

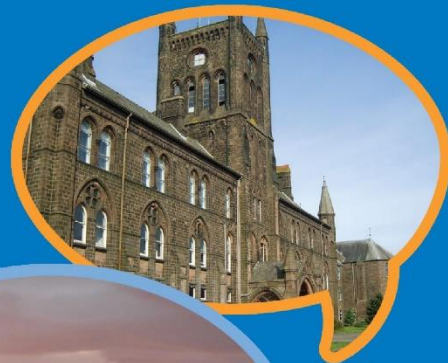


LCC4.20

A Local Plan for Lancaster District

Ho_HLM_03.1 to 03.3

2018 Housing Land Monitoring Report



2018 v1.1

Contents

1.	Introduction	4
2.	Planning Policy Background	5
3.	Housing Monitoring Report 2018	7
4.	Summary of Housing Land Supply Position as of 1 st April 2018	7
5.	Housing Completions 2016/17 -2017/18	9
6.	Housing Commitment as of 1 st April 2018	10
7.	Affordable Housing Delivery	12
8.	Residential Institutions Delivery	13
9.	Conclusion	13

1. Introduction

1.1 Lancaster City Council has prepared this Housing Land Monitoring Report (HLMR). The HLMR is a technical monitoring report which is prepared annually. The HLMR reports housing completions within the district for the period 1st April 2017 to the 31st March 2018 and new housing approvals over the same 12 month period. Affordable housing completions and permissions are also monitored.

1.2 Together with other evidence the HLMR informs the council when making decisions about the future management of housing land supply in the district and will be used by the council in making future decisions regarding the longer term allocation of sites through the Land Allocations process and the release of additional housing land when determining planning applications.



1.3 The HLMR provides a ‘snap shot’ of the housing commitment and completions position at the 1st April 2018, providing an account of:

- The number of dwellings which have been completed within the plan period,
- The number of dwellings with extant planning permission as of the 1st April 2018,
- The number of dwellings approved between the 1st April 2017 and the 31st March 2018,
- The number of residential institutions (C2 use class) approved and completed between 1st April 2017 and 31st March 2018, and
- The number of affordable housing completions and affordable housing approvals between the 1st April 2017 and the 31st March 2018.

1.4 A separate ‘Housing Land Statement’ is being prepared to support the HLMR. The two documents should be read together, and in conjunction provide a succinct overview of housing land supply and delivery within the district.

1.5 Whilst neither this report nor the ‘Housing Land Statement’ are able to set out policy they are material considerations in the determination of planning applications for dwellings, for proposals which would result in the significant loss of dwellings (either through demolition or change of use) and for proposals which affect land which could be considered suitable for housing.

2. Planning Policy Background

- 2.1 Ensuring that housing is provided in appropriate locations is one of the major roles of the UK planning system. Local Authorities are required to plan for and identify a continuous supply of housing that is appropriate to the specific needs, characteristics and requirements of local communities.
- 2.2 In July 2018 the Government published a revised NPPF for the Country. This provides a new policy framework for making planning decisions and preparing local planning policy documents.
- 2.3 Whilst the overall direction of the NPPF is maintained, with local authorities required to significantly boost the supply of homes in their area, the revised NPPF provides additional detail and clarity on how authorities calculate and monitor their future supply of housing land in the context of their five year supply position.
- 2.4 Importantly paragraph 73 of the NPPF requires local 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 housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 2.5 The Council's five years supply has been calculated on this basis. This recognises that the strategic policies as described in the Council's adopted Core Strategy are over five years old, with the Core Strategy adopted in 2008. The local housing need figure has therefore been used to calculate the authorities five year supply position. This has been calculated using the standard methodology which was published in July 2018. Further details of this are available in the accompanying Housing Supply Statement.
- 2.6 The Council has continued to progress preparation of a new Local Plan for the district. This on adoption will replace the existing Local Plan providing a new planning policy framework for the district.
- 2.7 The Strategic Policies and Land Allocations document, which forms part of the Local Plan, was submitted to the Planning Inspectorate for examination in May 2018. Hearing sessions are anticipated to take place later this year.
- 2.8 Importantly the Strategic Policies and Land Allocations document, on adoption will establish a new housing requirement for the district, this will form the basis through which future calculations on housing supply will be calculated and will replace the adopted housing requirement of 400 dwellings per annum described in the 2008 Core Strategy for the district.
- 2.9 Following a rigorous assessment of opportunities the council concluded in the Submitted Strategic Policies and Land Allocations document that in view of identified infrastructure and physical constraints there is not a sufficient supply of deliverable housing sites to meet the full Objectively Assessed Housing Need figure for the district of 675 new dwellings every year. On this basis Policy SP6 'The Delivery of New Homes' in the Strategic Policies and Land Allocations document sets out how the Council will seek to deliver just over 12,000 new homes over the period 2011/12 to 2033/34, equivalent to an annual requirement of 522 dwellings per annum.

