housing land supply position³.

Table 1: Local housing need (based on 2018 start year)

Housing Growth 2018-2028 (2014 Household Projections)	1,526
Ratio of median house prices to median wages (2017)	4.46
Local Housing Need (dwellings per annum) ⁴	157

13. Using the standard methodology to identify the Council’s local housing need figure, in addition to adding the required 20% buffer, Table 2 highlights the Council’s five year local housing need is 942 dwellings which equates to **188 dwellings per annum**.

Table 2: Five year local housing need

	Annual local housing need	5 year local housing need
Local housing need using standard method	157	785
20% buffer	31	157
TOTAL	188	942

Five year housing supply

14. The revised National Planning Policy Framework requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their local housing need.

15. NPPF defines deliverable as:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic

³ NPPF 2019 paragraph 73(c) requires authorities with delivery below 85% of the housing requirement to include a 20% buffer to its 5 year housing land supply position.

⁴ calculation as per the standard housing method (PPG - Paragraph: 004 Reference ID: 2a-004-20190220)

prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”⁵

16. Table 4 sets out a schedule of deliverable housing sites which will come forward in the five year period to 31st March 2024. It identifies a total of 1857 dwellings (net) being delivered in this timeframe (including a windfall allowance).

17. It is recognised that there is a much larger supply of sites with planning permission that have not been included within the supply. This includes sites which have gained formal planning permission as of 1st April 2019, outline permissions which do not have the clear evidence of their delivery as yet and additional deliverable sites in the SHELAA. However for the purposes of this five year housing land supply statement they have been excluded. Therefore it is assumed that there are further sites that will be delivered within the next 5 years, but due to the rigorous checks in accordance with the NPPF, they have not been included.

⁵ National Planning Policy Framework Glossary (NPPF; Feb 2019)

Windfall allowance

18. NPPF⁶ allows authorities to include a windfall allowance as part of anticipated supply. Where this is the case, there must be compelling evidence that they will provide a reliable source of supply.

19. The Council considers that this element of supply has consistently come forward in the local area and will continue to provide a source of supply. Over the last 10 years, a total of 314 units have been completed on schemes under 5 units, equivalent to an average of 31.4 units per annum. On this basis an allowance of **30 dwellings per annum totalling 150 units** over the five year period on as yet unidentified schemes under 5 dwellings has been included in the supply details in Table 3.

Supply conclusions:

Five year housing land supply: 01 April 2019 – 31 March 2024

20. Table 3 below summarises the Council's five year housing land position. The table shows that the Council has a 9.9 year supply of deliverable housing over the period 2019-2024 based on an annual requirement of 188 dwellings.

Table 3: Five year housing land position

21. The following table provides a summary of the Council's current five year housing land position as at the date of this report:

	HOUSING REQUIREMENT	
A	Local Housing Need (Standard Methodology): Dwellings per annum 2019-36	157
B	Local Housing Need: Total requirement for 1st April 2019 to 31st March 2024 (A x 5)	785
C	20% buffer as a result of Housing Delivery Test	157
D	Total housing requirement for period from 1st April 2019 to 31st March 2024 (B+C)	942
E	Annual requirement for period from 1st April 2019 to 31st March 2024 (D/5)	188
	HOUSING SUPPLY	

⁶ National Planning Policy Framework Paragraph 70 (NPPF; Feb 2019)

F	Sites with planning permission currently under construction (number of units outstanding)	1084
G	Net outstanding full planning permissions expected to be built by 31st March 2024 (discounted by 10% for lapses)	254
H	Dwellings allocated in Local Plan Part 2 that are expected to be built by 31st March 2024	230
I	Large sites anticipated to come forward by 2024 (with supporting evidence)	189
J	Small site windfall allowance	150
K	Demolitions	50
L	Expected housing supply for the period from 1st April 2019 to 31st March 2024 (F+G+H+I+J-K)	1857
M	Housing Supply in Years (L / E)	9.9

Table 4: Sites making up the five year housing land supply 1st April 2019- 31st March 2024

