

2017
Housing Monitoring and 5 Year Land Supply Report
1st April 2016 - 31st March 2017



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

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Section One

Introduction

This document has been prepared by the Planning Policy Team in accordance with Government guidance set out in the National Planning Policy Framework (NPPF). Paragraph 47 of the NPPF requires local authorities to “identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of housing against their housing requirements.” The purpose of this report is to demonstrate the Council’s 5 year housing land supply position and to provide monitoring data of housing delivery in all areas of the District.

Housing land availability has been monitored for the period 1st April 2016—31st March 2017 to identify a supply of deliverable sites, the data gathered has been used to update this report. All sites within the report have been examined to assess whether they are considered to be ‘Available, Suitable and Achievable’ Comparison data in this report has been recorded from 1st April 2006 to provide information from the start of the plan period (2006-2026)

Disclaimer

The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given with regards to possible errors. The identification of a site in this document does not necessarily imply that planning permission will be granted for a specific housing proposal, as this would be dependent upon consideration of any planning application and its particular characteristics at the time.

Data Sources

Data in this document is sourced from Newark and Sherwood District Council planning and building control records using Uniform systems. Affordable housing data has been provided by the Council’s Strategic Housing Team and NHBC monthly returns. Additional commencement and completion data has been provided by LABC and other Approved Inspectors.

This report is available to view online at www.newark-sherwood-dc.gov.uk/planningpolicy should you require a written copy please contact the Planning Policy Business Unit at the address below: This document can be made available in other forms upon request.

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Section Two

Number of Dwellings Committed

Figure 1: Summary

Site Type	Number of Dwellings	Hectares
0-9 Dwellings Outline (Small Sites)	35	2.46
0-9 Dwellings Detailed (Small Sites)	360	31.39
10+ Dwellings Outline (Large Sites)	3565	298.34
10+ Dwellings Detailed	1402	48.32
Change of Use/Conversion	236	20.88
Totals	5598	401.39

Figure 1 shows an overview of the total number of dwellings with an extant outline, detailed or change of use permission that could be built in the District. Information is also provided for total hectares of land with planning permission.

The total number of dwellings that could be built is **5598** on a total site area of **401.39**

Further detailed permission data by Parish and Area of the District can be found in the remainder of Section Two. (Figure 1 contained in the Appendix shows the Areas of Newark & Sherwood)

Commitments by Parish and Type as at 01/04/2017

Parish	Sites of 10 or more Dwellings./0.5 Ha				Sites less than 10 Dwellings./0.5 Ha				Change of use / Conversions		Totals	
	Outline	Ha	Detail	Ha	Outline	Ha	Detail	Ha	Detail	Ha	Dwellings	Ha
Alverton	-	-	-	-	-	-	1	0.07	-	-	1	0.07
Averham	-	-	-	-	-	-	-	-	9	2.01	9	2.01
Balderton	457	22.70	173	6.82	4	0.30	26	1.01	8	0.24	668	31.07
Barnby	-	-	-	-	-	-	-	-	-	-	0	0.00
Bathley	-	-	-	-	-	-	4	0.33	-	-	4	0.33
Besthorpe	-	-	-	-	-	-	-	-	-	-	0	0.00
Bilsthorpe	-	-	-	-	-	-	22	3.32	-	-	22	3.32
Bleasby	-	-	-	-	1	0.11	1	0.15	-	-	2	0.26
Blidworth	13	0.40	-	-	7	0.54	8	0.54	7	0.62	35	2.10
Bulcote	-	-	-	-	-	-	1	0.45	-	-	1	0.45
Carlton/Trent	-	-	-	-	-	-	8	0.65	2	0.16	10	0.81
Caunton	-	-	-	-	-	-	6	0.39	-	-	6	0.39
Caythorpe	-	-	-	-	-	-	-	-	-	-	0	0.00
Clipstone	280	10.50	161	8.39	2	0.07	52	1.33	2	0.06	497	20.35
Coddington	-	-	-	-	-	-	8	1.41	3	0.28	11	1.69
Collingham	140	7.02	8	0.36	-	-	4	0.25	6	2.25	158	9.88
Cotham	-	-	-	-	-	-	-	-	-	-	0	0.00
Cromwell	-	-	-	-	-	-	6	0.72	3	0.36	9	1.08
Eakring	-	-	-	-	-	-	11	1.26	4	0.51	15	1.77
East Stoke	-	-	-	-	-	-	3	0.32	5	0.26	8	0.58
Edingley	-	-	-	-	-	-	-	-	1	0.26	1	0.26
Edwinstowe	107	4.03	34	3.56	1	0.07	3	0.07	-	-	145	7.73
Egmanton	-	-	-	-	-	-	4	0.40	-	-	4	0.40
Elston	-	-	-	-	-	-	3	0.19	1	0.67	4	0.86
Epperstone	-	-	1	0.04	-	-	3	0.43	-	-	4	0.47

Parish	Sites of 10 or more Dwellings./0.5 Ha				Sites less than 10 Dwellings. /0.5 Ha				Change of use / Conversions		Totals	
	Outline	Ha	Detail	Ha	Outline	Ha	Detail	Ha	Detail	Ha	Dwellings	Ha
Farndon	-	-	-	-	-	-	5	0.40	-	-	5	0.40
Farnsfield	48	1.69	97	4.10	-	-	9	1.47	1	0.11	155	7.37
Fernwood	-	-	-	-	2	0.10	-	-	-	-	2	0.10
Fiskerton	-	-	-	-	-	-	1	0.55	2	0.54	3	1.09
Girton	-	-	-	-	-	-	-	-	-	-	0	0.00
Gonalston	-	-	-	-	-	-	-	-	-	-	0	0.00
Grassthorne	-	-	-	-	-	-	2	0.32	-	-	2	0.32
Gunthorpe	-	-	-	-	-	-	1	0.03	1	0.22	2	0.25
Halam	-	-	-	-	-	-	1	0.09	1	0.09	2	0.18
Halloughton	-	-	-	-	-	-	1	0.11	-	-	1	0.11
Harby	-	-	-	-	-	-	2	0.26	-	-	2	0.26
Hawton	-	-	-	-	-	-	-	-	-	-	0	0.00
Hockerton	-	-	-	-	-	-	5	0.53	8	0.72	13	1.25
Holme	-	-	-	-	-	-	1	0.07	1	0.08	2	0.15
Hoveringham	-	-	-	-	-	-	-	-	-	-	0	0.00
Kelham	-	-	-	-	-	-	1	0.05	1	0.35	2	0.40
Kersall	-	-	-	-	-	-	-	-	-	-	0	0.00
Kilvington	-	-	-	-	-	-	1	0.22	-	-	1	0.22
Kirklington	-	-	-	-	-	-	3	0.71	-	-	3	0.71
Kirton	-	-	-	-	-	-	-	-	2	0.18	2	0.18
Kneesall	-	-	-	-	-	-	4	0.28	-	-	4	0.28
Langford	-	-	-	-	-	-	-	-	-	-	0	0.00
Laxton	-	-	-	-	-	-	-	-	-	-	0	0.00
Lowdham	-	-	-	-	-	-	6	0.34	1	0.37	7	0.71
Lindhurst	-	-	-	-	-	-	-	-	-	-	0	0.00
Maplebeck	-	-	-	-	-	-	1	0.45	-	-	1	0.45