3. Housing Monitoring Report 2018

3.1 The HLMR reflects the situation as of the 1st April 2018. The report and accompanying tables provide:

- A record of how much land and conversion opportunities are available for housing as of the 1 April 2018. Houses under construction (not yet complete) at the 1 April 2018 are deemed to contribute to the total supply of land available for housing;
- An account of how many new homes were built between the 1 April 2017 and the 31 March 2018;
- An account of how many houses were built on greenfield and previously developed land in the period 1 April 2017 to the 31 March 2018;
- A record of how many affordable houses were completed between the 1 April 2017 and the 31 March 2018;
- An account of new affordable houses approved between the 1 April 2017 and the 31 March 2018;
- The number of student beds approved between 1 April 2017 and 31 March 2018;
- A record of how much land and conversion opportunities are available for student beds as of the 1 April 2018.

3.2 The housing land monitoring report is maintained purely for the purpose of managing a housing land supply. The data is maintained on a separate spreadsheet from the council's Development Management applications database. To ensure that monitoring process is fit for purpose great care is taken compiling the data, however it cannot represent a precise account of individual residential site planning history.



4. Summary of Housing Land Supply Position as of 1st April 2018

4.1 Historic housing completions are reported below. Completions are reported against both the adopted Core Strategy figure of 400 dwellings per annum and the emerging figure of 522 dwellings per annum described in the Submitted Strategic Policies and Land Allocations document.

Table 1 - Core Strategy housing completions

Financial Year	Core Strategy Housing Requirement	Dwelling Completions (of which are student and other residential institution units)	Actual over/under completions
2003/04	400	556	156
2004/05	400	348	-52
2005/06	400	253	-147
2006/07	400	182	-218
2007/08	400	350	-50
2008/09	400	330	-70
2009/10	400	121	-279
2010/11	400	79	-321
2011/12	400	109 (10)	-291
2012/13	400	235 (74)	-165
2013/14	400	144 (3)	-256
2014/15	400	473 (48)	73
2015/16	400	483 (24)	83
2016/17	400	628	228
2017/18	400	523 (27)	123
Running Total	6,000	4,814	-1,186

Table 2 –Emerging Housing Requirement as described in the draft Local Plan

Financial Year	Emerging Housing Requirement	Dwelling Completions (of which are student and other residential institution units)	Actual over/under completions
2011/12	522	109 (10)	-413
2012/13	522	235 (74)	-287
2013/14	522	144 (3)	-378
2014/15	522	473 (48)	-49
2015/16	522	483 (24)	-39
2016/17	522	628	106
2017/18	522	523 (27)	1
Running Total	3,654	2,595	-1,059

4.2 The report confirms that housing completions have continued to be strong in the district over the last 12 months, exceeding again the Core Strategy housing requirement of 400 dwellings per annum. Whilst continuing to be high they have fallen slightly since the 2016/17 monitoring period which recorded 628 completions.

4.3 Throughout the monitoring period the council has also continued to receive and approve planning applications for new housing with 237 new dwellings granted approval between the 1st April 2017 and 31st March 2018. This includes new approvals for student housing.



- 4.4 Accounting for completed development and lapsed planning permissions; as of the 1st April 2018 the outstanding commitment for the district including student accommodation stood at **2,655** dwellings.

5. Housing Completions 2017/18

- 5.1 As in previous years the geographical distribution of dwelling completions is reported (table 3).

