

Report to:	Planning Committee		
Date of meeting:	December 9 th 2021		
Report of:	Director of Place	Report Number:	
Reporting Officer:	Paul Whittingham Assistant Director Economic Development and Regeneration	Telephone Number:	
Contact Officer:	Matthew Kay Head of Planning	Telephone Number:	
Report title:	Five Year Housing Land Position Statement and Housing Delivery Test – December 2021 Position Statement		
Not confidential			
This report does not contain information which warrants its consideration in the absence of the press or members of the public.			
Purpose:	<p>The government requires all local authorities to demonstrate a supply of specific deliverable sites to provide 5 years' worth of housing against a set housing requirement.</p> <p>The five-year housing land supply is an evolving figure as new sites come into supply and supply diminishes as completion take place. The balance therefore needs to be at least five years against requirements.</p> <p>This report provides an update on the current housing land position as a regular seasonal report to the current situation.</p>		
Recommendations:	The Planning Committee is asked to note this report.		
Decision:			
Background documents:			
Date:			

Consultation with other officers			
Finance	No	n/a	n/a
Legal	No	n/a	n/a
HR	No	n/a	n/a
Procurement	No	n/a	n/a
Climate Change	No	n/a	n/a
Equality Impact Assessment	No	n/a	n/a
(a) Post consultation reports Please confirm that the consultation response has been taken into consideration in making the recommendations	Yes		
Vision outcomes Please identify the appropriate Vision outcome(s) that this report relates or contributes to by putting a cross in the relevant box.	1. Start Well		
	2. Live Well		
	3. Age Well		
	4. Prosperous		

		5. Clean and Green	
		6. Strong and Distinctive	x
1. Start Well	Our children get the best possible start in life, so that they have every chance to succeed and be happy.		
2. Live Well	The health and wellbeing of our residents is improved, so that they can live healthy, fulfilling lives for longer.		
3. Age Well	Older people in Bolton stay healthier for longer and feel more connected with their communities.		
4. Prosperous	Businesses and investment are attracted to the borough, matching our workforce's skills with modern opportunities and employment.		
5. Clean and Green	Our environment is protected and improved so that more people enjoy it, care for it and are active in it.		
6. Strong and Distinctive	Stronger, cohesive, more confident communities in which people feel safe, welcome and connected.		

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1. **INTRODUCTION & BACKGROUND**

- 1.1. The government requires all local authorities to demonstrate a supply of specific deliverable sites to provide 5 years' worth of housing against a set housing requirement. The Housing Delivery Test is the mechanism to monitor housing deliver against the government target for each local authority.
- 1.2. Either or both need to be met to avoid current NPPF presumption in favour of sustainable development and risk of losing appeals as policies, particularly on protected open land are ruled out of date and therefore carry limited weight.
- 1.3. The five-year housing land supply is an evolving figure as new sites come into supply and supply diminishes as completion take place. The balance therefore needs to be at least five years against requirements.

2. **ISSUES**

Five-Year Requirement

- 2.1. The five-year requirement is set out in an adopted Development or Local Plan or using the government's standard method, which is based on household projections, adjusted for affordability.
- 2.2. For Bolton until adoption of the Places for Everyone or a subsequent Local Plan, the annual requirement using the government's standard method is 776.

Five-Year Supply

- 2.3. Bolton's Authority Monitoring report for 2019/20 showed a supply of deliverable sites of 3.9 years. In the intervening time the council's position has improved with planning approvals of several major residential schemes. The current position is that Bolton's 5-year supply of deliverable sites is now closer to the required 5-year position, being estimated at 4.8 years, though this is likely to drop down again as forthcoming completions are monitored over coming weeks. This figure is subject to the completions data as of September 21, and with several sites with outline permission with supporting evidence of deliver contributing to the supply.
- 2.4. Consequence: Presumption in favour of sustainable development applies if the supply is under 5 years and is vulnerable to challenge if not substantially above this. It is suggested that a supply of 5.5 years on up would be sufficient to demonstrate a deliverable 5-year supply, taking into account completions and schemes falling away.

