



Knowsley Council

**Knowsley Strategic Housing Land Availability
Assessment (SHLAA)
2016 Update – Final Report**

**Knowsley MBC
December 2016**

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1. Introduction

- 1.1 Knowsley's Strategic Housing Land Availability Assessment (SHLAA) undertakes a review of housing land availability and provides an estimation of when housing land is likely to come forward for development. The SHLAA also assists in formulating the Council's policies relating to the delivery of new housing. However, the SHLAA itself does not represent a statement of Council policy. Whilst the SHLAA will inform the Local Plan process, it is for the adopted Local Plan: Core Strategy and any future Local Plan documents to determine which sites come forward for residential development and by what timescale.
- 1.2 **The inclusion of sites within this study should not therefore be taken to imply that they will be allocated for development of that the Council will necessarily consider planning applications favourably.**
- 1.3 Knowsley's first SHLAA was published in March 2010. The Study was developed using a combination of in-house work by Knowsley Council officers and subsequent work by independent consultants, White Young Green (WYG). Subsequent updates to the first SHLAA have been undertaken in 2011 and 2012. Further partial updates were made during the Examination of the Local Plan Core Strategy during 2013-2016. These SHLAAs are available to view online at www.knowsley.gov/LocalPlan.
- 1.4 This report represents the Council's third full update to the SHLAA and has a base date of 1 April 2016.
- 1.5 This SHLAA update has been developed "in-house" by Knowsley Council using a methodology consistent with previous SHLAAs and in line with National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 1.6 Knowsley Council will continue to monitor and review its SHLAA on a regular basis. This process will be undertaken with engagement with neighbouring authorities, developers and other stakeholders via the Housing Market Partnership (HMP).
- 1.7 A further update of the SHLAA will be published in 2017, with a base date of 1 April 2017.
- 1.8 For further information on this report, or on the Knowsley Local Plan, please contact the Council's Local Plan team on 0151 443 2326 or localplan@knowsley.gov.uk.

2. Planning policy context

National policy

- 2.1 At the national level, the National Planning Policy Framework (NPPF) sets a key objective to deliver a wide choice of high quality homes. The NPPF sets out the requirement for local authorities to use their evidence base to ensure that their Local Plans meets the full, objectively assessed needs for market and affordable housing.
- 2.2 Paragraph 47 of the NPPF states that in order to boost the supply of housing, local authorities should:
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase their buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
 - Identify a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 2.3 To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units, or sites have long term phasing plans (paragraph 47, NPPF).
- 2.4 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (paragraph 47, NPPF).
- 2.5 Paragraph 159 of the NPPF identifies the requirement for local authorities to produce a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and economic viability of land to meet the identified need for housing over the plan period.

- 2.6 PPG guidance supports the approach outlined in the NPPF outlines that a SHLAA assessment should¹:
- Identify sites and broad locations with potential for development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

Local policy

- 2.6 The Council adopted its Local Plan: Core Strategy in January 2016. The document sets Knowsley's target for housing delivery for the plan period (up to 2028) as 450 homes per annum. For the purposes of this SHLAA update, the identified housing supply is considered in the context of the adopted Core Strategy housing target.
- 2.7 The Local Plan Core Strategy commits the Council to monitoring its housing land supply on an annual basis. Paragraph 5.13 of the Core Strategy explains how the Council will use the SHLAA to undertake a "plan, monitor, manage" approach to housing land availability, including establishing a position against the national policy requirement to maintain a five year supply of housing land.

¹ <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/what-is-the-purpose-of-the-assessment-of-land-availability/>

3. Key changes since publication of the SHLAA 2012 Update

Sustainable Urban Extensions

- 3.1 Upon adoption the Knowsley Local Plan: Core Strategy removed a number of locations from the Green Belt to accommodate development needs up to and beyond 2028. These locations have been allocated as Sustainable Urban Extensions within the Core Strategy. The sites have been appropriately assessed within the SHLAA and their expected delivery is reflected in this assessment.