Table 3 – Geographical distribution of new housing completions, 1st April 2017-31st March 2018

Sub-area	Large sites – dwellings completed	Small sites – dwellings completed	Student completions (dwelling equivalents)	Dwelling losses	Total dwellings completed	% distribution
Lancaster	251	7	27	0	285	54%
Morecambe and Heysham	76	7	0	-1	82	16%
Carnforth	40	0	0	0	40	8%
Rural	72	45	0	-1	116	22%
Total	439	59	27	-2	523	

- 5.2 Completions remain concentrated within the main urban area of Lancaster with 54% of new completions located in this sub-area. The continued build out of Luneside West, Lancaster Moor Hospital, Lancaster Leisure Park and Nightingale Hall Farm are responsible for the majority of new development in this sub-area.
- 5.3 For the first time in a number of years completions have been recorded in the Carnforth sub-area with 40 new completions at the Red Court McCarthy and Stone development recorded in this sub-area.
- 5.4 Completions within the rural sub-area account for 22% of the overall completions across the district. This includes completions at Stoney Lane and Laund Fields in Galgate as well as completions at Coastal Road in Bolton-le-Sands and Burr Tree in Cowan Bridge.
- 5.5 Performance against previously developed land targets has fallen over the last financial year with 66% of completions over the last 12 months taking place on previously developed land. This compares to 73% for the previous financial year. Not surprisingly the largest number of greenfield completions were in the rural area with 68% of completions in this sub-area taking place on greenfield land.

Table 4 – Completions on previously developed land, 1st April 2017 – 31st March 2018

Sub-area	Previously Developed Land (PDL)	Greenfield	PDL as a % of completions
Lancaster	242	43	87%
Morecambe and Heysham	28	55	34%
Carnforth	40	0	100%
Rural	37	80	32%
Total	347	178	66%



6. Housing Commitment as of 1st April 2018

- 6.1 The housing commitment in Lancaster district as of the 1st April 2018 is **2,655** dwellings.
- 6.2 Despite benefiting from a large level of commitment it does not follow that all these sites will be delivered or that they will be delivered at a sufficient rate to ensure that the quantum of development required will be met. The deliverability of sites is reviewed as part the SHLAA process and via preparation of the housing trajectory.
- 6.3 As in previous years the housing commitment by geographical distribution is monitored. This is shown in table 5 below.
- 6.4 This is reported for the total commitment in the district as of the 1st April 2018 and for new approvals granted permission between 1st April 2017 and the 31st March 2018.
- 6.5 Table 5 below shows the distribution of all schemes with planning approval as of the 1st April 2018. The table shows that the majority of the commitment is located in the rural sub-area with 46% of approvals located there. The inclusion of the 576 houses at the former Pontins development at Middleton is responsible for the large number of approvals in this sub-area. Exclusion of the Pontins development from the rural sub-area would return the figures to a more modest level of distribution reducing the figure for approvals to 27% of the overall commitment.

Table 5 – Geographical distribution of housing commitment as of the 1st April 2017

Sub-area	Large sites with planning permission	Small sites with planning permission	Student Housing	Total	% Distribution
Lancaster	361	34	764	1,159	44%
Morecambe and Heysham	132	72	0	204	8%
Carnforth	26	32	0	58	2%
Rural	1,001	219	14	1,234	46%
Total	1,520	357	778	2,655	

6.6 The distribution of new commitment approved over the last 12 month monitoring period April 2017 to the 31st March 2018 is reported below in table 6.

Table 6 – New housing commitment, 1st April 2017 – 31st March 2018

Sub-area	Large sites with planning permission approved between 1 st April 2017 – 31 st March 2018	Small sites with planning permission approved between 1 st April 2017 – 31 st March 2018	Student Housing approved between 1 st April 2017- 31 st March 2018	Total	% distribution
Lancaster	46	9	30	85	36%
Morecambe and Heysham	0	20	0	20	8%
Carnforth	0	10	0	10	4%
Rural	90	32	0	122	51%
Total	136	71	30	237	

6.7 The greatest number of new approvals occurred in the rural sub-area with 122 new dwellings, 51% of approvals located there. This includes the 90 dwelling development at Forge Lane at Halton as well as a number of smaller developments including barn conversions and agricultural worker dwellings distributed across the district.