Parish	Sites of 10 or more Dwellings./0.5 Ha				Sites less than 10 Dwellings./0.5 Ha				Change of use / Conversions		Totals	
	Outline	Ha	Detail	Ha	Outline	Ha	Detail	Ha	Detail	Ha	Dwellings	Ha
Newark	2520	252.00	443	8.29	12	0.83	50	1.86	75	0.54	3100	263.52
North Clifton	-	-	-	-	-	-	-	-	-	-	0	0.00
N. Muskham	-	-	-	-	1	0.06	6	0.67	-	-	7	0.73
Norwell	-	-	-	-	-	-	-	-	-	-	0	0.00
Ollerton/ Boughton	-	-	366	11.72	-	-	27	1.43	10	1.83	403	14.98
Ompton	-	-	-	-	-	-	-	-	-	-	0	0.00
Ossington	-	-	-	-	-	-	-	-	3	0.20	3	0.20
Oxton	-	-	-	-	-	-	-	-	4	0.89	4	0.89
Perlethorpe	-	-	-	-	-	-	-	-	1	0.02	1	0.02
Rainworth	-	-	95	3.84	-	-	3	0.73	-	-	98	4.57
Rolleston	-	-	-	-	3	0.22	-	-	2	0.59	5	0.81
Rufford	-	-	-	-	-	-	1	1.02	-	-	1	1.02
S. Clifton	-	-	-	-	-	-	-	-	2	0.24	2	0.24
S. Muskham	-	-	11	0.44	-	-	-	-	4	0.16	15	0.60
S. Scarle	-	-	-	-	-	-	6	0.44	2	0.05	8	0.49
Southwell	-	-	13	0.76	-	-	21	2.28	38	1.49	72	4.53
Spalford	-	-	-	-	2	0.16	-	-	-	-	2	0.16
Staunton	-	-	-	-	-	-	-	-	1	0.42	1	0.42
Staythorpe	-	-	-	-	-	-	1	0.04	3	0.66	4	0.70
Sutton on Trent	-	-	-	-	-	-	5	0.20	6	0.48	11	0.68
Syerston	-	-	-	-	-	-	-	-	-	-	0	0.00
Thorney	-	-	-	-	-	-	-	-	-	-	0	0.00
Thorpe	-	-	-	-	-	-	-	-	-	-	0	0.00
Thurgarton	-	-	-	-	-	-	13	2.81	5	1.33	18	4.14

Parish	Sites of 10 or more Dwellings./0.5 Ha				Sites less than 10 Dwellings./0.5 Ha				Change of use / Conversions		Totals	
	Outline	Ha	Detail	Ha	Outline	Ha	Detail	Ha	Detail	Ha	Dwellings	Ha
Upton	-	-	-	-	-	-	7	0.57	2	0.07	9	0.64
Walesby	-	-	-	-	-	-	1	0.08	2	0.09	3	0.17
Wellow	-	-	-	-	-	-	-	-	1	0.06	1	0.06
Weston	-	-	-	-	-	-	1	0.09	-	-	1	0.09
Wigsley	-	-	-	-	-	-	-	-	2	0.51	2	0.51
Winkburn	-	-	-	-	-	-	-	-	4	0.91	4	0.91
Winthorpe	-	-	-	-	-	-	-	-	-	-	0	0.00
TOTALS	3565	298.34	1402	48.32	35	2.46	360	31.39	236	20.88	5598	401.39

Note: Figures contain estimates

Planning Permissions Listed by Area at 01/04/2017

The information on pages (9 to 27) demonstrate all sites with extant planning permissions listed by Plan Area of the Newark & Sherwood District.

The tables provide the following data:

Key

Site address and reference number

Type of development—new build (nb) or change of use (cu)

Permission type

Site status - no start (ns) under construction (uc)

Previously Developed Land (Brownfield) or Greenfield (PDL/G)

Total dwellings with a valid planning permission

Dwellings lost (demolished or lost through change of use)

Total site area

Small, medium or large (small sites 1-4 dwellings, medium sites 5-9 dwellings, large sites 10 or more dwellings)

Figure 2 Permissions Summary Table

Core Strategy Area	Total Dwellings	Dwellings Lost	Dwellings Complete	Remaining Plots U/C or N/S (net)
Newark Area	4235	8	162	4065
Southwell Area	404	14	106	284
Nottingham Fringe Area	49	0	31	18
Sherwood Area	721	7	113	601
Mansfield Fringe Area	894	0	264	630
Totals	6303	29	676	5598

Figure 3 Newark Area Permissions by Sub-Area:

(Newark Area is divided into 3 sub-areas to reflect the diverse nature of this part of the District)

Core Strategy Area	Total Dwellings	Dwellings Lost	Dwellings Complete	Remaining Plots U/C or N/S (net)
Newark & Rural South Sub Area (1)	3977	6	129	3842
Collingham Sub-Area (2)	204	0	28	176
Rural North Sub –Area (3)	54	2	5	47
Totals	4235	8	162	4065

Newark and Rural South Sub-Area 1

Town /Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Alverton	Main Street (The Beeches)	10/01149/FUL	0.07	NB	Small	Detailed	UC	Green	1	-		1
Averham	Church Lane (The Old Rectory)	12/00663/FUL	0.25	CV	Small	Detailed	UC	PDL	2	1		1
Averham	Cold Harbour Lane (The Grange)	15/01561/FUL	1.07	CU	Small	Detailed	NS	PDL	1			1
Averham	Staythorpe Road	10/00427/FUL	0.38	CU	Small	Detailed	UC	Green	4			4
Averham	Staythorpe Road (The Cottage)	14/00527/FUL	0.16	CU	Small	Detailed	NS	PDL	1			1
Averham	Staythorpe Road (The Old Forge)	16/00001/FUL	0.09	NB	Small	Detailed	NS	Green	1			1
Averham	The Close (Little Hollies)	16/00859/FUL	0.06	NB	Small	Detailed	NS	PDL	1			1
Balderton	1 Club Court	14/01676/FUL	0.11	NB	Small	Detailed	UC	PDL	1			1
Balderton	Barnby Road (Greenhill Farm)	16/00378/FUL	0.09	NB	Small	Detailed	UC	Green	1			1
Balderton	Bowbridge Lane (Land South of Newark)	10/01586/OUTM	274.7	NB	Large	Outline	NS	Green	2977			2977
Balderton	Bowbridge Lane (Parcel 1)	16/02120/RMAM	6.82	NB	Large	Detailed	NS	Green	173			173
Balderton	Bullpitt Road (70)	14/02186/FUL	0.20	NB	Medium	Detailed	NS	PDL/ Green	7			7
Balderton	Coddington Road	14/00790/FUL	0.12	NB	Small	Detailed	UC	PDL	1			1
Balderton	Grove Street(70)	01/00019/OUT	0.10	NB	Small	Detailed	NS	Green	3			3
Balderton	Macaulay Drive (78)	15/01776/FUL	0.06	NB	Small	Detailed	UC	Green	1			1
Balderton	Main Street (103)	14/01893/FUL	0.07	CU	Small	Detailed	NS	PDL	1			1
Balderton	Main Street (13, Balderton Post Office)	16/01847/FUL	0.06	CU	Small	Detailed	NS	PDL	4			4
Balderton	Main Street (69) (Working Mens Club)	14/01714/FUL	0.10	CU	Medium	Detailed	UC	PDL	3	1		2
Balderton	Main Street (69) (Working Mens Club)	14/01714/FUL	0.24	NB	Medium	Detailed	NS	PDL	6			6
Balderton	Main Street (90)	14/01908/OUT	0.30	NB	Small	Outline	NS	Green	4			4
Balderton	Queen Street (5)	16/00178/FUL	0.07	NB	Small	Detailed	UC	Green	1			1
Balderton	Sibcy Lane (4)	16/00191/FUL	0.04	NB	Small	Detailed	NS	Green	1			1
Balderton	Warwick Road (1 Warwick Court)	16/01645/FUL	0.01	CU	Small	Detailed	NS	PDL	1			1
Balderton	Wolfit Avenue (Land adj 69)	17/00201/FUL	0.04	NB	Small	Detailed	NS	Green	1			1
Balderton	Wolfit Avenue (Land to the rear of 12-22)	17/00195/FUL	0.05	NB	Small	Detailed	NS	PDL	3			3
Bathley	Main Street (Applecross Cottage)	16/01766/FUL	0.13	NB	Small	Detailed	UC	PDL	1			1
Bathley	Main Street (Smalleys Garage)	16/00786/FUL	0.2	NB	Small	Detailed	NS	PDL	3			3