Knowsley Public Sector Land Holdings Review

- 3.2 The Council has undertaken review of public sector land holdings across the Borough. The review considered all land in public ownership within Knowsley, including amenity, residential and amenity land. In appraising each site the review considered each site's existing usage, condition, community benefit, development potential and likely future maintenance costs.
- 3.3 Following the assessment of land through the review, a number of sites have been identified as being suitable for new residential development. Many of these sites were already identified by previous SHLAA studies, those which were new to the process have been included in this update.
- 3.4 Future updates to the Council's land holdings review will inform subsequent updates to the SHLAA.

Knowsley Affordable Housing Programme 2016-2021

- 3.5 The Home and Communities Agency (HCA) published its prospectus for the latest round of funding for Affordable Housing in April 2016. This prospectus invites applications for up to £4.7 billion of funding to increase the supply of new shared ownership and affordable homes. The funding which is open to both Registered Providers (RP) and private developers aims to deliver –
- 135,000 homes for Help to Buy: Shared Ownership
 - 10,000 homes for Rent to Buy
 - 8,000 homes for specialised housing
- 3.6 The deadline for initial bids was September 2016 and the outcomes of these bids will be announced by the end of the year. Firm bids have been submitted by First Ark and Liverpool Mutual Homes with indicative Merseyside bids also submitted by a number of Registered Providers.

Call for Sites (CFS)

- 3.7 A formal "Call for Sites" exercise has been undertaken for this SHLAA update. This took place in July and August 2016. This process allowed landowners

and third parties that wished to promote land for housing to put their sites forward for inclusion in the SHLAA, in order for this study to be as comprehensive as possible.

- 3.8 As part of the Call for Sites for this update, 13 sites were submitted for consideration.
- 3.9 All of the sites received were either already included in the SHLAA, or were within Knowsley's Green Belt. Therefore, none of the Call for Sites submissions have been included as new sites in the SHLAA supply. Further information on this process is included in section 5 of this report.
- 3.10 The sites submitted via the Call for Sites process are listed in Table 1.

Table 1: Call for Sites Submissions (2016)

Site ID	Site Name	Township Area	Plan Period (years)	Comments
New sites not previously identified by the SHLAA process				
K0474	Land at Hewitts Lane, Knowsley	Prescot	N/A	Excluded due to SUE designation for employment uses.
K0473	Land at Tingle Peg, Knowsley	Prescot	N/A	Excluded due to SUE designation for employment uses.
K0471	Land off Lancaster Avenue	Huyton	N/A	Excluded due to Green Belt designation
K0470	Land to the rear of Lancaster Avenue	Huyton	N/A	Excluded due to Green Belt designation
K0443	Weston House Nursery	Halewood	N/A	Excluded due to Green Belt designation.
K0469	Land off Burtons Way	Kirkby	N/A	Excluded due to Green Belt designation
K0468	Land north of Mill Lane	Prescot	N/A	Excluded due to Green Belt designation
K0467	Land south of the A580 – East Lancashire Road (north of Knowsley Park)	Prescot	N/A	Excluded due to Green Belt designation
K0466	Land north of Knowsley Lane	Prescot	N/A	Excluded due to Green Belt designation
K0465	Land south of the A580 –East Lancashire Road (East of Knowsley Park)	Prescot	N/A	Excluded due to Green Belt designation

K0464	Land south of the Paddocks	Prescot	N/A	Excluded due to Green Belt designation
Site already identified by the SHLAA and/or planning process				
N/A	Land at South of Whiston/East of Windy Arbour Close	Whiston	N/A	SUE Allocation, included within the commitments and allocations section
N/A	Land at Carr Lane, Knowsley	Prescot,	N/A	Submission excluded from SHLAA supply as already included as Allocation due to SUE designation.
N/A	Robcliffe Longview Service Station	Huyton	N/A	Excluded due to current planning permission due to inclusion in commitments and allocations section

4. Methodology

4.1 The methodology employed in completing this 2016 update to the SHLAA is derived from that set out in PPG and has been endorsed by the Housing Market Partnership.