6.8 The amount of commitment on previously developed land is also recorded within this HLMR. 67% of approvals are located on previously developed land, a reduction from the 77% reported last year. This includes student permissions.

Table 7 – Previously Developed Land Commitment as of 1st April 2018

	Large Sites		Small sites		Student Accommodation		PDL as a % of commitment
Sub-area	PDL	Gfield	PDL	Gfield	PDL	Gfield	
Lancaster	274	87	28	6	764	0	92%
Morecambe and Heysham	63	69	59	13	0	0	60%
Carnforth	10	16	17	15	0	0	47%
Rural	461	540	79	140	14	0	45%
Total	808	712	183	174	778	0	67%

6.9 Table 8 reports on the location of new approvals in relation to previously developed land and greenfield land. This reports that 34% of new permissions were on previously developed land. This is a considerable decrease from the 89% reported last year. The approval of 90 dwellings on greenfield land at Low Road and Forge Lane in Halton and 30 dwellings at Bowerham Lane in Lancaster is responsible for the majority of approvals on greenfield land.

6.10 As in previous years the development of garden land for housing development is also monitored. Over the last 12 months 8 new dwellings were granted approval on what is regarded to be garden land. These are reported as part of the greenfield land commitment within the district.

Table 8– New approvals recorded on previously developed land, 1st April 2017-31st March 2018

	Large Sites		Small sites		Student Accommodation		PDL as a % of commitment
Sub-area	PDL	Gfield	PDL	Gfield	PDL	Gfield	
Lancaster	16	30	5	4	30	0	60%
Morecambe and Heysham	0	0	14	6	0	0	70%
Carnforth	0	0	7	3	0	0	70%
Rural	0	90	8	24	0	0	7%
Total	16	120	34	37	30	0	34%

7. Affordable Housing Delivery

Affordable housing completions

7.1 148 of the 523 housing completions recorded over the last 12 month period were for affordable housing. This includes the pending handovers at Westgate, Galgate, Lune Mills, Quernmore Park, Coastal Road and The Sheiling Arkholme.

Affordable housing commitment

7.3 Just 33 affordable dwellings were granted approval between the 1st April 2017 and 31st March 2018, 16% of overall approvals (excluding student housing). This includes 17 affordable units at Low Road Halton and 16 units at the former Ridge Hotel site on Patterdale Road Lancaster. The number of affordable units whilst increasing from the previous period (28 in 2016/17) still represents a significant reduction from the 209 new affordable dwellings were approved in the 2015/2016 monitoring period.

8. Residential Institutions

8.1 The National Planning Practice Guidance (NPPG) expands on the planning principles established in the National Planning Policy Framework (NPPF), providing additional guidance and information on the implementation of national planning policy. Importantly the NPPG includes advice on the treatment of student housing and housing for the elderly within an areas overall housing land supply.

8.2 Following a review of the council's Housing Independent Housing Requirement Study the council has only included self-contained residential institutional accommodation within the housing supply figures. This includes student accommodation and self-contained accommodation for the elderly such as that provided by organisations such as McCarthy and Stone. Self-contained accommodation for the elderly is included within the overall housing figures. This does not include nursing home accommodation. Student accommodation is reported separately below.

Student housing completions 2017/18

8.3 103 student bedrooms were completed during the reported monitoring period. Equivalent to 27 dwelling units. This includes completions at St Leonards Gate, the former Squires Snooker Club and Church Street in Lancaster. All new completions were in Lancaster.

Student housing approvals

8.4 Over the last 12 month period permission was granted for 70 student bedrooms. This commitment is spread across 10 sites and amounts to an equivalent of around 30 units. All new

approvals were in Lancaster. The largest approval during this monitoring period was for 15 new student bedrooms at land Penny Street Lancaster.

9. Conclusion

- 9.1 The 2018 HLMR reports on housing completions and housing commitment in the district as of the 1st April 2018. Information on future housing land supply delivery is reported separately in an accompanying 'Housing Land Supply Statement'. These two documents should be read together, and in conjunction provide a succinct overview of housing land supply and delivery within the district.