Newark and Rural South Sub-Area 1 - Continued

Town /Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Coddington	Balderton Lane (41, The Homestead)	15/00736/FUL	0.06	CU	Small	Detailed	NS	PDL	1			1
Coddington	Beaconsfield Drive	05/01647/FUL	0.56	NB	Small	Detailed	UC	Green	4		3	1
Coddington	Beckingham Road (Willowdene - 9)	15/01268/FUL	0.42	NB	Small	Detailed	UC	PDL	1			1
Coddington	Main Street (60)	15/01038/FUL	0.70	NB	Small	Detailed	NS	Green	3			3
Coddington	Main Street (The Plough)	15/02253/FUL	0.15	NB	Medium	Detailed	UC	PDL	3			3
Coddington	Main Street (The Plough)	15/02253/FUL	0.15	CU	Medium	Detailed	UC	PDL	3			3
Coddington	Newark Road (45 and 47)	15/01582/FUL	0.07	CV	Small	Detailed	UC	PDL	1	2		-1
East Stoke	Fosse Road (Paunceforte Arms)	14/01304/FUL	0.12	CU	Small	Detailed	UC	PDL	3			3
East Stoke	School Lane (Hall Farm)	16/01772/FUL	0.14	CU	Medium	Detailed	NS	PDL	2			2
East Stoke	School Lane (Hall Farm)	16/01772/FUL	0.32	NB	Medium	Detailed	NS	PDL	3			3
Elston	Low Street (Stoke Fields Farm)	16/00008/FUL	0.67	CU	Small	Detailed	NS	PDL	1			1
Elston	Low Street(Chapel Farm)	11/01098/FUL	0.19	NB	Small	Detailed	UC	Green	3			3
Farndon	Almond Grove (Garage Units adj 15-17)	16/02108/FUL	0.05	NB	Small	Detailed	NS	PDL	1			1
Farndon	Fosse Road (77)	16/00807/FUL	0.19	NB	Small	Detailed	UC	PDL	1			1
Farndon	Land at the Willows	16/02174/FUL	0.04	NB	Small	Detailed	NS	PDL	2			2
Farndon	Main Street (Land Fronting 9)	16/01695/FUL	0.12	NB	Small	Detailed	UC	Green	1			1
Fernwood	Balderton Hydro Pool Gilbert Way	12/01273/OUT	0.1	NB	Small	Outline	NS	PDL	2			2
Kelham	Blacksmiths Lane	95/50749/FUL	0.10	NB	Small	Detailed	UC	PDL	2		1	1
Kelham	Broadgate Lane(Kelham Brickworks)	05/01797/FUL	0.35	CU	Small	Detailed	UC	Green	1			1
Kilvington	Newark Road (Meadow Lea)	16/00535/FUL	0.22	NB	Small	Detailed	NS	PDL	1			1
Newark	Albert Street (30)	15/02277/FUL	0.02	CU	Small	Detailed	NS	PDL	1			1
Newark	Appletongate (3 - first & second floors)	17/00185/FUL	0.03	CU	Small	Detailed	NS	PDL	1			1
Newark	Appleton Gate (73)	15/00672/FUL	0.01	CU	Small	Detailed	NS	PDL	4			4
Newark	Barnby Gate (14)	14/01542/CPRIOR	0.04	CU	Large	Detailed	UC	PDL	11			11
Newark	Beacon Hill Road	10/01256/FULM	6.64	NB	Large	Detailed	UC	Green	189		112	77
Newark	Beacon Hill Road (35)	05/02257/FULM	0.22	NB	Large	Detailed	UC	PDL	16			16
Newark	Beacon Hill Road (39)	14/00739/FUL	0.04	NB	Small	Detailed	NS	Green	1			1
Newark	Beacon Hill Road (73)	17/00034/OUT	0.25	NB	Small	Outline	NS	PDL	4	1		3

Newark and Rural South Sub-Area 1 - Continued

Town /Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Newark	Beacon Hill Road (Land at Rear of 244)	16/01861/OUT	0.12	NB	Small	Outline	NS	PDL	1			1
Newark	Beacon Hill Road (Land at)	15/02256/FUL	0.4	NB	Small	Detailed	NS	PDL	3			3
Newark	Beacon Hill Road (Land East of Top Row)	14/00523/FUL	0.16	NB	Small	Detailed	NS	Green	1			1
Newark	Boundary Road (Land adjacent157)	12/01519/FUL	0.03	NB	Small	Detailed	UC	PDL	1			1
Newark	Bowbridge Road (Land at)	15/02299/FULM	0.91	NB	Large	Detailed	UC	Green	60			60
Newark	Carter Gate (7, Curtain Mill)	15/02276/FUL	0.03	CU	Small	Detailed	UC	PDL	1			1
Newark	Castlegate (19-Ye Olde Market)	11/01046/FUL	0.06	CU	Medium	Detailed	UC	PDL	7			7
Newark	Castlegate (19-Ye Olde Market)	11/01046/FUL	0.02	NB	Medium	Detailed	UC	PDL	2			2
Newark	Castlegate (57-59, Riverside Violins)	16/00221/FUL	0.01	CU	Small	Detailed	NS	PDL	1			1
Newark	Castlegate (The Gap Site)	01/01496/FUL	0.07	NB	Large	Detailed	UC	PDL	10			10
Newark	Devon Road (Garage Site)	11/01282/FUL	0.11	NB	Small	Detailed	UC	PDL	1			1
Newark	Eton Avenue (82)	14/02216/OUT	0.04	NB	Small	Outline	NS	Green	1			1
Newark	Farndon Road (1)	11/01752/FUL	0.01	NB	Small	Detailed	UC	PDL	1			1
Newark	George Street (Newark Boys Club)	16/00314/FUL	0.02	CU	Medium	Detailed	UC	PDL	7			7
Newark	George Street (Unit 3, The Old Maltings) (Basement Lighting)	16/01912/FUL	0.03	CU	Medium	Detailed	NS	PDL	6			6
Newark	Grange Road (Garages at)	16/02164/FUL	0.09	NB	Medium	Detailed	NS	PDL	6			6
Newark	Guildhall Street (St Mary's Church Rooms)	14/00292/FUL	0.03	CU	Medium	Detailed	UC	PDL	5			5
Newark	Hawton Road (Land at 207)	15/00036/FULM	1.33	NB	Large	Detailed	NS	Green	20			20
Newark	Heaton Close (Land at)	13/00164/out	0.10	NB	small	Detailed	UC	Green	3			3
Newark	Hutchinson Road (Land to the North of)	15/01839/OUT	0.42	NB	Small	Outline	NS	Green	7			7
Newark	Kings Road (Mount School)	08/02221/FULM	0.39	NB	Large	Detailed	UC	PDL	23		12	11
Newark	Lincoln Road (96)	16/02135/FUL	0.18	NB	Medium	Detailed	NS	PDL	5			5
Newark	London Road (65A)	04/02239/FUL	0.09	NB	Medium	Detailed	UC	PDL	5			5
Newark	Meldrum Crescent (Garage Court)	17/00041/FUL	0.16	NB	Medium	Detailed	NS	PDL	8			8
Newark	Millgate (Land off)	06/00530/FULM	0.69	NB	large	Detailed	NS	PDL	34			34
Newark	Mount Lane (Former Piano School)	15/01260/FULM	0.06	CU	Large	Detailed	NS	PDL	10			10
Newark	Navigation Yard (Thorpe's Warehouse)	11/00228/FUL	0.08	CU	Medium	Detailed	uc	PDL	9			9
Newark	North Gate	05/01984/FULM	0.64	NB	Large	Detailed	UC	PDL	99			99

