

Appendix A

Bolsover District Council

Annual Assessment of Five Year Supply of Deliverable sites for Housing, as required by paragraph 47 of the National Planning Policy Framework 2012

A. The Assessment

1. The Council has a five year supply of deliverable sites for housing.
2. Assessments have been made since 1st April 2007.
3. The assessment was reviewed and updated in 2018, based on data available for the year ended 31st March 2018.
4. Summary of five year supply of deliverable sites.

Deliverable supply set against the requirement and 20% buffer					
Year	OAN pa. + excess to date spread over 5 years	Potential Delivery pa.	Cumulative requirement	Cumulative Potential delivery	NPPF requirement (+5%)
2018/19	265	365	265	365	1391
2019/20	265	504	530	869	
2020/21	265	551	795	1420	
2021/22	265	320	1060	1740	
2022/23	265	336	1325	2076	

5. Based on this assessment, the Council currently has in excess of the NPPF required 5 year housing supply (plus 5%). In 2022/23 we will exceed the requirement by almost 800 dwellings.
6. To calculate the extent of the Council's deliverable supply, if one were to add the over-provision to date (35 dwellings) to the deliverable supply (2,076 dwellings) and divide this number (2,111 dwellings) by our annual requirement (272 dwellings pa.) the Council can show just over 7³/₄ years supply for the period 2018/19 to 2022/23.

OAN Update Report figure of 272 gives: $2,076 + 35 = 2,111 \div 272 = 7.76$ years

B. Assumptions made in preparing the Assessment

7. The Housing Requirement Figure is based on the latest assessment of Objectively Assessed Need set out in the North Derbyshire and Bassetlaw Objectively Assessed Need Update report (October 2017), which identifies an OAN of 272 dwellings a year from the base date of 1st April 2014, plus incorporating the oversupply from previous years of 35 during the five year period (the Sedgefield method).

8. Based on an oversupply against the OAN since 1st April 2014, the Council has no record of 'persistent under delivery' and therefore in accordance with existing Government guidance the Council only need apply a 5% buffer to its housing requirement.
9. The assessment of deliverable supply is based on:
 - a) A physical survey of housing completions and demolitions carried out as soon as possible after 31 March each year;
 - b) An assessment of 'deliverable' sites to determine those sites with a realistic prospect of delivery within five years. This assessment has been informed by a survey of the views of promoters of all major sites in the housing supply, on build out rates and any lead-in times, for their sites.
10. The assessment of the five year supply will be available on the Council's website alongside the schedule of specific deliverable sites.
11. The assessment, assumptions and process may be revised as necessary to take account of new government guidance, case law, best practice and valid stakeholder comments, by the Interim Planning Policy Manager in consultation with the Chair and Vice Chair of the Planning Committee.