4.2 An account of the methodology at each stage in the process is recorded below.

Stage 1 – Site Identification

4.3 The SHLAA area is the entire Knowsley area as this correlates directly with the adopted Local Plan Core Strategy boundary. There is no size threshold of sites within the study; therefore all sites have been assessed through the SHLAA process.

4.4 The two broad methods for identifying sites are as outlined below:

- Desktop Review;
- Call for sites;

Desktop Review

4.5 This stage involved review of the existing database of site information to ensure that the data and the database are robust and up to date. This included:

- Sites including in previous SHLAAs (completed or live) to consider changes in circumstances and continued suitability for housing;
- Sites considered but not included in previous SHLAAs; and
- A review of new sites / opportunities.

Call for Sites

4.6 The Call for Sites was an opportunity for landowners, site promoters and interested parties to submit land for consideration through the SHLAA. Sites were submitted to the Council using the Call for Sites Pro-forma

4.7 In order to ensure overall assumptions and site assessments are robust, it is proposed engagement with the development industry was carried out in two stages.

4.8 The first stage was an initial consultation on the assumptions behind the SHLAA methodology and the method itself.

4.9 The second stage of engagement was draft report stage when findings of the site assessments were made available. The development industry was then given the chance to comment on the results and provide any pertinent evidence that may have been considered in the SHLAA to date. This

information was be taken into account in a final review of the sites before publication of the final SHLAA.

Identifying Site Sources

4.10 During the desktop review a number of data sources were used to identify sites, these are outlined in the table below. Firstly, sites that are already in the planning process were identified. This will include sites with residential planning permission but also land currently allocated or permitted for non-residential uses that are no longer required in that use. The portfolio of public sector land that is available in the study area was analysed to identify sites that considered surplus to requirements.

Table 2: Site identification data sources:

Sites	Source of Information
Sites with outstanding planning permission	Planning application data and Housing Monitoring Data
Land with planning permission for non-residential uses that is no longer required in that use.	Review of Monitoring Data (Employment, Retail) Planning application data
Sites which have a lapsed planning permission	Planning application records
Vacant & Derelict land & buildings	Officer Knowledge Empty Property Register
Surplus Public Sector Land	Knowsley Property and Development team data
Sustainable Urban Extensions	Local Plan Core Strategy
Call for Sites	Submitted sites from external stakeholders

4.11 Certain sites were excluded from the SHLAA process from the outset due to the presence of 'showstopper' constraints, including the following statutory environmental designations:

- Sites protected by existing use, such as employment, open space or Green Belt
- Ancient Woodlands
- Areas within Flood Risk Zone 3b
- Local Nature Reserves
- SSSIs
- Special Areas of Conservation
- Historic Parks and Gardens

4.12 For avoidance of doubt, if one of the above constraints is present on only a small proportion of a wider development site then the developable area was calculated accordingly.

