

APPENDIX A

Bolsover District Council

Annual Position Statement of Five Year Housing Land Supply (December 2020)

A. The Annual Position Statement

1. The Council has a Five Year Housing Land Supply.
2. Assessments have been made annually since 1st April 2007.
3. The Council's Five Year Housing Land Supply position was reviewed and updated in December 2020, based on data available for the year ended 31st March 2020.
4. Summary of five year supply of deliverable housing sites.

Deliverable supply set against the housing requirement and NNPF buffer					
Year	Housing Requirement Figure pa.	Deliverable Supply pa.	Cumulative Housing Requirement	Cumulative Deliverable Supply	NNPF buffer requirement (+5%)
2020/21	272	553	272	553	1428
2021/22	272	605	544	1158	
2022/23	272	727	816	1885	
2023/24	272	466	1088	2351	
2024/25	272	388	1360	2739	

5. Based on this assessment, the Council currently has a greater cumulative deliverable supply than the cumulative housing requirement (plus 5% buffer). In 2024/25 we will exceed the requirement and buffer by 1,311 dwellings.
6. To calculate the extent of the Council's deliverable supply, if one were to divide the cumulative deliverable supply (2,739 dwellings) by our annual requirement (272 dwellings pa.) the Council can show just over 10 years of deliverable supply for the period 2020/21 to 2024/25 ($2,739 \div 272 = 10.07$ years).

B. Background to the Annual Position Statement (2020)

Housing Requirement Figure

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.
8. The Housing Requirement Figure outlined is contained within the Local Plan for Bolsover District (adopted March 2020), following testing through the Local Plan Examination and being found sound by the Local Plan Inspector.

9. It is noted that the Housing Requirement Figure outlined above is at the time of this assessment higher than the District's annual average household growth over ten years that is based on the household projections and is used by the Government within the Housing Delivery Test.

Supply of Deliverable Housing Sites

10. The amount of deliverable supply is based on:
- a) a record of all live outline and detailed planning permissions on sites within Bolsover District at the 1st April 2020;
 - b) an assessment of the deliverability of these live permissions in accordance with the definition of 'deliverable' contained in Annex 2: Glossary of the National Planning Policy Framework (February 2019), which includes:
 - i. for sites which do not involve major development and have permission, and all sites with detailed planning permission, an assessment of whether clear evidence exists that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or where homes are not programmed to come forward until years outside the current five year period);
 - ii. for sites which involve major development but only have outline planning permission, or have been allocated in a development plan, or have a grant of permission in principle or feature on the Council's brownfield register, an assessment of whether clear evidence exists that housing completions will begin on site within the current five year period.

Note: In accordance with paragraph 007 of the guidance on Housing Supply and Delivery in the Planning Practice Guidance (Reference ID: 68-007-20190722), the assessment of whether clear evidence exists draws upon the following:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

NPPF Buffer Requirement

11. Paragraph 73 of the NPPF advises that the supply of specific deliverable sites should in addition include an appropriate buffer (moved forward from later in the plan period).

To determine the appropriate buffer, an authority's past performance in terms of housing delivery against its housing requirement is taken into account.

12. To understand the Council's past performance in terms of housing delivery against its housing requirement, the following information is available:
 - a) housing completions measured against the Housing Requirement Figure since the base date of the Local Plan for Bolsover District, i.e. 1st April 2014 (see Table 1 below);
 - b) housing completions measured under the Housing Delivery Test (published 19th February 2020) (see Table 2).

Table 1: The position to date against the Local Plan annual requirement of 272 new homes a year			
Year	Annual Requirement	Completions (Net)	Variance
2014/15	272	253	-19
2015/16	272	325	+53
2016/17	272	290	+18
2017/18	272	248	-24
2018/19	272	289	+17
2019/20	272	439 *	+167
Total	1632	1844	+212

Table 2: Housing completions measured under the Housing Delivery Test			
Year	Homes Required	Completions (Net)	Variance
2016/17	220	290	+70
2017/18	222	248	+26
2018/19	241	289	+48
Total	683	827	+144

* Note: Due to the Covid-19 national lockdown measures, the annual site survey to determine the number of completions was carried out in mid-July 2020 rather than at the beginning of April as in normal years. The recorded figure has not been adjusted in recognition that a large number of housing sites experienced either shutdowns in construction or slower rates of building during the period April to July 2020. However, whilst it may include dwellings completed after April 2020 which otherwise would have been recorded in the period 2020/21, the uplift in the number of completions is principally considered to reflect the greater number of sites currently under construction across the District than in previous years.

13. Based on the information in Tables 1 and 2, it is clear that the Council's past performance in terms of housing delivery against its housing requirement is positive, with surpluses being achieved whichever method of assessment is used.
14. As a result, there is no significant under delivery over the previous 3 years or since the base date of the Local Plan for Bolsover District. Therefore, in accordance with the NPPF the Council need only apply a 5% buffer to its housing requirement to ensure choice and competition in the market for land.

General

16. Annual net housing completions are determined by a survey of housing completions and demolitions on each site with a live planning permission carried out as soon as possible after 31 March each year. The Council considers a house to be completed once it has reached the 'ready for occupation' stage or is clearly occupied at the time of the survey.
17. The Annual Position Statement of Five Year Housing Land Supply will be available on the Council's website alongside the List of Major Development Sites and their contribution to the supply.
18. 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 Assistant Director: Development in consultation with the Chair and Vice Chair of the Council's Planning Committee.