F	Sites with planning permission currently under construction (number of units outstanding)		
	Site name & address	Planning application ref	Number of units delivered by March 2024
	Alaska Street housing site, Blackburn	10/18/0270	73
	Albion Mill, Blackburn	10/16/0835	49
	Land at Cranberry Lane, Darwen	10/17/1313	138
	Crossfield St Site, Blackburn	10/17/0226	27
	Crowthorn School Development, Crowthorn	10/04/0680	12
	Eclipse Mill, Blackburn	10/16/1194	15
	Land at Gib Lane Phase A, Blackburn	10/16/1132	123
	Land at Gib Lane Phase B, Blackburn	10/15/0901	10
	Land at Gib Lane Phase C, Blackburn	10/17/0211	130
	Haslingden Road (Brandy House) Site, Blackburn	10/09/0414	67
	North Blackburn – Phase 1 Land at Yew Tree Drive/Whinney Lane	10/17/0578	130
	Pole Lane (North), Darwen	10/16/0789	126
	Roe Lee, Blackburn – Phase 1 North Site	10/18/0895	125
	Roe Lee, Blackburn – Phase 2 Farm Site	10/16/1398	24
	Waterfield Mill, Darwen	10/14/0157	26
	Crossfield St Former Bakery Site, Blackburn	10/07/0766	9
			Total: 1084

G	Net outstanding full planning permissions expected to be built by 31st March 2024		
Site name & address		Planning application ref	Number of units delivered by March 2024
Cathedral Court, Blackburn Town Centre		10/15/1343	36
Tower View Housing Site, Darwen		10/18/1048	17
Queen Victoria Street, Blackburn		10/19/0056	60
Sappi (Phase 1a), Blackburn		10/18/0290	96
Land at School Lane, Guide		10/18/0075	45
Total: 254			
H	Dwellings allocated in Local Plan Part 2 that are expected to be built by 31st March 2024		
Site name & address	Allocation ref	Supporting evidence of delivery	Number of units delivered by March 2024
Fishmoor Drive (Parcel 3) – Roman Road/Newfield School, Blackburn	16/8	<p>Council working with Together Housing Group and Countryside Properties to bring this site (in addition to other sites in South East Blackburn area) forward for development. A Development Framework has been prepared and a planning application is due to be submitted in Summer 2019. Regular liaison meetings take place between the Council's Growth Team, Together Housing and Countryside Properties.</p> <p>Area of the site which formed Newfield School is on Part 2 of the Brownfield Land Register and has Permission in Principle.</p>	30
Griffin Development Site, Blackburn	16/4	<p>Council received funding from Government (One Public Estate Land Release Fund) which has enabled works to be undertaken on this brownfield site to prepare it for development and ensure delivery within 5 years.</p> <p>Housebuilder is progressing with planning application which is due to be submitted in Summer. Growth</p>	110

		Team in regular contact with housebuilder.	
Pole Lane (South), Darwen	16/16	Full planning application received for 168 dwellings (10/19/0317). Persimmon to develop the site. Due for decision Summer 2019.	90
			Total: 230
I Large sites anticipated to come forward by 2024 (with supporting evidence)			
Site name & address	Supporting evidence of delivery		Number of units to be delivered by March 2024
Beachwood Garden Centre, Roman Road, Blackburn	Outline planning permission 10/16/0838 & Permission in Principle (on Part 2 of the Brownfield Land Register) for 14 units. Reserved matters application registered (10/19/0340). Site has been cleared and is ready for development to commence.		14
Feniscliffe Bank, Blackburn	Former Council owned land which has been sold to housebuilder. Outline planning permission has been granted 10/17/1378 for 30 units on the site and reserved matters application due to be submitted end of June 2019.		30
Fishmoor Drive, Blackburn (Parcel 1)	Council working with Together Housing Group and Countryside Properties to bring this site (in addition to other sites in South East Blackburn area) forward for development. A Development Framework has been prepared and a planning application is due to be submitted in Summer 2019. Regular liaison meetings take place between Council's Growth Team, Together Housing and Countryside Properties.		95
Fishmoor Drive, Blackburn (Parcel 2)	See information above – an additional site being brought forward by Together Housing and Countryside Properties.		50
			Total: 189