Stage 2: Site / Broad Location Assessment

Site Assessment

- 4.13 The PPG requires the assessment of sites according to their suitability for housing, availability for development and the achievability of the development. This process was undertaken in order with the suitability of a site first, followed by availability. Given the more detailed nature of the test for the achievability of sites, only sites that have been identified as suitable and available were assessed under this heading.
- 4.14 The portfolio of sites identified by Stage 1 of the process was the subject of a thorough examination by Council officers. White Young Green (WYG) developed its own bespoke database for recording site information for the first SHLAA study. This was continued to be used to record key facts, judgements and new information concerning the identified sites. The database recorded 25 criteria in order to provide a comprehensive information source to assist in the undertaking of independent survey work and the assessment of each site's development potential.
- 4.15 The 25 criteria are not policy judgements; rather they are an assessment of factors that could influence the delivery of housing. The criteria are as follows.
1. Is the site within a Conservation Area?
 2. Are there any Listed Buildings on the site?
 3. Is the site within a primarily residential area?
 4. Does the site comprise previously developed land?
 5. Is there any likelihood of contamination?
 6. Does the site need significant new infrastructure in order to be developed for housing?
 7. Are there any physical constraints?
 8. Is the site situated within Flood Zones 2 or 3?
 9. Are there any buildings requiring demolition?
 10. Is satisfactory access possible?
 - 11-16. Accessibility and distance from local services.
 17. Are there any nature conservation issues?
 18. Would redevelopment have a positive regeneration impact on the area?
 19. Is the site subject to any un-neighbourly uses?
 20. Is the site more suited to non-residential uses?
 21. Are there any ownership issues?
 22. Is the site owned by developer, or is the owner willing to sell to a developer?
 23. Is the site in active use?
 24. Is the site underused?
 25. Is the site within a strong residential area?
- 4.16 The results of this assessment were recorded and inputted into the SHLAA database.

Review existing SHLAA sites

- 4.17 A review of the information held on the existing database held from the previous SHLAA was undertaken first. This identified any information disparities in previous data which needed to be updated.

Review new SHLAA sites

- 4.18 The characteristics to be recorded for the new sites to be consistent with that done in previous SHLAAs included the following:

- Site size;
- Site boundaries;
- Current use;
- Surrounding land use;
- Character of surrounding area (e.g. conservation area, listed buildings, Green Belt)
- Physical constraints (e.g. access, contamination, topology, flood risk, location of infrastructure);
- Environmental constraints; and
- An initial assessment as to suitability for a particular

Suitability Assessment

- 4.19 A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The factors assessed in considering each identified site's suitability for housing in line with PPG were:

- Policy restrictions – such as designations, protected areas, existing planning policy and corporate or community strategy policy;
- Physical problems or limitations – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts – including effect on landscape features and conservation; and
- The environmental conditions – which would be experienced by prospective residents.

Availability Assessment

- 4.20 The availability assessment used the PPG definition² that:
“A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is a confidence that there are no

² http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/methodology-stage-2-sitebroad-location-assessment/#paragraph_020

legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.”

- 4.21 Sites were considered available where the landowner/promoter has expressed an intention to develop or sell the site for development and there were no known legal constraints.
- 4.22 Initial intelligence on sites availability was identified through information held by the Council, further consultation with stakeholders, or via Call for Sites process.
- 4.23 For large scale sites evidence was sought on the ownership of the sites, including Land Registry Title Deeds. Sites with unresolved ownership problems such as multiple ownerships with no agreements, ransom strips, tenancies and covenants were not be considered available unless there were reasonable prospects that the constraints could be overcome.
- 4.24 For a site to be considered deliverable there must be confirmation from the landowner/promoter that the site could become available for development in 0-5 years. Where no indication has been provided in terms of timescales for development, the site was considered developable in the longer term, subject to satisfactory assessment against the suitability and achievability criteria.

Achievability Assessment

- 4.25 A key part of the SHLAA process is the assessment of the deliverability of the sites identified. This is an explicit requirement of the NPPF and PPG. It is vital to ensure that the sites for both residential and non-residential development identified through the plan-making process are deliverable in the context of the Council's policies.
- 4.26 The strength of the housing market differs across Knowsley and historic evidence of housing delivery within the Borough suggests the viability of developing some sites for housing has sometimes been an issue. It was therefore important to assess the specific constraints impacting on the delivery of each site in order that the future phasing of sites could be accurately assessed.
- 4.27 A site is considered achievable for development where there is a reasonable degree of confidence that housing can be developed on the site by a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete a development over a certain period. It is affected by:
- Market factors, within which we include both housing demand in the general locality and the likely attractiveness of the site to the market; and
 - Cost factors, in terms of whether a site is known to be contaminated, thus requiring significant remediation works in order to be developed for residential purposes, and whether there are buildings requiring demolition on site.

