

Bolsover District Council

**Annual Position Statement of Five-Year Housing Land Supply
(November 2023)**

A. The Annual Position Statement

1. The Council has a Five-Year Housing Land Supply.
2. The Council's Five-Year Housing Land Supply position was reviewed and updated in November 2023, based on data available for the year ended 31st March 2023.
3. Summary of Five-Year supply of deliverable housing sites.

Table 1: Deliverable supply set against the housing requirement and NPPF buffer.

Year	Housing Requirement Figure pa.	Deliverable Supply pa.	Cumulative Housing Requirement	Cumulative Deliverable Supply	NPPF buffer requirement (+5%)
2023/24	272	484	272	484	
2024/25	272	522	544	1,006	
2025/26	272	654	816	2,146	
2026/27	272	486	1,088	1,833	
2027/28	272	407	1,360	2,553	1,428 dwellings

4. Based on this assessment, the Council currently has a greater cumulative deliverable supply than the cumulative housing requirement (plus 5% buffer). In 2027/28 we will exceed the requirement and buffer by 1,125 dwellings.
5. To calculate the extent of the Council's deliverable supply, if one were to divide the cumulative deliverable supply (2,553 dwellings) by our annual requirement with a 5% buffer (286 dwellings pa.) the Council can show just over 8.92 years of deliverable supply for the period 2023/24 to 2027/28.

B. Background to the Annual Position Statement (2023)

Housing Requirement Figure

6. The Housing Requirement Figure is based on the assessment of Objectively Assessed Need set out in the North Derbyshire and Bassetlaw Objectively Assessed Need Update report (October 2017), which identifies an OAN of 272 dwellings a year from the base date of 1st April 2014.

7. The Housing Requirement Figure outlined is contained within the Local Plan for Bolsover District (adopted March 2020), following testing through the Local Plan Examination and being found sound by the Local Plan Inspector.
8. Where a Local Plan was adopted in the last five years, or where strategic housing policies have been reviewed and found to be up to date, the housing requirements reflect the figures set out in the Local Plan, that is a requirement for the delivery of at least 272 homes per annum.

NPPF Buffer Requirement

9. Paragraph 74 of the NPPF advises that the supply of specific deliverable sites should include an appropriate buffer (moved forward from later in the plan period). To determine the appropriate buffer, an authority's past performance in terms of housing delivery against its housing requirement is considered.
10. To understand the Council's past performance in terms of housing delivery against its housing requirement, the following information is available:
 - a) housing completions measured against the Housing Requirement Figure since the base date of the Local Plan for Bolsover District, i.e. 1st April 2014 (see Table 2 below);
 - b) housing completions measured under the Housing Delivery Test (published 14th January 2022) (see Table 3 below).

Table 2: The position to date against the Local Plan annual requirement of 272 new homes a year

Monitoring Year	Completions	Target	Over/under delivery
2014/15	253	272	-19
2015/16	326	272	+54
2016/17	293	272	+21
2017/18	251	272	-21
2018/19	291	272	+19
2019/20	439	272	+167
2020/21	446	272	+174
2021/22	556	272	+284
2022/23	514	272	+242
Total	2,448	3,360	+912

Table 3: Housing completions measured under the Housing Delivery Test 2021

Monitoring Year	Homes Required	Completions (net)	Over/under delivery
2018/19	240	291	+51
2019/20	211	439	+228
2020/21	149	446	+297
Total	600	1,176	+576

11. Based on the information in Tables 2 and 3, the Council's past performance in terms of housing delivery against its housing requirement is positive, with surpluses being achieved whichever method of assessment is used. There is no significant under delivery over the previous 3 years or since the base date of the Local Plan for Bolsover District. Therefore, in accordance with the NPPF the Council need only apply a 5% buffer to its housing requirement to ensure choice and competition in the market for land.

Supply of Deliverable Housing Sites

12. The amount of deliverable supply is based on:
- a) a record of all live outline and detailed planning permissions on sites within Bolsover District at the 1st April 2023;
 - b) an assessment of the deliverability of these live permissions in accordance with the definition of 'deliverable' contained in Annex 2: Glossary of the National Planning Policy Framework (September 2023), which includes:
 - i. for sites which do not involve major development and have permission, and all sites with detailed planning permission, an assessment of whether clear evidence exists that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or where homes are not programmed to come forward until years outside the current five year period);
 - ii. for sites which involve major development but only have outline planning permission, or have been allocated in a development plan, or have a grant of permission in principle or feature on the Council's brownfield register, an assessment of whether clear evidence exists that housing completions will begin on site within the current five-year period.

Note: In accordance with paragraph 007 of the guidance on Housing Supply and Delivery in the Planning Practice Guidance (Reference ID: 68-007-20190722), the assessment of whether clear evidence exists draws upon the following:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or

- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

General

13. Annual net housing completions are determined by a survey of housing completions and demolitions on each site with a live planning permission carried out as soon as possible after 31 March each year. The Council considers a house to be completed once it has reached the 'ready for occupation' stage or is clearly occupied at the time of the survey.
14. The Annual Position Statement of Five-Year Housing Land Supply will be available on the Council's website alongside the List of Major Development Sites and their contribution to the supply.
15. The assessment, assumptions and process may be revised as necessary to take account of new Government guidance, case law, best practice and valid stakeholder comments, by the Assistant Director of Planning and Planning Policy in consultation with the Chair and Vice Chair of the Council's Planning Committee.