

**Housing Land availability position based on submitted Core Strategy requirement (2008-2028)
including permissions, completions and commitments up until 31st July 2013**

5 year requirement

a) Core Strategy Housing provision 2008/2028	4000	200/yr
b) Net dwellings completed 2008 - 31 July 2013 (5.33yrs)	609	114/yr (609÷5.33)
c) Net dwellings required 31 July 2013-2028 (14.66 years) (adjusted to a revised annual rate)	3391/14.66	231/yr
d) Adjusted Net 5 yr requirement 2013-2018	1155	231 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1386	20% NPPF guideline 1155 + 20% (231)
f) Annual equivalent	277	1386 ÷ 5

- a) Strategic housing provision based on submitted Core Strategy requirement.
- b) Actual completions in monitoring period divided by number of years.
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirement based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47- NPPF.

Supply of deliverable sites (Housing Land Availability Survey 31st July 2013)¹

Sites subject to Section 106 agreements (less 52 for 3 sites agreed at Barrow Lands) ¹	313	dwellings
Affordable units (less 36 as agreed at Barrow Lands) ¹	308	
Sites with Planning permission (not started)	<u>1431</u>	
Sub total	2052	
Less sites not deliverable as agreed at Barrow Lands ¹	<u>-107</u>	
Sub total	1945	
Less 10% buffer ²	<u>-195</u>	
Sub total	1750	
Plus sites under construction (less 28 as agreed at Barrow Lands) ¹	<u>+140</u>	
TOTAL	1890	dwellings

1890 ÷ 277 = 6.83 year supply

¹See attached statement

²10% buffer deducted until assessment of deliverability of individual sites is completed

¹At a recent public inquiry in relation to Land to South-West of Barrow and West of Whalley Road, Barrow by the Barrow Lands Company Ltd it was agreed the following sites be deducted from the supply.

SITES SUBJECT TO SECTION 106 AGREEMENTS

<u>SITES</u>	<u>TOTAL</u>
Dale View	12
Dale View	10
Greenfield Avenue	30
TOTAL	52

SITES WITH PLANNING PERMISSION

<u>SITES</u>	<u>TOTAL</u>	<u>MARKET UNITS</u>	<u>AFFORDABLE UNITS</u>
Land off Dale View	23	23	0
Victoria Mill	70	43	27
Victoria Street Garage	9	9	0
Barkers Garden Centre	32	23	9
Pack Horse Garage	9	9	0
TOTAL	143	107	36

OTHER SITES UNDER CONSTRUCTION

28 units to be deducted