- 4.28 Evidence from Knowsley's 2012 Economic Viability Assessment (EVA) will be used to assess the viability of sites within the SHLAA, as the area based findings in relation to the strength of the market within the EVA are still relevant in the current market.
- 4.29 Further to undertaking the EVA analysis, a risk assessment was applied to sites based on recommendations made during the Local Plan: Core Strategy Examination Hearings. The risk assessments to be applied were as follows;
- All Sites under Construction: No discount applied
 - Sites with Planning Permission:
 - Sites owned by Registered Provider/North Huyton: No discount
 - Private ownership, Full Planning Permission:
 - Viable: No discount
 - Marginal: 20% discount
 - Unviable: 33% discount
 - Private ownership, Outline Planning Permission:
 - Viable: 20% discount
 - Marginal: 33% discount
 - Unviable: 50% discount
- 4.30 Another factor affecting achievability is the capacity of a developer to complete and let or sell the development over a certain period. Feedback was sought from developers through the HMP on typical build out rates and using information from past delivery, where applicable.

Estimating Housing Potential

- 4.31 The PPG states that "the development potential of each identified site should be guided by the existing or emerging plan policy including locally determined policies on density". The PPG recommends that where local densities are not available existing development schemes and case studies should be used and adjusted to reflect individual site characteristics and constraints where appropriate.
- 4.32 In order to estimate the housing potential of each site, an assessment of its developable area was made. There are a number of factors which may influence the developable area of a site. Limiting factors include topography, irregular shaped plots and site specific constraints such as underground services or flood zones. In Knowsley all sites that are affected by flooding lie within Flood Zone 3. In each case, that part of the site which lies within Flood Zone 3 was excluded from the developable area.
- 4.33 Allowance was made on larger sites for the on-site provision of access roads, along with facilities such as green infrastructure and community uses, to serve that development. The assumptions used in previous SHLAAs for calculating net developable area have continued and are set out in the table below. It should be noted that the net developable area is an indicative figure and the

Council will negotiate appropriate non-housing provision on a site by site basis when considering future development proposals.

- 4.34 In order to assess the housing potential of each site, a following range of density multipliers were applied.

Table 3: Applied Density

Housing Character	Applied Density (Dwellings per ha)
Low density suburban mix (detached and semi-detached)	30
Low to medium density urban mix (town houses and semi-detached)	40
Medium density urban mix (mainly town houses)	50
High density urban mix (town houses and apartments)	60
Apartments (up to six storey)	70 and above

- 4.35 The multiplier applied to each site was that which best reflected the character of the area, the type of mix or housing that would be appropriate on the site and the site's proximity to a defined centre and to services.

Table 4: Net developable areas

Total Site Area	Net Developable Area
Less than 0.4ha	100% of developable area
0.4ha to 2 ha	90% of developable area
Sites over 2 ha	75% of developable area

Source: Tapping the Potential, (ODPM, 2000)

Stage 3 – Windfall Assessment

Determining housing potential of windfall

- 4.36 Windfall sites are those which cannot be specifically identified in the SHLAA, usually because the Council is not yet aware of them. The NPPF permits the inclusion of a windfall allowance in the five year supply where there is compelling evidence that such sites have and will continue to form a reliable source of supply. The windfall allowance will not include infill development in residential gardens.
- 4.37 The approach to assessing Knowsley's windfall allowance has been to review past windfall housing completion trends, going back over a 3 year period.
- 4.38 The windfall allowance is based on an estimate of the amount of housing that could be delivered in an area on land that has not been identified by the SHLAA process. This is normally calculated as part of the Council's five year land supply position in the Local Plan Monitoring Report. A windfall allowance will be added to the five year land supply position if deemed appropriate.

- 4.39 It has been concluded that over the past three years (2012/13-2014/15) that just 47 dwellings were delivered on “windfall” sites, giving an annual average of 15.6 dwellings. The windfall completions are consistent with that completed historically
- 4.40 Given this small number of average annual completions, the Council decided not to attribute a windfall allowance to its housing supply via the 2016 SHLAA update.
- 4.41 The rate at which windfall development continues to be delivered will be monitored in the future. If it is deemed appropriate an allowance for windfall delivery may be taken into consideration in future updates of the SHLAA.