For further information on individual housing sites and other housing monitoring issues in Lancaster district please contact:

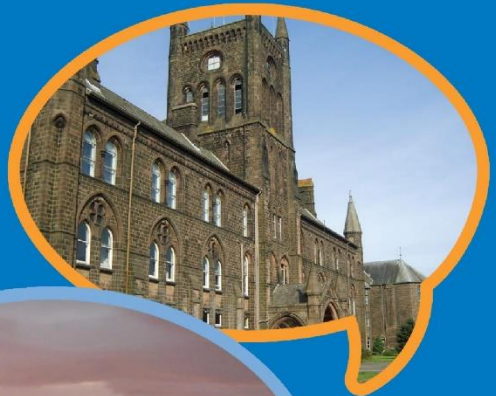
The Planning and Housing Policy Team
Regeneration and Planning Service
Lancaster City council
PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

Email: planningpolicy@lancaster.gov.uk
Telephone: 01524 582519



A Local Plan for Lancaster District

Five year housing land supply position



September 2018

Contents

	Page
1. Introduction	3
2. Background	3
3. Five year housing land supply	5
4. Conclusion	7

Appendix 1 – Five year housing land supply housing trajectory

1. Introduction

- 1.1 This statement has been prepared, and should be read in conjunction, with the 2018 Housing Land Monitoring Report (HLMR). The statement describes the council's five year housing land supply.
- 1.2 The statement is supported by a detailed housing trajectory setting out the sites where the council anticipates delivery and the expected rate of completions envisaged on each site.
- 1.3 The statement has been prepared in the context of the revised National Planning Policy Framework (NPPF) which was published in July 2018. The implications of this for calculating supply are discussed below.
- 1.4 The delivery projections of sites contained within the trajectory are based on the conclusions of the council's Strategic Housing and Employment Land Availability Assessment (SHELAA) and new information from developers and agents where available.
- 1.5 Whilst neither this report nor the 2018 HLMR are able to set out policy they are material considerations in the determination of planning applications for dwellings, for proposals which result in the significant loss of dwellings (either through demolition or change of use) and for proposals which affect land which could be considered suitable for housing development.

2. Background

- 2.1 In July 2018 the Government published a revised NPPF for the Country. This provides a new policy framework for making planning decisions and preparing local planning policy documents.
- 2.2 Whilst the overall direction of the NPPF is maintained, with local authorities required to significantly boost the supply of homes in their area, the revised NPPF provides additional detail and clarity on how authorities calculate and monitor their future supply of housing land in the context of their five year supply position.
- 2.3 Importantly paragraph 73 of the NPPF requires local 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 housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 2.4 The Council's five years supply has been calculated on this basis. This recognises that the strategic policies as described in the Council's adopted Core Strategy are over five years old, with the Core Strategy adopted in 2008. The local housing need figure has therefore been used to calculate the authorities five year supply position. This has been calculated using the standard methodology which was published in July 2018.

- 2.5 The revised NPPF continues to make clear that where a local authority is unable to demonstrate a five year supply its policies in relation to the supply of housing cannot be viewed to be up-to-date.
- 2.6 In such circumstances the NPPF states that decisions should be made in accordance with the presumption in favour of sustainable development. For decision making this means:

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
- 2.7 How a local authority intends to meet its five year housing requirement should be described in a housing trajectory, illustrating the expected rate of housing delivery through this period. This should be prepared in the context of the revised NPPFs definition of 'deliverability' (box 1). This has had implications for how sites have been included within the council's five year supply position.

Box 1 – NPPF Deliverable Definition

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 2.8 The council has prepared a housing trajectory to support this paper. This utilise information from the Strategic Housing and Employment Land Availability Assessment (SHELAA) of the district and details where the council anticipates future supply to come from.
- 2.9 In identifying sites the SHELAA utilised information from the following sources:
- Sites with planning permission;
 - Existing Local Plan allocations;
 - Sites submitted and assessed through the 2008 SHLAA process;
 - Sites submitted through the 2011 and 2013 onwards call for sites process;
 - Sites submitted through the wider Local Plan consultation process; and
 - Sites identified through other evidence base sources.