Newark and Rural South Sub-Area 1 - Continued

Town /Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Newark	North gate (17)	15/01307/FULM	0.24	NB	Large	Detailed	NS	PDL	12			12
Newark	North Gate(75-77)	05/02004/OUTM	1.01	NB	Large	Detailed	UC	PDL	90			90
Newark	Northgate (14, Northgate House)	17/00069/FUL	0.06	CU	Medium	Detailed	NS	PDL	8			8
Newark	Nursery Court (1)	14/00353/FUL	0.02	NB	Small	Detailed		PDL	1			1
Newark	Oliver Close (Land off)	14/01291/FUL	0.01	NB	Small	Detailed	NS	PDL	1			1
Newark	Philip Road (77)	16/01749/FUL	0.02	NB	Small	Detailed	NS	PDL	2			2
Newark	Pierson Street (44)	16/01362/FUL	0.04	CV	Small	Detailed	NS	PDL	2	1		1
Newark	Portland Street (15-19, Newark Gas Appliances Ltd)	16/01538/FUL	0.02	CU	Small	Detailed	NS	PDL	3			3
Newark	Potterdyke/Pelham Street	02/01094/FULM	0.28	NB	Large	Detailed	UC	PDL	14			14
Newark	Quibell Road (Land at)	17/00003/FUL	0.08	NB	Small	Detailed	NS	PDL	3			3
Newark	Spire Gardens (7)	16/00532/FUL	0.08	NB	Small	Detailed	UC	Green	1			1
Newark	Stanley Terrace (adj Normanville)	16/00542/FUL	0.06	NB	Small	Detailed	NS	Green	1			1
Newark	Stanley Terrace (Normanville)	15/02212/FUL	0.15	NB	Small	Detailed	NS	PDL	1			1
Newark	Stephen Road (74)	17/00190/FUL	0.03	NB	Small	Detailed	NS	Green	2			2
Newark	Wolsey Road(29)	08/00609/FUL	0.02	NB	Small	Detailed	UC	Green	1			1
North Muskham	Crab Lane (Elm Tree House)	14/02231/FUL	0.22	NB	Small	Detailed	NS	PDL	1			1
North Muskham	Crab Lane (South View)	15/01440/OUT	0.06	NB	Small	Outline	NS	Green	1			1
North Muskham	Old Hall Farm Main Street	11/01205/FUL	0.08	NB	Small	Detailed	NS	Green	1			1
North Muskham	Vicarage Lane	00/00618/FUL	0.29	NB	Small	Detailed	UC	PDL	1			1
North Muskham	Willow Drive (8)	16/00155/FUL	0.08	NB	Small	Detailed	NS	Green	3			3
South Muskham	Main Street (Old Grange Farm)	06/01180/FULM	0.44	NB	Large	Detailed	UC	Green	11			11
South Muskham	Main Street (Old Grange Farm)	06/01180/FULM	0.16	CU	Large	Detailed	UC	PDL	4			4
Staunton	Alverton Road (Barns at Grange Farm/ Staunton Grange)	13/01138/ful	0.42	CU	small	Detailed	NS	Green	1			1
Staythorpe	Pingley Lane	15/02058/FUL	0.65	CU	Small	Detailed	NS	PDL	2			2
Staythorpe	Pingley Lane (Adj Old Farm House)	16/00996/FUL	0.04	NB	Small	Detailed	NS	Green	1			1
Staythorpe	Staythorpe Road(Staythorpe House Farm)	01/01289/FUL	0.02	CU	Small	Detailed	UC	Green	2		1	1

Newark and Rural South Sub-Area 1 - Continued

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
3977	6	129	3842

Collingham Sub Area (2)

Town/ Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Collingham	Brough, Fosse Road (Little Danethorpe Farm)	16/01603/FUL	2.08	CU	Small	Detailed	NS	PDL	2			2
Collingham	Dykes End (52)	14/01209/FUL	0.04	NB	Small	Detailed	UC	Green	1			1
Collingham	Dykes End(44)	11/00282/FUL	0.08	NB	Small	Detailed	UC	Green	1			1
Collingham	Low Street (121 - Pitomy Farm)	14/01251/FUL	0.04	CU	Small	Detailed	UC	Green	1			1
Collingham	Low Street (Pitomy Farm)	10/01158/ FULM	1.38	NB	Large	Detailed	UC	Green	31		23	8
Collingham	Low Street Pitomy Farm (r/o 121)	16/01698/FUL	0.1	CU	Small	Detailed	NS	PDL	2			2
Collingham	Station Road (Braemar Farm)	12/00895/ OUTM	7.02	NB	Large	Outline	NS	Green	140			140
Collingham	Swinderby Road (67)	12/01589/FUL	0.03	CU	Small	Detailed	UC	PDL	1			1
Collingham	Temperance Lane 6	12/01103/FUL	0.07	NB	Small	Detailed	UC	Green	1			1
Collingham	Whitemoor Lane (Pearsons Nursery)	13/00681/RMA	0.06	NB	small	Detailed	UC	Green	1			1
Harby	Low Street(Rear of Rose Cottage)	10/00131/FUL	0.06	NB	Small	Detailed	UC	Green	3		2	1
Harby	Station Road(Enfield House)	05/02562/FUL	0.95	NB	Medium	Detailed	UC	Green	4		3	1
Holme	High Street	99/50768/OUT	0.07	NB	Small	Detailed	UC	Green	1			1
Holme	High Street (Hadfields Farm Buildings)	15/01772/FUL	0.08	CU	Small	Detailed	NS	PDL	1			1
South Clifton	High Street (The Red Lion Public House)	16/01052/FUL	0.09	CU	Small	Detailed	NS	PDL	1			1
South Clifton	Vicarage Road (Bonnington)	12/01413/FUL	0.15	CU	Small	Detailed	UC	Green	1			1
South Scarle	Church Lane (Redmay Ind. Est.)	14/00510/FUL	0.44	NB	Medium	Detailed	NS	PDL	6			6
South Scarle	Main Street (Church Farm)	13/01630/ful	0.05	CU	small	Detailed	UC	Green	2			2
Spalford	Chapel Lane (Chapel Farm)	16/00803/OUT	0.16	NB	Small	Outline	NS	PDL	2			2
Wigsley	Mill Lane Farm (2 Mill Lane)	16/00979/ CPRIOR	0.1	CU	Small	Detailed	UC	Green	1			1
Wigsley	North Scarle Road (Field Ref 2239)	14/01524/FUL	0.44	CU	Small	Detailed	NS	PDL	1			1

