

APPENDIX 1

Bolsover District Council

Annual Position Statement of Five-Year Housing Land Supply on 1st April 2026 for the period 1st April 2026 to 31st March 2031

A. The Annual Position Statement

1. The Council has a housing land supply of 4.82 years.
2. The standard method reflects a formula set out by the Government in Planning Practice Guidance Housing and Economic Needs Assessment (PPG) based on:
 - a. the housing stock for a district available from government statistics released in May of each year;
 - b. an affordability factor which is based on median house prices and median earnings for Bolsover District, available from government statistics released in March of each year.

The Council's Five-Year Housing Land Supply position was reviewed and updated based on data available for the year ended 31st March 2026. The exception to this is the utilisation of the stock figure released in May 2026.

3. Summary of Five-Year supply of deliverable housing sites.

Table 1: Deliverable supply set against the housing requirement.

Year	Housing Requirement per annum. (Standard Method)	Anticipated Housing Supply Deliverable per annum.	Anticipated additional delivery or shortfall
2026/27	386	434	
2027/28	386	455	
2028/29	386	401	
2029/30	386	317	
2030/31	386	254	
5 Year requirement (rounded up)	1,932	1,861	- 71

Source: Bolsover District Council

4. Based on this assessment over five years, the Council has a greater cumulative local housing need than the deliverable housing supply. In 2030/31 the Council is anticipate to have a shortfall of 71 dwellings.
5. To calculate the extent of the Council's deliverable supply, it is necessary to divide the cumulative deliverable supply (1,861 dwellings) by our annual requirement (386 dwellings pa.). The Council can show 4.82 years of deliverable supply for the period 2026/27 to 2030/31.

B. Background to the Annual Position Statement (2026)

Housing Requirement Figure

6. The 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 using the standard method set out under national planning policy and guidance.
7. Planning Practice Guidance Housing and Economic Needs Assessment (PPG) sets out the standard method formula for assessing local housing need. The PPG is based on:
 - a) the housing stock for the district available from government statistics release in May of each year, and
 - b) an affordability factor which is based on median house prices and median earnings for Bolsover District, averaged over a five-year period available from government statistic released in March of each year

Whilst the base date for the five-year supply is 1st April 2026, the local housing need is based on the stock figure release on 21st May 2026. This is considered to have a limited impact on the calculation as the difference between the May 2025 and May 2026 figures is an increase of 3 dpa. This 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 that a supply of specific deliverable sites should 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;

- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴¹, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

41 Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

42 Defined as the total housing requirement, divided by the number of years in the plan period.

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. 1st 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 (net) against the Local Plan annual requirement to 31st March 2026.

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
2024/25	272	404	+132
2025/26	378	444	+66
Total	3,370	4,527	+1,157

Source: Bolsover District Council

* Note: Due to the Covid-19 national lockdown measures, the annual site survey to determine the number of completions was carried out in mid-July 2020 rather than at the beginning of April as in normal years.

Table 3: Housing completions measured under the Housing Delivery Test 2023 Measurement issued on 12th December 2024.

Monitoring Year	Homes Required	Completions (net)	Housing Delivery Test 2023 Measurement
2020/21	149	467	
2021/22	209	537	
2022/23	216	491	
Total	574	1,495	260%

Source: Housing Delivery Test: 2023 measurement, Government

Note:

- 1- 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.
- 2- The Government has not as yet publish the 2024 HDT results (at 24th June 2026).

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. Consequently, there is there is no historic shortfall in housing to be taken into account and the Housing Delivery Test results in no actions for the Council.
11. In these circumstances, it is considered that a 5% buffer is appropriate and should be reflected in the local housing need. Applying a 5% buffer to the local housing need figure of 360 dpa results in a housing requirement for Bolsover District of 386 dpa. The implication is that over the five year period from 1st April 2026 to 31st March 2026 there is a requirement for 1,932 homes, Table 4.

Table 4: Local Housing Need Based on the Standard Method and a 5% buffer.

Five Year Housing Requirement (Dwellings):	Multiplier/Divider	Dwellings
Local Housing Need to provide a minimum of 5 years housing. Based on Standard Method Formula 5 x Local Housing Need	368	1,840
Add buffer (NPPF December 2024 5% buffer)	5%	92
Total five year requirement including buffer		1,932
Annual requirement including buffer	5 years	386

Source: Bolsover District Council

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 2026;
 - 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 2024), " 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

In accordance with paragraph 007 of Planning Practice Guidance Housing Supply and Delivery (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.
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. In determining whether sites within the housing supply are deliverable or not, promoters of major sites with both detailed and outline planning permission and sites allocated in the Local Plan have been contacted with a view to obtaining a response to understand their intentions for the site.
15. The Council will also undertake a review of allocations applications where there is evidence that they are likely to come forward within the five year period, sites having a grant of permission in principle, sites on the brownfield register, permitted development and residential institutions which may include care homes, houses in multiple occupation and children's homes.
16. Table 5 identifies the standard method local housing need requirements set against the anticipated deliverable housing supply over a five-year period from 1st April 2026. The supply for housing delivery on minor sites is reflected over a three year period. While it anticipated that supply will be significantly above local housing needs for the first three years, thereafter, it falls behind the requirement. The consequence is that over the five year period there is a shortfall against the local housing need of 71 dwellings.

Table 5: Deliverable supply set against the housing requirement.

Year	Housing Requirement per annum. (Standard Method)	Anticipated Housing Supply Deliverable per annum.	Anticipated additional delivery or shortfall
2026/27	386	434	
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Source: Bolsover District Council

Five Years Housing Supply

17. The Five Year Housing Supply is set out in Table 6, which summarises the local housing need against the housing land supply. This Table identifies there is a shortfall in the potential deliverable supply of 71 dwellings against the Standard Method Local Housing Need (as adjusted for May 2026 stock figure) with a housing land supply of 4.82 years.

Table 6: Five Year Housing Supply as at 31st March 2026 (Adjusted For May 2026 Stock Figure).

Five Year Housing Requirement	Buffer 5%
Standard Method based on Affordability March 2026 & Stock May 2026 (368 dwellings per annum)	1,840
Buffer	92
Five Year requirement with a 5% buffer	1,932
Annual requirement with a buffer	386
Supply 1st April 2026	
Majors Net	1,563
Minors Net	271
Residential Institutions	7
Total Supply	1,861
5 year housing supply requirement	4.82
Oversupply/undersupply of dwellings	-71

Source: Bolsover District Council

18. 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.
19. 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 Interim Strategic Director: Economic Growth in consultation with the Chair of the Council's Planning Committee.