Stage 4: Review Assessment

Produce Summary Table

- 4.42 The findings of the detailed site assessments were summarised and the outcome of the assessment of suitability, availability and achievability for each site was provided.
- 4.43 This highlighted any constraints and set out how they could best be resolved or mitigated. If there were constraints with no apparent solution, they were either assessed as undevelopable or placed in a later timescale to account for the time it is likely to take for issues to be resolved. Site maps were produced by wards.

Share Result with Stakeholders

- 4.44 The draft study outcomes were shared with stakeholders, including the development industry via the Housing Market Partnership.. Following feedback on the results, the final report was produced.

Stage 5: Final Evidence Base

Final Report

- 4.45 The final report includes the following outputs, in accordance with the PPG:
- A list of all sites or broad locations considered, cross referenced to their locations on maps;
 - An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable to determine whether a site is realistically expected to be developed and when;
 - Contain more detail for those sites which are considered realistic for development, where others have been discounted for clearly evidenced and justified reasons;

- The potential type and quantity of development that could be delivered on each site/broad location, including how any barriers to delivery could be overcome and when;
- Any constraints on delivery and recommendation on how constraints can be overcome and mitigated, including an indication of relevant timescales to achieve solutions to these constraints;
- A categorisation of sites into likely delivery periods for example 0-5 years, 6-10 years and 11+ years, based on sites evidence regarding its suitability, availability and achievability; and
- An indicative trajectory of anticipated development and consideration of associated risks.

5. Stakeholder consultation

- 5.1 A “Call for Sites” exercise was held between 18 July and 12 August 2016. The Council received 13 responses to the consultation. Table 1 above holds the list of responses received.

Consultation with Housing Market Partnership (HMP)

- 5.2 HMP members include locally active house builders, Housing Associations (Registered Providers), property professionals and representatives from neighbouring authorities.
- 5.3 The HMP were initially consulted on the proposed SHLAA methodology during a three week period in July 2016. Feedback was received outlining minor changes to the phasing approach of the Sustainable Urban Extension Allocation sites and also the endorsing the discounting method proposed. These recommended changes were considered and incorporated into the SHLAA study.
- 5.4 In order to validate the initial findings of the 2016 update to the SHLAA, a meeting was held with the “Housing Market Partnership” (HMP) on the 13 of October 2016. The HMP was consulted on the draft SHLAA report and site appraisals over a four week period (Monday 17 October – Friday 4 November). The Council did not receive any responses from the HMP during the consultation on the draft assessment. No changes were made to the assessment as a result of the consultation.

6 Results of the assessment

Introduction

- 6.1 In this section the results from the study are presented to assess overall housing land availability in Knowsley, and to identify whether the adopted Local Plan: Core Strategy housing targets can be achieved.

Results

- 6.2 The SHLAA 2016 update findings are summarised in Table 5.