- 2.10 All sites capable of delivering 5 or more dwellings have been subject to a detailed deliverability assessment. This investigated their suitability, availability and achievability for housing taking account of a range of factors including ownership information (including any leaseholds and tenancies), developer interest, constraints (flood risk, environmental and highway designations) utility and infrastructure information as well as dialogue with agents, landowners and other council officer colleagues.
- 2.11 Using this information officers have been able to prepare an up to date five year housing trajectory for the district. This information is reviewed annually as part of the HLMR process taking account of new information from developers and agents. Information on new sites is also provided as and where they are identified. The deliverability assessment within the trajectory has been updated to reflect this information. Only sites above 10 dwellings are identified individually within the trajectory.

3. Five Year Housing Land Supply

- 3.1 As identified above local authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing requirement with an additional buffer (moved forward from later in the plan period).

Housing Requirement

- 3.2 On the basis of the revised NPPF the future supply of housing in the district has been calculated based on the districts local housing need figure. This has been calculated based on guidance contained in the standard methodology as described in the Planning Practice Guide.
- 3.3 Using this methodology an annual figure of 131 dwellings per annum has been calculated for the district, equivalent to a five year requirement of 655 dwellings.
- 3.4 Table 1 reports historic completions against the 131 dwelling figure. Based on this figure the council has delivered over 1,800 new dwellings above the 1,310 dwellings required. Whilst historically this over-supply may have been used to reduce future requirements the Planning Practice Guide under paragraph 045 no longer includes this as an approach advising that additional supply can only be used to offset any shortfalls against requirements from previous years. No additional supply is therefore carried forward into the five year supply calculations.

Table 1 – Historic Housing Completions

Financial Year	local housing need figure	Dwelling Completions	Actual over/under completions
2008/09	131	330	199
2009/10	131	121	-10
2010/11	131	79	-52
2011/12	131	109	-22
2012/13	131	235	104
2013/14	131	144	13
2014/15	131	473	342
2015/16	131	483	352
2016/17	131	628	497
2017/18	131	523	392
Running Total	1,310	3,125	1,815

Buffer

- 3.5 The revised NPPF continues the requirement to include a buffer within future supply calculations stating that the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market; or
 - 20% where there has been a significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply. This is defined as 85% below the housing requirement.
- 3.6 In calculating its five year supply position the council has sought to apply a 5% buffer. This has been selected on the basis that a 10% or 20% buffer is not appropriate given performance over recent years with completions far exceeding the 131 requirement and projected to continue to do so.

Five Year Supply Calculations

$$\begin{array}{c} \text{Five year housing requirement} \\ + \\ \text{Buffer @ 5\%} \end{array}$$

- 3.7 Following the method above the calculation for the district's five year housing land supply position is as follows:

$$\begin{array}{c} \text{Five year requirement} \\ 655 \\ + \\ \text{Buffer @ 5\%} = 688 \\ = \\ \text{688 or 138 homes per annum} \end{array}$$

- 3.8 Lancaster District had an assessed five year housing land supply of 1,837 homes. Supply has been identified in line with the definition of deliverability within the revised NPPF. This takes account of the planning status of sites and at this point in time does not include non-allocated sites.
- 3.9 Taking into account the above housing requirement calculation it is the council's case that based on its adopted plan period and local housing need figure of 404 dwellings per annum it is able to demonstrate **13.3 years'** worth of supply.

4. Conclusion

- 4.1 The accompanying trajectory confirms that the council, based on current identified supply, is able to demonstrate a 5 year housing land supply.
- 4.2 This will be kept under review and updated accordingly as further guidance becomes available and the Local Plan is adopted.

For further information on individual housing sites and other housing monitoring issues in Lancaster district please contact:

The Planning and Housing Policy Team
Regeneration and Planning Service
Lancaster City council
PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

