

## **Five Year Housing Land Position Statement and Housing Delivery Test – April 2022 Position Statement**

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 national test of housing delivery against the government target for each local authority over the last 3 year period.

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favour of sustainable development and risk of losing appeals as policies, particularly on protected open land are ruled out of date and therefore carry limited weight.

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.

### **Five-year requirement**

The five-year requirement is either set out in a recently adopted Development or Local Plan or derived using the government's standard method, which is based on household projections, adjusted for affordability.

For Bolton until adoption of the Places for Everyone or a subsequent Local Plan, the latest annual requirement using the government's standard method with ONS affordability ratios published in March 2022 is 786. This is a very marginally higher requirement which reflects a very slight worsening of affordability with house prices rising faster than incomes.

### **Five-year supply**

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 subject to final completions data being received. This figure is based on data at as of April 22, and with several sites with outline permission with supporting evidence of deliver contributing to the supply. The list of major sites which make up the supply are shown in Appendix 1.

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.

### **Housing Delivery Test position**

The results of the 2021 Housing Delivery Test published in January 2022 showed that Bolton had delivered 77% of the annual housing requirement. It should be noted that the 2021 Housing Delivery Test included a four-month reduction to the housing requirement as a result of disruption caused by the pandemic. Bolton therefore shows a significant increase in its achievement up from 66% in the previous year.

Consequences: Bolton must prepare a Housing Delivery Test Action Plan, add 20% requirement to 5-year supply, but the presumption in favour of sustainable development as a result of the housing delivery test is removed. Government will publish its next HDT results in November 2022. However, presumption is still in place if a Local Authority is not able to demonstrate a clear 5-year supply of deliverable residential sites.

### **More regular monitoring of the five-year supply**

To continue 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**

- To maintain and progress the five-year supply position with additional information on delivery rates and completions.
- To progress the annual update of Bolton's Authority Monitoring Report

### **Risks**

- 5-year supply is a snapshot with completed schemes exiting the supply as new schemes are approved and added.
- 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.
- Developer challenges to assumptions, delivery rates, starts etc, being mitigated by more ongoing engagement with developers and submission of delivery statements.

Appendix 1: Bolton Council 5 Year Housing Land Supply for April 2022 Planning Committee – 06.04.2022

Site Ref	Site Name	Capacity 5-year supply	Planning Status
1216-BOL	LAND AT WITHINS DRIVE, BOLTON	37	Under-construction
1615-BOL	HARTLEYS FARM, WINGATES LANE, WESTHOUGHTON, BOLTON, BL5 3LP	30	Under-construction
1204-BOL	HOLLINS HALL OF RESIDENCE, RADCLIFFE ROAD, BOLTON, BL2 1NW	10	Under-construction
954-BOL	BLINDSILL ROAD	7	Under-construction
1293-BOL	BOLTON COMMUNITY COLLEGE HORWICH CAMPUS, VICTORIA ROAD, HORWICH, BOLTON, BL6 6ED	25	Under-construction
1348-BOL	GLOBE WORKS, LOWER BRIDGEMAN STREET, BOLTON, BL2 1DG	140	Under-construction
1297-BOL	LAND AT CAMPBELL STREET, FARNWORTH, BOLTON, BL4 7HH	60	Under-construction
1095-BOL	ROSCOES FARM	69	Under-construction
1596-BOL	LAND AT THE LAST DROP, HOSPITAL ROAD, BROMLEY CROSS, BOLTON, BL7 9PZ	82	Under-construction
1597-BOL	LAND AT BOWLANDS HEY, OFF COLLINGWOOD WAY & OLD LANE, WESTHOUGHTON, BOLTON	27	Under-construction
646-BOL	HERCULES BUSINESS PARK, LOSTOCK LANE, HORWICH, BOLTON, GREATER MANCHESTER	197	Under-construction
1635-BOL	LAND AT BOWLANDS HEY, WESTHOUGHTON, BOLTON (Phase 2)	165	Under-construction
09485/20	GARNET FOLD FARM, ST HELENS ROAD, BOLTON, BL3 3SS	108	Under-construction
07844/20	Manchester Road, Kearsley (former Kearsley Social Club) 24 flats	24	Under-construction
07480/19	St Columba RC Church	24	Under-construction
1020-BOL	Leigh Common	40	Under-construction
986-BOL	Lever Gardens	68	Full-permission
1294-BOL	Singleton Avenue	48	Full-permission
1042-BOL	LAND EAST OF CENTRAL STREET, BOLTON	158	Full-permission
1608-BOL	LAND NORTH OF PLATT LANE, EAST OF PARK ROAD & SOUTH OF CHEQUERBENT ROUNDAABOUT, WESTHOUGHTON, BOLTON	150	Full-permission
1620-BOL	Eldercot Road	234	Full-permission
1624-BOL	Trinity Gateway	144	Full-permission
1637-BOL	HORWICH LOCO INDUSTRIAL ESTATE, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5UE	200	Full-permission
1638-BOL	HORWICH LOCO INDUSTRIAL ESTATE, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5UE	8	Full-permission
HLA-74	NEVADA MOTORS, WHITE LION BROW, BOLTON, BL1 4AD	11	Full-permission
07518	LAND OFF DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7	43	Full-permission
09862	HORWICH LOCO INDUSTRIAL ESTATE, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5WG	116	Full-permission
11486	HORWICH LOCO INDUSTRIAL ESTATE, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5WG	205	Full-permission
12097	MOOR LANE BUS STATION, MOOR LANE, BOLTON	208	Full-permission

HLA-358	St Osmunds Primary (Blenheim Road)	41	Full-permission
05673	LAND AT ST GEORGE'S ROAD/BARK STREET, BOLTON	52	Full-permission
10992	BRIDGEMAN PLACE WORKS, SALOP STREET, BOLTON, BL2 1BQ	54	Full-permission
11060/21	Land at Woodland Close	28	Full-permission
1640-BOL	SITE OF FORMER CARE HOME, MELVILLE ROAD/ALDERBANK CLOSE, KEARSLEY, BOLTON	33	Full-permission
08075	Land at Lever Park Avenue, Horwich, Bolton, BL6 7LQ	75	Full-permission
09616	FORMER TARMAC BUILDING MATERIALS LTD, STOPE ROAD, LITTLE LEVER, BOLTON, BL3 1NN	105	Outline permission
10718	THE MARKET PRECINCT, BRACKLEY STREET, FARNWORTH, BOLTON, BL4 9DL	96	Outline permission
09488	(HORWICH GOLF COURSE) LAND AT VICTORIA ROAD, HORWICH, BOLTON	140	Outline permission
09549	LAND AT BRADSHAWGATE, BOLTON	269	Outline permission
	<b>Major Sites Total</b>	<b>3531</b>	
	<b>Non-Major/Small Sites</b>	<b>1211</b>	
	<b>Total 5-year Supply</b>	<b>4742</b>	
	<b>5-year Requirement (inc clearance + 20% buffer)</b>	<b>4956</b>	
	<b>Supply % of Requirement</b>	<b>96%</b>	