

APPENDIX A

Bolsover District Council

Annual Position Statement of Five-Year Housing Land Supply on 1st April 2024 for the period 1st April 2024 to 31st March 2029

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 January 2025, based on data available for the year ended 31st March 2024.
3. Summary of Five-Year supply of deliverable housing sites.

Table 2: Deliverable supply set against the housing requirement.

Year	Housing Requirement Figure pa.	Anticipated Housing Supply Deliverable pa.	Cumulative Housing Requirement	Anticipated Cumulative Housing Supply Deliverable	Anticipated Delivery over Local Plan requirements
2024/25	272	476	272	476	
2025/26	272	495	544	971	
2026/27	272	473	816	1,444	
2027/28	272	451	1,088	1,895	
2028/29	272	377	1,360	2,272	912 dwellings

4. Based on this assessment, the Council currently has a greater cumulative deliverable supply than the cumulative housing requirement. In 2028/29 we will exceed the requirement by 912 dwellings.
5. To calculate the extent of the Council's deliverable supply, it is necessary to divide the cumulative deliverable supply (2,272 dwellings) by our annual requirement (272 dwellings pa.). The Council can show 8.35 years of deliverable supply for the period 2024/25 to 2028/29.

B. Background to the Annual Position Statement (2024)

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. The National Planning Policy Framework (NPPF) December 2023, Paragraph 77 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. In specific circumstances there may be a requirement for a buffer. To determine whether a buffer is required, it is necessary to consider an authority's past performance in terms of housing delivery against its housing requirement.
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 on 19th December 2023, see Table 3 below.

Table 2: Housing completions against the Local Plan annual requirement of 272 new homes a year to 31st March 2024.

Year	Annual Requirement	Completions (Net)	Variance
2014/15	272	253	-19
2015/16	272	325	+53
2016/17	272	290	+18
2017/18	272	248	-24
2018/19	272	291	+19
2019/20	272	439 *	+167
2020/21	272	446	+174
2021/22	272	537	+265
2022/23	272	491	+219
2023/24	272	359	+87
Total	2,720	3,679	+959

Table 3: Housing completions measured under the Housing Delivery Test 2022

Monitoring Year	Homes Required	Completions (net)	Over/under delivery
2019/20	211	439	+228
2020/21	149	446	+297
2021/22	209	537	+328
Total	569	1,422	+853

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 December 2023, the Council does not need to apply a buffer to its housing requirement.

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 2024;
 - 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 (December 2023), " To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
 - i. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence 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 sites have long term phasing plans).
 - ii. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

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.