Collingham Sub Area (2)

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
204	0	28	176

Rural North Sub Area (3)

Town / Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Carlton on Trent	Main Street (Land Adjacent The Old Forge)	06/00513/FUL	0.18	NB	Small	Detailed	UC	Green	2		1	1
Carlton on Trent	Main Street (Park Farm)	06/01847/FUL	0.56	NB	Medium	Detailed	UC	Green	7			7
Carlton on Trent	Main Street (Park Farm)	06/01847/FUL	0.08	CU	Medium	Detailed	UC	Green	1			1
Carlton on Trent	Main Street (Willow Forge Stables)	06/00513/FUL	0.08	CU	Small	Detailed	UC	Green	1			1
Caunton	Norwell Road (Land at)	16/00382/FUL	0.39	NB	Medium	Detailed	UC	Green	6			6
Cromwell	Great North Road (Holly Farm Shop)	15/01706/FUL	0.03	CU	Small	Detailed	UC	PDL	1			1
Cromwell	Great North Road (Land North of Manor Farm, Stilt House)	16/02034/FUL	0.46	NB	Small	Detailed	NS	Green	1			1
Cromwell	Great North Road (Norwell Motors)	15/01617/FUL	0.15	NB	Small	Detailed	NS	PDL	3			3
Cromwell	Great North Road (Norwell Motors)	15/01617/FUL	0.04	CU	Small	Detailed	NS	PDL	1			1
Cromwell	Great North Road (The Croft)	15/01534/FUL	0.08	NB	Small	Detailed	NS	Green	1			1
Cromwell	Great North Road (The Old Rectory Bungalow)	14/00855/FUL	0.03	NB	Small	Detailed	UC	PDL	1			1
Cromwell	Great North Road (The Old Rectory)	15/01504/FUL	0.29	CU	Small	Detailed	NS	PDL	1			1
Cromwell	Norwell Lane (Althorne Cottage)	17/00091/FUL	0.2	NB	Small	Detailed	NS	PDL	1	1		0
Grassthorpe	Ingram Lane Farm	12/00203/ful	0.08	NB	small	Detailed	UC	Green	1			1
Grassthorpe	Silver Street	04/02615/FUL	0.24	NB	Small	Detailed	UC	PDL	1			1
Maplebeck	Home Farm	02/01131/FUL	0.90	NB	Small	Detailed	UC	Green	2		1	1
Ossington	Lamberts Lane (5)	05/00655/FUL	0.00	CU	Small	Detailed	UC	Green	1			1
Ossington	Main Street (Highland Farm)	53891091	0.49	CU	Medium	Detailed	UC	Green	5		3	2

Rural North Sub Area (3) - continued

Town / Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Sutton on Trent	Barrel Hill Road 6 (The Gatehouse)	16/02096/FUL	0.07	NB	Small	Detailed	NS	PDL	1	1		0
Sutton on Trent	Church Street 18	13/01849/FUL	0.13	CU	small	Detailed	UC	PDL	1			1
Sutton on Trent	Hemplands Lane (Keaton House)	98/51847/FUL	0.11	CU	Small	Detailed	UC	Green	1			1
Sutton on Trent	Hemplands Lane (Keaton House)	98/51847/FUL	0.08	NB	Small	Detailed	UC	Green	1			1
Sutton on Trent	Old Great North Road (Aviemore)	13/00377/FUL	0.03	NB	small	Detailed	UC	Green	1			1
Sutton on Trent	Old Great North Road (The Nags Head)	16/01459/FUL	0.24	CU	Medium	Detailed	NS	PDL	4			4
Sutton on Trent	Old Great North Road (The Nags Head)	16/01459/FUL	0.05	NB	Medium	Detailed	NS	PDL	2			2
Sutton on Trent	Palmer Road (19)	13/01216/FUL	0.04	NB	small	Detailed	UC	Green	1			1
Weston	Main Street (The Nook)	16/00564/FUL	0.09	NB	Small	Detailed	UC	PDL	1			1
Winkburn	Dilliner Wood Farm Main Street	06/00356/FUL	0.6	CU	Small	Detailed	UC	PDL	2			2
Winkburn	Hockerton, Caunton Road (Newfield Farm)	15/00729/FUL	0.31	CU	Small	Detailed	NS	PDL	2			2

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
54	2	5	47

Southwell Area

Town / Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Bleasby	Goverton (Goverton Hill)	16/00509/OUT	0.11	NB	Small	Outline	NS	Green	1			1
Bleasby	Station Road (The Moorings)	09/01219/OUT	0.15	NB	Small	Detailed	UC	Green	1			1
Edingley	Greaves Lane (Fern Hollow)	15/01405/CPRIOR	0.26	CU	Small	Detailed	NS	Green	1			1
Edingley	Newhall Lane, Grange Close	14/01389/FUL	0.08	NB	Small	Detailed	NS	PDL	1	1		0
Farnsfield	Ash Farm Cockett Lane	13/01072/outm	0.26	NB	large	Detailed	UC	Green	106		69	37
Farnsfield	Broomfield Lane (Silverwood)	15/00122/FUL	0.26	NB	Medium	Detailed	NS	PDL	5	1		4
Farnsfield	Broomfield Lane (Sweet Briar Cottage)	14/01854/FUL	0.26	NB	Small	Detailed	NS	PDL	1			1
Farnsfield	Chapel Lane (The Croft)	12/00886/FUL	0.26	NB	Small	Detailed	UC	PDL	1		0	1
Farnsfield	Hexgreave Hall	13/00423/FUL	0.26	NB	small	Detailed	UC	PDL	3		1	2
Farnsfield	Kirklington Road (Rufford Forest Farm Cottages)	12/00939/FUL	0.26	NB	Small	Detailed	NS	PDL	2	2		0
Farnsfield	Mansfield Road (Farnsfield House Bungalow)	15/01659/FUL	0.26	NB	Small	Detailed	UC	PDL	1			1
Farnsfield	Mansfield Road (Lime Tree Barn)	15/00896/FUL	0.26	CU	Small	Detailed	NS	PDL	1			1
Farnsfield	Southwell Road	14/01469/OUTM	0.26	NB	Large	Outline	NS	Green	48			48
Farnsfield	Southwell Road (The Old Orchard)	16/00558/FUL	0.26	NB	Small	Detailed	NS	PDL	1	1		0
Farnsfield	The Ridgeway/Milldale Road (Land off)	14/01576/OUTM	0.26	NB	Large	Detailed	NS	Green	60			60
Fiskerton	Church Lane (buildings rear of no. 1 and 2)	15/00505/FUL	0.26	CU	Small	Detailed	NS	PDL	1			1
Fiskerton	Rolleston Road (Riverlyn House)	14/00208/FUL	0.50	CU	Small	Detailed	NS	PDL	1			1
Fiskerton	Station Road (Fairfields)	15/00503/FUL	0.55	NB	Small	Detailed	UC	PDL	1		0	1
Halam	Halam Hill (Land adj Lime Tree House)	16/01897/FUL	0.09	NB	Small	Detailed	NS	Green	1			1
Halam	School Lane (Evergreen House)	10/01424/FUL	0.26	CU	Small	Detailed	UC	PDL	3		2	1
Halloughton	Land Adjacent Cover Point	15/01023/FUL	0.11	NB	Small	Detailed	UC	Green	1			1
Halloughton	Southwell Road (Cover Point)	15/00676/FUL	0.22	NB	Small	Detailed	NS	PDL	1	1		0
Hockerton	Caunton Road (Dwelling adjacent Skerry Rise)	15/01709/FUL	0.13	NB	Small	Detailed	UC	PDL	2	2		0
Hockerton	Caunton Road (Land at)	17/00105/FUL	0.07	NB	Small	Detailed	NS	Green	1			1
Hockerton	Caunton Road (Newfield Farm)	16/00663/CPRIOR	0.16	CU	Small	Detailed	NS	Green	1			1
Hockerton	Church Lane (Land at)	16/01824/FUL	0.12	NB	Small	Detailed	NS	Green	2			2
Hockerton	Hockerton Road(Manor Farm)	08/01758/FUL	0.26	CU	Small	Detailed	UC	PDL	3			3

