Local Plan for Bolsover District

Inspector’s Note on the Council’s Housing Land Supply

On Thursday 24 January 2019 I adjourned the Hearing session relating to Housing Distribution, Housing Supply during the Plan period and 5 Year Housing Land Supply due to time constraints. The Hearing will resume on Wednesday 30 January at 1400hrs. An agenda, which sets out the remaining questions for discussion relating to 5 Year Housing Land Supply, will be available shortly for ease of reference.

During the Hearing on Thursday a difference, between the housing completion figures used in the Local Plan for calculating housing land supply and those sent to the Ministry of Housing, Communities and Local Government [MHCLG] by the Council for monitoring purposes, was brought to my attention. The former are based on the dwelling being ‘wind and watertight’, whereas the latter are defined as ‘ready for occupation’.

Having regard to the Government’s policy to deliver a wide choice of high quality homes and to boost significantly the supply of housing, I consider that it would be more appropriate for the Local Plan to adopt the definition of a completed dwelling as one which is ready for occupation. Furthermore, this approach would provide consistency between the data used in the Local Plan and that submitted to the MHCLG for monitoring purposes. As such, dwellings should only be considered as completions in the Council’s housing land supply calculations once they are ready for occupation.

The Council should consider, therefore, whether it needs to:

- amend its housing land supply calculations to take account of any variation in the completion figures; and,
- propose any changes to the table after paragraph 5.9 in the Local Plan.

The Council should also confirm the basis upon which the completions are projected in its housing trajectory and the various Statements of Common Ground relating to a number of the housing allocations.

If changes are required these should be made available on the Examination website in advance of the resumed Hearing session.

Karen L Baker
Inspector
25 January 2019