

**Housing Land availability position based on submitted Core Strategy requirement (2008-2028)  
including permissions, completions and commitments up until 31<sup>st</sup> 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 31<sup>st</sup> July 2013)<sup>1</sup>**

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

**1890 ÷ 277 = 6.83 year supply**

<sup>1</sup>See attached statement

<sup>2</sup>10% buffer deducted until assessment of deliverability of individual sites is completed

<sup>1</sup>At 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
<b>TOTAL</b>	<b>52</b>

**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
<b>TOTAL</b>	<b>143</b>	<b>107</b>	<b>36</b>

**OTHER SITES UNDER CONSTRUCTION**

28 units to be deducted