Southwell Area—continued

Town / Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Hockerton	Hockerton Road (Manor Farm)	14/01335/FUL	0.26	CU	Small	Detailed	NS	PDL	3			3
Hockerton	Kirklington Road (Derelict Residential Build off)	16/00110/FUL	0.04	CU	Small	Detailed	NS	PDL	1			1
Hockerton	Manor Farm	15/01678/FUL	0.18	NB	Small	Detailed	NS	PDL	1			1
Hockerton	Manor Farm (Plot 1)	15/01920/FUL	0.16	NB	Small	Detailed	NS	Green	1			1
Kirklington	Main Street (Home Farm)	14/01192/FUL	0.10	NB	Small	Detailed	NS	PDL	1			1
Kirklington	Southwell Road (Greet House)	05/00615/FUL	0.29	NB	Small	Detailed	UC	Green	1			1
Kirklington	Southwell Road (Sage House)	11/00969/FUL	0.32	NB	Small	Detailed	UC	Green	1			1
Rolleston	17 Holly Court (Land Adjacent The Paddock)	16/01544/OUT	0.16	NB	Small	Outline	NS	Green	1			1
Rolleston	Fiskerton Road (Lynwood House)	16/00202/OUT	0.06	NB	Small	Outline	NS	PDL	2			2
Rolleston	Station Road (Rolleston Mill Stables)	11/01807/FUL	0.29	CU	Small	Detailed	NS	PDL	1			1
Rolleston	Station Road (Rolleston Mill)	11/01805/FUL	0.30	CU	Small	Detailed	NS	PDL	1			1
Southwell	Allenby Road (1)	17/00192/FUL	0.03	NB	Small	Detailed	NS	Green	2			2
Southwell	Bishops Drive (Orchard End)	16/01563/FUL	0.1	NB	Small	Detailed	NS	PDL	1			1
Southwell	Bramley Close (15 and 16)	16/00424/FUL	0.07	NB	Small	Detailed	NS	PDL	3	2		1
Southwell	Brinkley (Mcr Joinery Brinkley Hall Farm)	16/00589/FUL	0.22	NB	Small	Detailed	NS	PDL	1			1
Southwell	Brinkley Fiskerton Road (Brinkley Hill Farm)	16/00963/FUL	0.14	CU	Small	Detailed	NS	PDL	1			1
Southwell	Brinkley (Brinkley Farm)	16/01924/CPRIOR	0.34	CU	Small	Detailed	NS	Green	2			2
Southwell	Burgage Lane (Cedar Lodge)	15/01055/FUL	0.35	NB	Small	Detailed	UC	PDL	1		0	1
Southwell	Burgage Lane (Rainbows)	15/00994/FULM	0.83	CU	Large	Detailed	UC	PDL	32			32
Southwell	Church Street (The Old Rectory)	16/02036/FUL	0.1	CU	Small	Detailed	NS	PDL	1			1
Southwell	Corkhill Lane Home Farm House Normanton	13/00165/ful	0.01	CU	small	Detailed	NS	PDL	1			1
Southwell	Dornoch Avenue (9)	14/02000/FUL	0.07	NB	Small	Detailed	UC	Green	1			1
Southwell	Lower Kirklington Road (rear of Franklyn)	15/02179/FUL	0.44	NB	Small	Detailed	UC	Green	4			4
Southwell	Lower Kirklington Road (High Gables)	15/00475/OUTM	0.71	NB	Large	Detailed	NS	Green	12			12
Southwell	Lower Kirklington Road (Land off Private Drive)	16/01388/FUL	0.44	NB	Small	Detailed	NS	Green	4			4
Southwell	Lower Kirklington Road (The Coach House)	16/00373/FUL	0.1	NB	Small	Detailed	UC	Green	1			1
Southwell	Newark Road (Holbrook House)	16/01777/FUL	0.35	NB	Small	Detailed	NS	PDL	1	1		0
Southwell	Nottingham Road	13/00689/FULM	1.69	NB	Large	Detailed	UC	Green	34		33	1

Southwell Area - Continued

Town /Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Southwell	Nottingham Road (Park House)	16/00945/FUL	0.07	NB	Small	Detailed	NS	PDL	1			1
Southwell	Nottingham Road(24)	09/00672/FUL	0.03	NB	Small	Detailed	UC	Green	1			1
Southwell	Nursery End (The Ropewalk (R of 49)	14/02172/FUL	0.24	NB	Small	Detailed	NS	Green	2			2
Southwell	Pollards Lane (Little Durdham Barn)	15/00474/CPRIOR	0.01	CU	Small	CPRIOR	UC	PDL	1			1
Southwell	Westgate (32)	16/01932/FUL	0.12	NB	Small	Detailed	UC	PDL	1			1
Southwell	Westgate (6)	11/01410/FUL	0.03	CU	Small	Detailed	UC	PDL	1			1
Southwell	Westhorpe (48-50)	16/00855/FUL	0.03	CV	Small	Detailed	NS	PDL	1	2		-1
Thurgarton	Bleasby Road (Roewood Lodge)	15/02291/FUL	0.07	NB	Small	Detailed	NS	Green	1			1
Thurgarton	Bleasby Road (White Lodge)	16/00818/FUL	0.19	NB	Small	Detailed	UC	PDL	2			2
Thurgarton	Nottingham Road (Coach and Horse Public House)	14/01262/FUL	0.07	CU	Medium	Detailed	UC	PDL	2			2
Thurgarton	Nottingham Road (Priory Farm)	16/00529/FUL	0.39	NB	Medium	Detailed	NS	Green	3			3
Thurgarton	Nottingham Road (Priory Farm)	16/00529/FUL		CU	Medium	Detailed	UC	PDL	2			2
Thurgarton	Oxton Road (Bankwood Farm)	15/01014/FUL	1.56	NB	Small	Detailed	UC	PDL	1		0	1
Thurgarton	Priory Lane (Land to the rear of The Red Lion Public House)	96/51813/FUL	0.20	NB	Small	Detailed	UC	Green	2			2
Thurgarton	Priory Road (Far Barn)	16/01252/FUL	1.26	CU	Small	Detailed	UC	PDL	1			1
Thurgarton	Southwell Road (The Red Lion Public House)	16/00965/FUL	0.4	NB	Small	Detailed	NS	PDL	4			4
Thurgarton	The Park, (Elm Croft)	14/01008/FUL		NB	Small	Detailed	NS	PDL	1	1		0
Upton	Main Road (Chapel Farm)	5981282	0.06	CU	Medium	Detailed	UC	Green	2		1	1
Upton	Main Road (Chapel Farm)	5981282	0.18	NB	Medium	Detailed	UC	Green	6			6
Upton	Springwood Farm	13/00666/FUL	0.39	NB	Small	Detailed	UC	PDL	1			1
Upton	Top Yard Paddock Barn, Main Street	13/00082/Ful	0.04	CU	small	Detailed	UC	PDL	1			1

