

## APPENDIX A

### Bolsover District Council

#### Annual Position Statement of Five-Year Housing Land Supply on 1st April 2025 for the period 1st April 2025 to 31st March 2030

##### 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 June, based on data available for the year ended 31<sup>st</sup> March 2025.
3. Summary of Five-Year supply of deliverable housing sites.

**Table 1: 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
2025/26	378	608	378	608	
2026/27	378	445	756	1,053	
2027/28	378	418	1,134	1,471	
2028/29	378	342	1,512	1,813	
2029/30	378	338	1,890	2,151	261 dwellings

4. Based on this assessment, the Council currently has a greater cumulative deliverable supply than the cumulative housing requirement. In 2029/30 we will exceed the requirement by 261 dwellings.
5. To calculate the extent of the Council's deliverable supply, it is necessary to divide the cumulative deliverable supply (2,151 dwellings) by our annual requirement (378 dwellings pa.). The Council can show 5.69 years of deliverable supply for the period 2025/26 to 2029/30.

##### B. Background to the Annual Position Statement (2025)

###### Housing Requirement Figure

6. The First Review of the Local Plan for Bolsover District (LPR) concluded that an update of the Local Plan was required. Under the provisions of the National Planning Policy Framework (NPPF) paragraph 78, local planning authorities should identify and

update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating). Following the conclusions of the LPR, the five-year supply has to be considered against the local housing need set out under national planning policy and guidance.

7. Planning Practice Guidance Housing and Economic Needs Assessment (PPG) sets out the standard method for assessing local housing need. The amended PPG is based on:
  - a) the housing stock for a district rather than demographics available from government statistics release in May of each year, and
  - b) an amended affordability factor which is averaged over a five-year period, available from government statistics available in March of each year

Whilst the base date for the five-year supply is 1<sup>st</sup> April 2025, we have used the stock figure release on 22<sup>nd</sup> May 2025. This is considered to have a limited impact on the calculation as the difference between the May 2024 and May 2025 figures is an increase of 3 dpa, therefore resulting in an increase in the local housing need figure of 15 dwellings over the five-year period

#### NPPF Buffer Requirement

8. The National Planning Policy Framework (NPPF) Paragraph 78 requires a supply of specific deliverable sites should in addition include a buffer of
  - a) 5% to ensure choice and competition in the market for land; or
  - b) 20% where there has been significant under delivery (measured against the Housing Delivery Test) of housing over the previous three years, to improve the prospect of achieving the planned supply;

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.

9. 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. 1<sup>st</sup> April 2014 (see Table 2 below);
  - b) housing completions measured under the Housing Delivery Test 2023 published on 12th December 2024, see Table 3 below.

**Table 2: Housing completions against the Local Plan annual requirement of 272 new homes a year to 31st March 2025.**

<b>Year</b>	<b>Annual Requirement</b>	<b>Completions (Net)</b>	<b>Variance</b>
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
2024/25	272	404	+132
<b>Total</b>	<b>2,992</b>	<b>4,083</b>	<b>+1,091</b>

**Table 3: Housing completions measured under the Housing Delivery Test 2023 Measurement issued on 12<sup>th</sup> December 2024**

<b>Monitoring Year</b>	<b>Homes Required</b>	<b>Completions (net)</b>	<b>Over/under delivery</b>
2020/21	149	467	+318
2021/22	209	537	+328
2022/23	216	491	+275
<b>Total</b>	<b>574</b>	<b>1,495</b>	<b>+921</b>

Note: The 2020/21 completion figure has been adjusted upwards from the Housing Delivery Test Measure 2022, which identified a figure of 446 for the number of homes delivered.

10. 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 is required to apply a buffer of 5%. Applying a 5% buffer to the local housing need results in a housing requirement for Bolsover of 378 dpa.

#### Supply of Deliverable Housing Sites

11. The amount of deliverable supply is based on:
- a record of all live outline and detailed planning permissions on sites within Bolsover District at the 1<sup>st</sup> April 2025;
  - 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

- 12. 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.
- 13. 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.
- 14. 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 of the Council's Planning Committee.