

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 2017, based on data available for the year ended 31st March 2017.
4. This is a second 2017 assessment based on the original Housing supply data, but set against the SHMA updated OAN figure of 272 and a new base date of 2014.
5. Summary of five year supply of deliverable sites:

Deliverable supply set against the SHMA Updated OAN (272) requirement and 5% buffer					
Year	OAN pa. +/- Variation (11) spread over 5 years	Potential Delivery pa.	Cumulative requirement	Cumulative Potential delivery	NPPF requirement (+5%)
2017/18	261	303	261	303	
2018/19	261	477	522	780	
2019/20	261	516	783	1296	
2020/21	261	476	1044	1772	
2021/22	261	337	1305	2109	1370
2022/23	272	309	1577	2418	1656

6. Based on this assessment, the Council currently has in excess of the NPPF required 5 year housing supply (plus 5%). In 2021/22 we will exceed the requirement by 739 units, and we are projected to exceed the requirement in 2022/23 by 762 units.
7. To calculate the extent of the Council's deliverable supply, if one were to add the over-provision to date (56 dwellings) to the deliverable supply (2,109 dwellings) and divide that by our annual requirement (272 dwellings pa.) the Council can show just under an 8 year supply for the period 2017/18 to 2021/22.

SHMAA figure of 272 gives - $2,109 + 56 = 2,165 \div 272 = 7.96$ years

B. Assumptions made in preparing the Assessment

8. The Housing Requirement Figure is based on the latest assessment of Objectively Assessed Need set out in the 2017 Strategic Housing Market Area Assessment of the an OAN of 272 dwellings a year for the period 2011 – 2031, plus incorporating the oversupply from previous years of 56 during the five year period (the Sedgfield method).

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 new base date means that there is no history of undersupply and therefore the NPPF requirement to include a 20% buffer has dropped to the standard 5% buffer during the five year period.
11. The assessment of the five-year supply will be available on the Council's website alongside the schedule of specific deliverable sites.
12. 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 Joint Assistant Director of Planning and Environmental Health in consultation with the Chair and Vice Chair of the Planning Committee.