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
404	14	106	284

Nottingham Fringe Area

Town /Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Bulcote	Old Main Road (Gable Oaks)	16/00697/FUL	0.45	NB	Small	Detailed	NS	Green	1			1
Epperstone	Chapel Lane (Chapel Farm)	14/01991/FUL	0.43	NB	Small	Detailed	UC	Green	3			3
Epperstone	Main Street (Epperstone Manor)	05/01839/FULM	1.15	NB	Large	Detailed	UC	PDL	32		31	1
Gunthorpe	Brookland Close (10A)	15/00709/FUL	0.03	NB	Small	Detailed	NS	Green	1			1
Gunthorpe	Pecks Lane	12/01620/FUL	0.22	CU	Small	Detailed	NS	PDL	1			1
Lowdham	Epperstone Road (Adjacent Brookfield)	16/01501/FUL	0.23	NB	Medium	Detailed	NS	Green	5			5
Lowdham	Old Epperstone Road (Furleys Cottage)	16/00432/FUL	0.37	CU	Small	Detailed	UC	PDL	1			1
Lowdham	Victoria Avenue (6)	13/01824/FUL	0.11	NB	Small	Detailed	UC	PDL	1			1
Oxton	Oxton Hill (Oxton Hill Farm)	09/01438/FUL	0.51	CU	Small	Detailed	UC	Green	2			2
Oxton	Oxton Hill (Oxton Hill Farm)	16/00352/FUL	0.38	CU	Small	Detailed	NS	PDL	2			2

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
49	0	31	18

Sherwood Area

Town / Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Bilsthorpe	Belle Eau Park (Robin Hood View Caravan Park)	10/00261/FUL	2.53	NB	Small	Detailed	NS	PDL	1			1
Bilsthorpe	Kirklington Road (85)	06/01411/OUT	0.26	NB	Small	Detailed	UC	Green	4		2	2
Bilsthorpe	Kirklington Road (108, Roseleigh)	16/01918/FUL	0.21	NB	Small	Detailed	UC	PDL	3			3
Bilsthorpe	Kirklington Road (49)	15/00491/FUL	0.06	NB	Small	Detailed	NS	Green	1			1
Bilsthorpe	Oldbridge Way (Land at)	15/01278/FUL	0.03	NB	Small	Detailed	NS	Green	1			1
Bilsthorpe	The Crescent	05/00775/FULM	0.10	NB	Medium	Detailed	UC	PDL	7			7
Bilsthorpe	Woodbank Close (Land adj)	14/01883/FUL	0.24	NB	Medium	Detailed	UC	PDL	6			6
Bilsthorpe	Wycar Road (31)	15/00302/FUL	0.02	NB	Small	Detailed	UC	Green	1			1
Eakring	Brail Lane (Stable Block)	16/01012/FUL	0.09	CU	Small	Detailed	NS	PDL	1			1
Eakring	Kirklington Road (Highbury)	10/01679/FUL	0.48	NB	Small	Detailed	UC	Green	4		2	2
Eakring	Kirklington Road(Pond Farm)	11/00219/FUL	0.56	CU	Medium	Detailed	UC	Green	4		1	3
Eakring	Kirklington Road(Pond Farm)	11/00219/FUL	0.56	NB	Medium	Detailed	UC	Green	4			4
Eakring	Land off Mill Lane	16/00585/FUL	0.11	NB	Small	Detailed	NS	Green	1			1
Eakring	Land off Mill Lane	16/01927/FUL	0.15	NB	Small	Detailed	NS	Green	1			1
Eakring	Tenters Lane (Tenters Cottage)	16/00883/FUL	0.2	NB	Medium	Detailed	UC	PDL/ Green	4	1		3
Edwinstowe	High Street (Edwinstowe House)	16/00135/FULM	3.56	NB	Large	Detailed	NS	PDL	34			34
Edwinstowe	Ollerton Road (to the rear of the Villas)	16/00313/OUTM	1.23	NB	Large	Outline	NS	Green	35			35
Edwinstowe	Robin Hood Avenue (Land to the rear of 24)	15/01716/OUT	0.07	NB	Small	Outline	NS	PDL	1			1
Edwinstowe	Rufford Road	14/01596/OUTM	2.80	NB	Large	Outline	NS	Green	72			72
Edwinstowe	Rufford Road (R/O 2)	09/01022/OUT	0.01	NB	Small	Detailed	UC	Green	1			1
Edwinstowe	East Lane (Hammer & Wedge Club)	12/00670/FUL	0.06	NB	Small	Detailed	UC	PDL	2			2

Sherwood Area - Continued

Town /Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Egmanton	Burnmoor Lane (Land Adjacent Burnmoor Farm)	16/00411/FUL	0.1	NB	Small	Detailed	NS	Green	1			1
Egmanton	Main Street (R/O Yew Tree Farm)	06/01758/FUL	0.30	NB	Small	Detailed	UC	Green	3			3
Kirton	Main Street (Glebe Farm)	15/00469/FUL	0.18	CU	Small	Detailed	NS	PDL	2			2
Kneesall	Main Street (Fortune Farm)	15/01454/FUL	0.17	NB	Small	Detailed	UC	PDL	3			3
Kneesall	Main Street (Fortune Farm)	15/01453/FUL	0.11	NB	Small	Detailed	UC	PDL	1			1
Kneesall	Main Street (Rose Lea)	15/02153/FUL	0.22	NB	Small	Detailed	NS	PDL	1	1		0
Ollerton & Boughton	Beech Avenue (Adjacent 24)	14/02162/FUL	0.02	NB	Small	Detailed	NS	Green	1			1
Ollerton & Boughton	Brake Lane (Boughton pumping station)	15/01530/FUL	1.66	CU	Small	Detailed	UC	PDL	1			1
Ollerton & Boughton	Brake Lane (Boughton Pumping Station)	16/00372/FUL	0.16	NB	Medium	Detailed	NS	PDL	9			9
Ollerton & Boughton	Church Road (Post Box Cottage)	16/01202/FUL	0.02	CU	Small	Detailed	NS	PDL	1			1
Ollerton & Boughton	Forest Road (Sherwood Energy Village), Ollerton	05/02273/FULM	5.43	NB	Large	Detailed	UC	PDL	184		15	169
Ollerton & Boughton	Hallam Road (44)	14/00886/FUL	0.04	CV	Small	Detailed	UC	PDL	4	1		3
Ollerton & Boughton	Kirk Drive (Units 1 to 4)	06/00635/RMA	0.32	NB	Medium	Detailed	UC	PDL	9		4	5
Ollerton & Boughton	Maida Lane (5, Norwood)	16/02004/FUL	0.05	NB	Small	Detailed	NS	PDL	1	1		0
Ollerton & Boughton	Maida Lane (Little John Lakes)	13/00942/FUL	0.1	NB	small	Detailed	UC	PDL	1			1
Ollerton & Boughton	Oak Avenue (4), Ollerton	08/00372/FUL	0.03	CV	Small	Detailed	UC	PDL	2			2
Ollerton & Boughton	Sherwood Drive (Ollerton Market)	16/00530/OUT	0.08	CU	Small	Outline	NS	PDL	3			3
Ollerton & Boughton	Sherwood Energy Village (Land adj Darwin Drive)	15/00984/FUL	0.10	NB	Medium	Detailed	UC	Green	7			7
Ollerton & Boughton	Sherwood Energy Village (Land opp Darwin Court)	16/00902/FULM	1.47	NB	Large	Detailed	NS	Green	51			51
Ollerton & Boughton	Tuxford Road (2 Southview Villas)	16/02042/FUL	0.15	NB	Small	Detailed	NS	Green	2			2
Ollerton & Boughton	Wellow Road (Fairholme)	16/01442/FUL	0.07	NB	Small	Detailed	NS	PDL	1	1		0