Table 5: “Risk assessed” Housing Supply from 1st April 2016

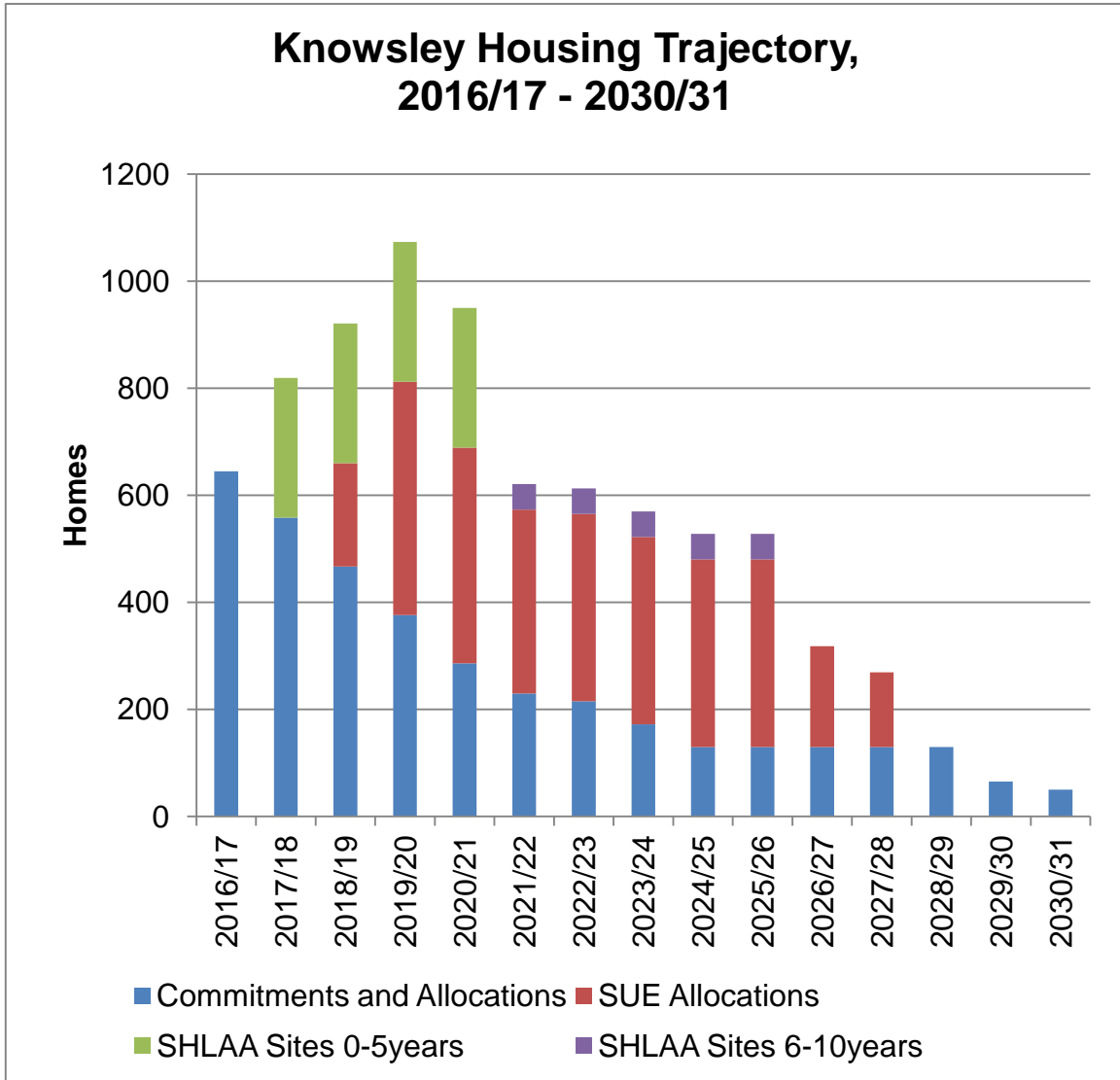
Source	Plan Period			Total
	0 – 5 year	6 – 10 year	11 – 15 year	
<i>SHLAA Sites (gross)</i>	1,306	297	0	1604
SHLAA Sites (risk assessed)	1,045	238	0	1283
<i>Commitments and Allocations (gross)</i>	3,592	2,730	832	7154
Commitments and Allocations (risk assessed)	3,364	2,620	832	6816
<i>Total (gross)</i>	4898	3027	832	8195
Total (risk assessed)	4409	2858	832	8758
Housing Requirement 5YS target:	2250			
+ Backlog 2010-2015 (890)	3,140	2250	2250	6750
+20% Buffer	3,768			
Potential over/under supply	2159	608	-1418	786
Over Supply against 5YS (+Backlog and 20%)	641			

- 6.3 Table 5 sets out the identified housing supply in the Borough over the 15 years from 1 April 2016. The information in Table 5 includes supply arising from allocated sites and extant planning permissions. . Should any of the identified capacity not be realised within an ascribed period, then this capacity may be carried forward to the following supply period.
- 6.4 In total, the assessment indicates that the Borough has a sufficient five year supply to meet the current housing target of 450 dwellings per annum, with the majority of the identified supply being already committed as extant planning permissions and allocations.