3. **HOUSING DELIVERY TEST POSITION**

- 3.1. The results of the 2020 Housing Delivery Test published in January 2021 showed that Bolton had delivered 66% of the annual housing requirement. The 2021 results have not yet been published but will include a four-month adjustment to account for disruption caused by Covid-19.
- 3.2. Consequences: Bolton must prepare a Housing Delivery Test Action Plan, add 20% requirement to 5-year supply and determine planning applications in line with presumption of sustainable development.

More regular monitoring of the five-year supply

- 3.3. To report the five-year housing supply at more regular intervals with the intention to report in April (to tie in with annual monitoring), July, October, and January/February.

Next quarter

- 3.4. To maintain and progress the five-year supply position with additional information on delivery rates and completions, and with decisions to be made on several large planning applications awaiting determination.

4. RISKS

- 4.1. 5-year supply is a snapshot with completed schemes exiting the supply as new schemes are approved and added.
- 4.2. Significant completion for example of high-density schemes will result in significant falls in deliverable sites unless more are either approved, outlines progress to reserved matters and into delivery or additional land, for example through council disposals proceeds.
- 4.3. Developer challenges to assumptions, delivery rates, starts etc, being mitigated by more ongoing engagement with developers and submission of delivery statements.

5. IMPACTS AND IMPLICATIONS: (If your report includes any impacts/implications you must ensure the relevant department has signed it off)

5.1 Financial (if no financial impacts/implications state "NONE")

5.1.1 NONE

5.2 Legal (if no legal impacts/implications state "NONE")

5.2.1 NONE

5.3 HR (if no HR impacts/implications state "NONE")

5.3.1 NONE

5.4 Climate Change (if no climate change impacts/implications {positive or negative} state "NONE")

5.4.1 NONE

5.5 Other (if no other impacts/implications state "NONE")

5.5.1 NONE

6. EQUALITY IMPACT ASSESSMENT (EIA)

- 6.1. Under the Equality Act 2010, the council has a general duty to have due regard to the need to:
1. **eliminate unlawful discrimination**, harassment, victimisation and any other conduct prohibited by the Act;
 2. **advance equality of opportunity** between people who share a protected characteristic and people who do not share it; and

3. **foster good relations** between people who share a protected characteristic and people who do not share it.

- 6.2. It is important to consider how the proposals contained within this report may impact positively or negatively on protected characteristics. It has been determined that due to this report being of housing land supply, it is not anticipated that the proposals within this report will have a differential impact on any of Bolton's diversity groups, including staff. A full EIA is therefore not required at this stage.

7. **CONSULTATION** (Do you need to consult Members, Customers / Service Users, other Council Departments, Unions, will other consultation take place (eg. Planning etc)?)
 - 7.1. No

8. **VISION 2030** (Please state how your proposals help achieve the 2030 Vision.)
 - 8.1. No

9. **RECOMMENDATIONS** (This text should be exactly the same as on the front cover)
 - 9.1. The Planning Committee is asked to note this report.

Equality Impact Assessment – (Part 1 – Screening)

Title of report or proposal:
Five Year Housing Land Position Statement and Housing Delivery Test – December 2021 Position Statement

Directorate:	Place
Section:	Planning
Date:	09/12/2021

Public sector bodies need to be able to evidence that they have given due regard to the impact and potential impact on all people with 'protected characteristics' in shaping policy, in delivering services, and in relation to their own employees.

Under the Equality Act 2010, the council has a general duty to have due regard to the need to:

1. **eliminate unlawful discrimination**, harassment, victimisation and any other conduct prohibited by the Act;
2. **advance equality of opportunity** between people who share a protected characteristic and people who do not share it; and
3. **foster good relations** between people who share a protected characteristic and people who do not share it.

By completing the following questions the three parts of the equality duty will be consciously considered as part of the decision-making process.

Details of the outcome of the Equality Impact Assessment must also be included in the main body of the report.

1. **Describe in summary the aims, objectives and purpose of the proposal, including desired outcomes.**

To inform/update Planning Committee of the current housing land supply position for the Council.

2. **Is this a new policy / function / service or review of existing one?**

No new policy, function or service, this is a report of the current housing land supply position.

3. **Who are the main stakeholders in relation to the proposal?**

Place Directorate

4. **In summary, what are the anticipated (positive or negative) impacts of the proposal?**

Reporting of Housing Land Supply position.

5. **What, if any, cumulative impact could the proposal have?**

Housing Land Supply position impacts the decision-making process for large planning applications due to be determined.