Email: planningpolicy@lancaster.gov.uk
Telephone: 01524 582519

Outstanding Commitment		Address	Outstanding approvals at 01/04/18	Completions	5 Year Supply					TOTAL
				2017/18	2018/19	2019/2020	2020/2021	2021/2022	2022/23	
Arkholme		Land East of Arkholme Methodist Church, Kirkby Lonsdale Road	17			6	7	4		17
Bolton-le-Sands		Land East of Railway Crossing, St Michaels Lane	20		8	12				20
		Coastal Road Phase 2	0	18						
Caton and Brookhouse										
		Hornby Road, Caton	30		5	15	10			30
		Land West of Sycamore Road	22			10	12			22
Carnforth										
		Land South of Carnforth Cemetery, Carnforth	16							0
		Red Court		40						0
		Land to the rear of Queens Hotel	10		10					10
Cockerham										
		Land South of Marsh Lane	25			5	20			25
		Land off Marsh Lane and Main St, Cockerham	11				11			11
Cowan Bridge										
		Burr Tree Meadow, A65	3	11	3					3
Galgate										
		Land North of Stoney Lane	0	41						0
		Launds Field, Stoney Lane	0	2						0
Halton										
		Halton Mill, Mill Lane	20							0
		Land South of Low Road	60			8	26	26		60
		Land between Low Road and Forge Lane	90			10	35	31		76
Heysham										
		Land West of Middleton Road (Trumacar Lane)	69							0
		Former Police Station, Heysham	14			4	10			14
		Mossgate Park, Mossgate Road (North, Cenral and South)	0	12						0
Hornby										
		Land North of Royal Oak Meadow	23				10	13		23
Lancaster										
		Land East of Bowerham Lane (South)	20				10	10		20
		Land East of Bowerham Lane (North)	30							0
		Luneside East	148	1	40	40	40	27		147
		Nightingale Hall	24	44	24					24
		Lancaster Moor Hospital Grounds Development	36	32	36					36
		Luneside West	32	128	32					32
		Campbell Drive, Lancaster	39	23	39					39
		Ridge Hotel	16		16					16
		Lancaster Leisure Park	3	7	3					3
		Greaves Hotel	0	16						0
		Land North of New Quay Road	12							0
Middleton										
		Former Pontins Holiday Camp, Carr Lane (Phase 1)	161							0
		Former Pontins Holiday Camp, Carr Lane (Phase 2 and 3)	415							0
Millhead										
		Land Between Grange View and Bradden, Mill Lane	21		5	10	6			21
Morecambe										
		Land East of Regents Road Bridge, Westgate	0	43						0
		Broadway Hotel, Marine Road East	49			49				49
		Grove Street Depot	0	21						0
Nether Kellet										
		Land East Of Briar Lea Road	10			8				8
Overton										
		Land opposite 26-48 Lancaster Road	32				10	22		32
Warton										
		Warton Grange Farm	23			5	18			23
Whittington										
		Whittington Farm	18							0
										0
Large site approvals				439	221	182	225	133	0	761
Small Site Approvals			357	59	70	70	70	70	70	350
Student Housing Expectation (Commitment for 778 units as of April 2018)			778	27	110	400	136	54	26	726
Total Anticipated Completions			2654	525	401	652	431	257	96	1837

Assessed Housing Supply Identified	Local Plan reference	Address		Completions	5 year supply					
Local Plan and SHLAA				2017/18	2018/19	2019/2020	2020/2021	2021/2022	2022/23	
Local Plan Sites										
Bailrigg Garden Village	SG1	Lancaster	3500							0
Canal Corridor	DOS2	Lancaster	83							0
Ridge Farm/Cuckoo Farm, East Lancaster	SG7	Lancaster	900							0
North Lancaster	SG9	Lancaster	700							0
South of Windermere Road, South Carnforth	SG12	Carnforth	500							0
Lundsfield Quarry	SG11	Carnforth	200							0
Land East and West of Grab Lane	H4	Lancaster	195							0
Ridge Lea Hospital, Stone Row Head	H3	Lancaster	85							0
Leisure Park/Auction Mart/Wyresdale Road	H5	Lancaster	216							0
Royal Albert Fields, Ashton Road	H6	Lancaster	137							0
Lune Industrial Estate, New Quay Road	DOS3	Lancaster	200							0
Lancaster University		Lancaster	83							0
18-24 Monkswell Avenue	H2.7	Bolton-le-Sands	12							0
University of Cumbria	H3.2	Lancaster	15							0
Land North Of Old Hall Farm	H2.6	Over Kellet	55							0
										0
Arnsdale and Silverdale AONB DPD										
Warton										
		Sand Lane								0
		North of 17 Main Street								0
Assessed Housing Supply Delivered			0	0	0	0	0	0	0	0
Total Committed & Assessed Supply				523	401	652	431	257	96	1837