- 6.5 In addition, to the target of 450 homes per year, the five year supply must account for a “backlog” of housing supply during the Local Plan period to date. Due the adopted Core Strategy having a base date of 2010, a backlog of 890 units for the period of 2010-2015 has been applied. This has been calculated from the overall net deficit against the 450 per annum target between 2010/11 and 2015/16.
- 6.6 There is also a need to add a “buffer” of additional housing supply, as required by national policy. In all cases this is a minimum of 5%; where there has been persistent under delivery, this rises to 20%. For the purposes of the SHLAA, “persistent under delivery” is understood to mean under delivery for two or more of the most recent and consecutive monitoring years (i.e. 2014/15 and 2015/16). Given housing completions have not met the target for these two years, the 20% buffer is considered applicable.
- 6.7 Table 5 shows that there is sufficient supply to meet the requirement for a backlog allowance and an additional 20% buffer based on recent persistent under delivery. Table 5 shows an “oversupply” of 641 dwellings in relation to the five year supply requirement (including backlog and 20% buffer).
- 6.8 In the 6 – 10 year housing supply period, there is a small over-supply in relation to the annual housing target of 608 dwellings. In this period, the supply is weighted heavily on the sites identified from commitments and allocations with a smaller supply coming from SHLAA process than in previous years, mainly due to the Council’s asset release sites coming forward since the previous update.
- 6.9 The assessment also demonstrates that there is a limited supply of 832 dwellings in the 11 – 15 year category. These are attributed to existing commitments and allocations, however we anticipate this will increase during future updates as private development not captured in this update may come forward.

Trajectory Diagram

6.10 The below diagram shows the envisaged trajectory of new housing delivery across the SHLAA period. Updates to the SHLAA, along with the annual housing monitoring will inform this trajectory on an annual basis.



7. Summary and conclusions

- 7.1 The SHLAA is a key part of the evidence base for Knowsley's Local Plan and will assist the Council in delivering the required level of residential development. The updated Study has been undertaken in accordance with Planning Practice Guidance and National Planning Policy Framework and provides an indication of the land available for housing development over a 15 year period.
- 7.2 After making provision in the housing supply for a "risk assessment", the SHLAA identifies an over-supply of 641 dwellings in the five year period (including backlog and additional 20% buffer) from 1 April 2016. Beyond the 0 – 5 year period there is an over-supply of 608 dwellings in the 6 – 10 year period. A further 835 dwellings are identified in the 11 – 16 year period.
- 7.3 Accordingly, across the 15 year period from 1 April 2016, there is a net supply of approximately 19.4 years when compared to the existing Core Strategy housing target of 450 dpa.

8. Monitoring and review

- 8.1 The base date for this SHLAA report is 1 April 2016. This report represents a full update of the previous SHLAA published in 2012 and replaces materials produced on housing land supply during the Examination in Public of the Local Plan Core Strategy, which can be found on the Council's website.
- 8.2 The Council monitors all residential planning permissions as at 31 March of each year to support the annual production of the Local Plan [Monitoring Report](#) . Each site is then surveyed, via site visit if necessary, with the figures informing the subsequent update to the SHLAA and Council's five-year supply.
- 8.3 To support the SHLAA and maintain a robust evidence base the Council also contacts landowners to ascertain their intentions and conducts a "Call for Sites" exercise at regular intervals.
- 8.4 The next update to the SHLAA (2017 Update) will have a base date of 1 April 2017 and will be published in late 2017.

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