

Annex One: Commentary on local housing completions

Barnsley	Continuing an upward trend, the number of completions in Barnsley rose significantly in the year 2017/18, registering the highest figure since 2011. A similar level of housing completions was also achieved in 2018/19.
Bassetlaw	<p>Bassetlaw has experienced a rapid rise in housing delivery since 2015/16. This is due to the increase in the number of planning applications which have been granted permission, including large urban extensions in Worksop and Harworth & Bircotes, and a number of small and medium sized developments in Retford. Neighbourhood Planning is also very successfully in Bassetlaw and this has supported a steady level of development over the past three years. A number of made Neighbourhood Plans now contain site allocations and there are several emerging Neighbourhood Planning Groups who are proposing to allocate sites.</p> <p>Housing delivery in 2018/19 has seen a slight fall. This is partly due to the number of major sites which are in the early stages of site preparation and several brownfield sites which require remediation work. It is expected that housing delivery for 2019/20 will see a return to higher levels of housing delivery, particularly with the adoption of more Neighbourhood Plans.</p>
Bolsover	The Bolsover district housing completions figure of 291 for 2018/19 is an increase on the previous year. Overall, the average number of completions over the last 5 years has exceeded the latest Objectively Assessed Housing Need (OAHN) figure of 272. It is worth noting that this OAHN figure is higher than the figure calculated using the Government's standard methodology.
Chesterfield	Chesterfield Borough's completions for 2018/19 saw a significant improvement on figures for 2016-2018 (up to 212 from 110 in the previous year), although they remained short of the Local Plan and LHN targets. Crucially, development commenced during the monitoring period on a significant number of larger housing sites that, whilst they did not deliver completions in 2018/19, are expected to result in a further substantial increase in delivery for the 2019/20 period.
Derbyshire Dales	Recent levels of completions are the highest in Derbyshire Dales for the past 30 years. The majority of completions have taken place on greenfield sites, which had either had the benefit of planning permission for a few years or were allocated in the adopted Local Plan. The District Council is working pro-actively with the owners/developers of the larger brownfield sites allocated in the adopted Local Plan to ensure that these sites actively come forward for development over the plan period.

Doncaster	Delivery of new homes in Doncaster is considerably above the level required through both the Local Housing Need figure and the emerging Local Plan annual requirement of 920dpa. Housing completions have steadily increased over the last three years with the 2018/19 completion figure representing an all-time record high not seen for over a decade in the Borough. This reflects strong developer interest in the borough, and associated strong jobs growth and investment in the borough's infrastructure.
North East Derbyshire	North East Derbyshire's completions for 2018/19 are lower than figures for 2016/17 and 2017/18. This is due in part to lower sales levels and/or longer lead in times which slowed delivery rates on some large sites. It is also a result of a change in the definition of a completion from 'wind and weather tight' to 'ready for occupation', and a reflection of the fact that major housing regeneration schemes took place involving the demolition of existing dwelling stock during 2018/19. Completion figures are net of any losses that take place during the monitoring year and so development that involves demolition of existing housing stock reduces the completion figure. It is anticipated net housing completions for 2019/20 will be above the previous monitoring year's figure as dwellings are under construction on a number of other major housing sites across the District in particular on The Avenue Strategic Site at Wingerworth, where two national housebuilders are active on site.
Rotherham	Rotherham's completions have dropped slightly from 2017/18 and remain below the longer term average. A significant number of planning applications have been received on newly allocated sites following the adoption of the Local Plan Sites and Policies Document in June 2018. However actual completions remain low due to the time lag of gaining planning permission and actual building starting on site.
Sheffield	Sheffield's completions have dipped slightly from the figures in 2016/17 and 2018/18, although remain above average. This relates mainly to a number of very large apartment schemes that are under construction and where we had expected full completion during 2018/19; instead these sites will fully complete during 2019/20. Unlike housing sites, no completions are generally counted on apartment schemes until the full block is complete.