

North East Derbyshire District Council

Cabinet

27 July 2023

Five Year Housing Land Supply – Position Statement

Report of Councillor S Pickering, Portfolio Holder for Environment and Place

Classification: This report is public

Report By: Planning Policy & Environment Manager

Contact Officer: Helen Fairfax

PURPOSE / SUMMARY

- To advise Members of the latest five-year housing land supply position in the district prior to the publication of the information on the Council's website.
 - To confirm that the Council can demonstrate that it has a 5.7 year's supply of deliverable housing land.
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RECOMMENDATIONS

1. To note the annual assessment of the five-year land supply of deliverable sites for housing.

Approved by the Portfolio Holder – Cllr S Pickering

IMPLICATIONS

Finance and Risk: Yes No

Details:

There are no specific financial or risk implications arising from the five-year land supply position outlined in this report.

On Behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

The Council has a statutory duty to keep under review the matters which may be expected to affect the development of their area. The development of land for housing is a key issue that affects the growth of the district. Failure to have a five year supply of housing land would render Local Plan policies related to housing supply out

of date making the Council vulnerable to speculative applications for housing development. There are no specific data protection issues arising from the content of this report.

On Behalf of the Solicitor to the Council

Staffing: Yes No

Details:

There are no adverse staffing implications directly arising from the content of this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

Decision Information	
Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Significantly Affected	None
Consultation: Leader / Deputy Leader <input type="checkbox"/> Cabinet / Executive <input type="checkbox"/> SMT <input type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details: Click here to enter text.
Links to Council Plan priorities, including Climate Change, Equalities, and Economics and Health implications.	
All	

REPORT DETAILS

1 **Background** *(reasons for bringing the report)*

- 1.1 The 2021 National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing against the

housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

- 1.2 The NPPF also requires the supply of specific deliverable sites to include a buffer (moved forward from later in the plan period) of an additional 5% to ensure choice and competition in the market for land. This buffer should be increased to 20% if there has been a record of under delivery of housing over the previous three years as assessed by the Government’s Housing Delivery Test (HDT).
- 1.3 In North East Derbyshire the five year housing land supply position should be considered against the housing requirement set out in the Council’s Local Plan (adopted November 2021), which is 330 dwellings per year.

2. Details of Proposal or Information

- 2.1 The Council’s statement on the Five Year Housing Land Supply for April 2023 is appended to this report (**Appendix 1**). This includes information on housing delivery since 2014, which demonstrates that the Council has achieved an average annual completion rate of 421 dwellings, 27% above the annual target (see figure 1 below). Housing completions over the past three years also demonstrate over delivery in relation to the HDT, which means the Council is only required to include a 5% buffer in the five year housing land supply.

	Completions	Target	Under/Oversupply
2014/15	262	330	- 68
2015/16	431	330	+101
2016/17	282	330	- 48
2017/18	396	330	+66
2018/19	189	330	- 141
2019/20	436	330	+106
2020/21	465	330	+135
2021/22	555	330	+ 225
2022/23	776	330	+ 446
TOTAL	3792	2970	+ 822

Figure 1: Annual Net Completions against target

- 2.2 The overall housing requirement for the next 5 years is 1733 dwellings calculated by multiplying the Annual Housing Requirement by 5 years and further multiplying this by the 5% buffer requirement. i.e. $(330 \times 5)5\% = 1733$
- 2.3 The next step is to calculate the future supply of housing land required to meet the target of 1733 dwellings. The NPPF states that sites included within the five year housing land supply must be considered deliverable, i.e. they are “... available now, offer a suitable location for development now, and ... (are) ... achievable with a realistic prospect that housing will be delivered on the site within five years”.
- 2.4 Paragraphs 11 & 12 of the statement in Appendix 1 set out the Council’s methodology for calculating the future supply of housing land in the district. The

results are set out in Figure 2 below which shows the overall projected housing delivery for years 1 to 5 is 1997 dwellings, 347 above the target.

Year (yr)	Projected Completion	Target	Under/Oversupply
2023/24 (yr 1)	517	330	+187
2024/25 (yr 2)	424	330	+94
2025/26 (yr 3)	360	330	+30
2026/27 (yr 4)	399	330	+69
2027/28 (yr 5)	297	330	- 33
TOTAL	1997	1650	+347

Figure 2: Five Year Supply: projected completions against target.

- 2.5 The five year land supply position is then calculated by dividing the projected completions from Figure 2 (1997) by the total requirement in para 2.2 (1733) multiplied by 5 years: $(1997 \div 1733)5 = 5.76$.
- 2.6 The Council's housing land supply position at 1st April 2023 is therefore **5.76 years' supply**. This means that the Council can continue to apply full weight to the housing policies in the Development Plan on any applications for housing development that may be forthcoming.

3 Reasons for Recommendation

- 3.1 To ensure Members are aware of the Council's latest position on the Five Year Housing Land Supply, prior to publication of the information on the Council's website.

4 Alternative Options and Reasons for Rejection

- 4.1 National Planning Guidance requires local planning authorities to publish annually a Five Year Housing Land Supply Statement. Failure to produce this statement would make the Council vulnerable to unplanned development proposals contrary to the adopted Local Plan.

DOCUMENT INFORMATION

Appendix No	Title
Appendix 1	Five Year Housing Land Supply Statement – July 2023
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) you must provide copies of the background papers)	
None	