

Appendix 2

Five Year Housing Land Supply Statement, 2017

1. This statement sets out the Council's assessment of its five year supply of housing land. The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. 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.
2. The NPPF also requires an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the housing market. In the case of North East Derbyshire District Council (NEDDC), where there has been a record of persistent under delivery of housing, the buffer is increased 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.
3. In line with National Planning Policy Guidance (Paragraph: 031 Reference ID: 3-031-20140306), the annual requirement should be based on the emerging Local Plan target, as confirmed by population, household and economic projections. The Consultation Draft Local Plan, February 2017 included a target of 300 dwellings per annum, based on the 2013 Strategic Housing Market Assessment (SHMA). As part of maintaining an up to date evidence base the Council alongside its partners in the North Derbyshire and Bassetlaw Housing Market Area (Bolsover DC, Chesterfield BC & Bassetlaw DC) commissioned the North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA) Update, September 2017. This provides an update to the previous SHMA produced in 2013, taking account of the most up to date National Household Projections (published February 2015) and identifies the full objectively assessed need for housing, both across the Housing Market Area and for each of the component authority areas.
4. The SHMA update indicates a need for 1211 dwellings per year across the HMA. For North East Derbyshire, the SHMA update identifies the Objectively Assessed Need (OAN) for housing as **283 dwellings per year**. This figure is used as the basis for calculating the Council's five year supply.
5. **Table 1** below shows the annual net completions since 2014 against the annual target of 283 dwellings, any shortfall in completions should be made up in the subsequent five year period. Completions in the first and third year fall short of the target, whereas the second year sees a substantial oversupply. This gives a combined oversupply of 126 dwellings for the past 3 years. In light of this there is no past under delivery to reconcile and it is considered that a **5% buffer** should be applied to the five year housing land supply calculation.

Table 1: Annual Net Completions against OAN target

	Completions	Target	Under/Oversupply
2014/15	262	283	-21
2015/16	431	283	+148
2016/17	282	283	-1
TOTAL	975	849	+126

6. Government policy in relation to the supply of housing in the 5 year supply is that it should be 'deliverable' and 'developable' (NPPF, para.47). To be considered 'deliverable' sites should be available, in a suitable location, 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.
7. In terms of future supply, the Council currently bases its projected future housing land supply on sites with outstanding planning permission at 31st March 2017. These projections include both major (10 dwellings and above) and minor sites (below 10 dwellings) with planning permission, which are either currently under construction, or not started yet. However, not all sites with planning permission are considered 'deliverable', within the next five years.
8. The assessment of 'deliverability' (availability and achievability) was carried out differently for major and minor sites, due to the scale of the task involved. For **major sites**, the Council has contacted all landowners and/or developers to determine whether these sites are still available and achievable, as well as the delivery timetables for these sites. Sites where contact could not be established have been marked as undeliverable. Those major sites that are considered to be deliverable are listed at Appendix **A**. For the **minor sites**, an average lapse rate of 5% (based on past trends¹) was applied to all outstanding permissions. Overall there are 472 outstanding minor permissions, which reduces to 448 dwellings when the 5% lapse rate is applied. This gives an average projected completion rate of 90 dwellings per year over years 1 to 5.
9. **Table 2** includes the projected completions for the subsequent five years from 2017/18 to 2021/22, based on the methodology set out above. It shows that an annual over-supply is expected in all five years. The overall projected housing delivery for years 1 to 5 is 2095 dwellings, representing an oversupply of 680 dwellings in relation to the target. This reduces to 609 dwellings when applying the required 5% buffer.

¹ The expiry rates on all permissions (major and minor) has been well below 5% since 2014.

Table 2: Five Year Supply: projected completions against OAN target

Year (yr)	Projected Completion	Target	Under/ Oversupply
2017/18 (yr 1)	433	283	+150
2018/19 (yr 2)	552	283	+269
2019/20 (yr 3)	453	283	+170
2020/21 (yr 4)	360	283	+77
2021/22 (yr 5)	297	283	+14
TOTAL	2095	1415	+680

10. **Table 3** sets out the five year housing land requirement calculation and illustrates that in order to demonstrate that the Council has a 5 year supply it must have a deliverable supply of 1486 dwellings.

Table 3: Five Year Housing Land Requirement Calculation

a)	5 Yr Target (OAN x 5 years = Target)	283 x 5	1415
b)	Backlog (from Table 1)	0	0
c)	Sub-total (a + b)	1415 + 0	1415
d)	5% buffer (on sub-total) (c x 5%)	1415 x 5%	71
e)	Total Requirement (c + d)	1415 + 71	1486

11. The following calculation gives the current land supply position and demonstrates that the Council has a **7 year supply**.

$$(2095 \div 1486)5 = 7.04$$

(Projected Completions {from Table 2} divided by the Total Requirement {from Table 3 [e] }) multiplied by 5 years

12. Further flexibility is offered by seven sites with a resolution to grant planning permission subject to the signing of a Section 106 agreement at 31st March 2017. Some Local Planning Authorities also add this to their supply (eg Bolsover, Stratford, Mansfield). **Table 4** lists these sites which add a further supply of 284 dwellings.

Table 4: Resolution to grant Planning Permission subject to Section 106 agreement at 31st March 2017

App ref	Site address	 dwellings	S106 signed
15/00153/OL	Land north of Hallgate Lane Pilsley	85	26/04/2017
16/00257/FL	Land behind 181 Chesterfield Road, Holmewood	25	16/06/2017
15/00502/OL	Land between 205 and 235 Chesterfield Road, Holmewood	15	23/06/2017
16/00419/FL	Brackenfield Lane, Wessington	43	04/07/2017
15/00667/OL	Ankerbold House, Tupton	15	07/07/2017
14/01236/OL	Land at Church Meadows, Calow	47	Pending
16/00034/OL	Land South Of Green Lane, Lower Pilsley	54	Pending
TOTAL		284 dwellings	