Sherwood Area - Continued

Town /Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Ollerton & Boughton	Wellow Road (Majeka)	16/00815/RMA	0.57	NB	Small	Detailed	NS	Green	1			1
Ollerton & Boughton	Wellow Road, Ollerton	04/00613/OUT	0.03	NB	Small	Detailed	UC	PDL	1			1
Ollerton & Boughton	Whinney Lane (Land at Ollerton & Bevercotes Miners Welfare)	14/00669/FULM	2.66	NB	Large	Detailed	UC	PDL	88		37	51
Perlethorpe	The Green	07/01257/FUL	0.53	CU	Small	Detailed	UC	PDL	0	1		-1
Perlethorpe	Worksop Road	15/00650/FUL	0.02	CU	Small	Detailed	NS	PDL	2			2
Rufford	Wellow Road	02/01269/FUL	1.02	NB	Small	Detailed	UC	Green	1			1
Walesby	Brake Road (Sandhurst)	13/01671/FUL	2.86	NB	Small	Detailed	NS	PDL	1	1		0
Walesby	Brake Road (The Cottage)	07/01178/FUL	0.03	CU	Small	Detailed	UC	Green	1			1
Walesby	Main Street (Redfern Farm)	10/00444/FUL	0.08	NB	Small	Detailed	UC	Green	1			1
Walesby	Main Street (Whitehouse Farm)	13/01355/FUL	0.06	CU	Small	Detailed	UC	PDL	1			1
Wellow	Moat Farm Newark Road	13/01112/FUL	0.06	CU	small	Detailed	UC	Green	1			1

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
721	7	113	601

Mansfield Fringe

Town / Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Blidworth	Belle Vue Lane (Adj. Belle Vue House)	13/01800/OUTM	0.40	NB	Large	Outline	NS	Green	13			13
Blidworth	Belle Vue Lane (South of the Red House)	12/01417/OUT	0.25	NB	Medium	Detailed	UC	Green	5		1	4
Blidworth	Belle Vue Lane (The Villa)	16/00940/FUL	0.14	NB	Small	Detailed	NS	PDL	2			2
Blidworth	Dale Lane (6)	14/01175/FUL	0.05	CU	Small	Detailed	UC	PDL	1			1
Blidworth	Dale Lane (The Jolly Friar PH)	16/00584/FUL	0.27	NB	Small	Outline	NS	PDL	3			3
Blidworth	Fishpool Road (Rock Farm)	15/01677/CPRIOR	0.07	CU	Small	CPRIOR	NS	PDL	1			1
Blidworth	Haywood Oaks Farm	11/00418/FUL	0.41	CU	Small	Detailed	UC	PDL	2			2
Blidworth	Main Street (40)	96/50243/OUT	0.08	NB	Small	Detailed	UC	Green	1			1
Blidworth	Main Street (White Lion PH)	13/01805/ful	0.09	CU	small	Detailed	UC	PDL	3			3
Blidworth	New Lane (Land at)	11/00162/OUT	0.27	NB	Small	Outline	NS	Green	4			4
Blidworth	The Crescent (26)	15/01057/FUL	0.12	NB	Small	Detailed	UC	Green	1			1
Clipstone	Cavendish Way	14/01308/FULM	2.30	NB	Large	Detailed	UC	Green	92		60	32
Clipstone	Cavendish Way	08/01905/OUTM	5.03	NB	Large	Outline	NS	Green	180			180
Clipstone	Cavendish Way (Cavendish Park)	08/01905/OUTM	6.44	NB	Large	Detailed	UC	Green	188		168	20
Clipstone	Church Road	15/01769/FUL	0.04	NB	Small	Detailed	UC	Green	1			1
Clipstone	Church Road (Old People's Hall)	12/01771/FUL	0.26	NB	Small	Detailed	UC	PDL	1			1
Clipstone	Eastfield Close (Land at)	16/02172/FUL	0.07	NB	Small	Detailed	NS	Green	2			2
Clipstone	Forest Road (Land between 139-141)	16/01973/FUL	0.19	NB	Medium	Detailed	NS	Green	8			8
Clipstone	Forest Road (Land between 177-179)	16/01974/FUL	0.16	NB	Medium	Detailed	NS	Green	9			9
Clipstone	Forest Road (Land between 67-69)	16/01972/FUL	0.15	NB	Medium	Detailed	NS	Green	8			8
Clipstone	Highfield Road (162, Forest View)	16/00463/OUT	0.07	NB	Small	Outline	NS	Green	2			2

Mansfield Fringe - Continued

Town / Village	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/ Green	Total Dwellings	Dwellings Lost	Total Dwellings Completed/ Occupied	No Start / Under Construction
Clipstone	Mansfield Road (151)	15/02223/FUL	0.06	CU	Small	Detailed	NS	PDL	2			2
Clipstone	Mansfield Road (former Squinting Cat PH)	15/01153/FUL	0.19	NB	Medium	Detailed	NS	PDL	9			9
Clipstone	Vicars Court (Land at)	14/01242/FUL	0.19	NB	Medium	Detailed	NS	Green	8			8
Clipstone	Vicars Court (Land at)	15/00035/FUL	0.08	NB	Medium	Detailed	NS	Green	6			6
Clipstone	Waterfield Way (Land West of)	13/00458/OUTM	5.47	NB	Large	Outline	NS	Green	100			100
Clipstone	Cavendish Way (Cavendish Park)	08/01905/OUTM	6.90	NB	Large	Detailed	UC	Green	109			109
Rainworth	36 Preston Road	12/00710/FUL	0.02	NB	Small	Detailed	UC	Green	2			2
Rainworth	Land off Warsop Lane	13/01256/OUTM	5.25	NB	large	Detailed	UC	Green	130		35	95
Rainworth	Southwell Road East (Nursery Bungalow)	14/00376/FUL	0.71	NB	Small	Detailed	UC	PDL	1			1

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
894	0	264	630

Figure 4: District Commitments by Plan Area at 01/04/2017

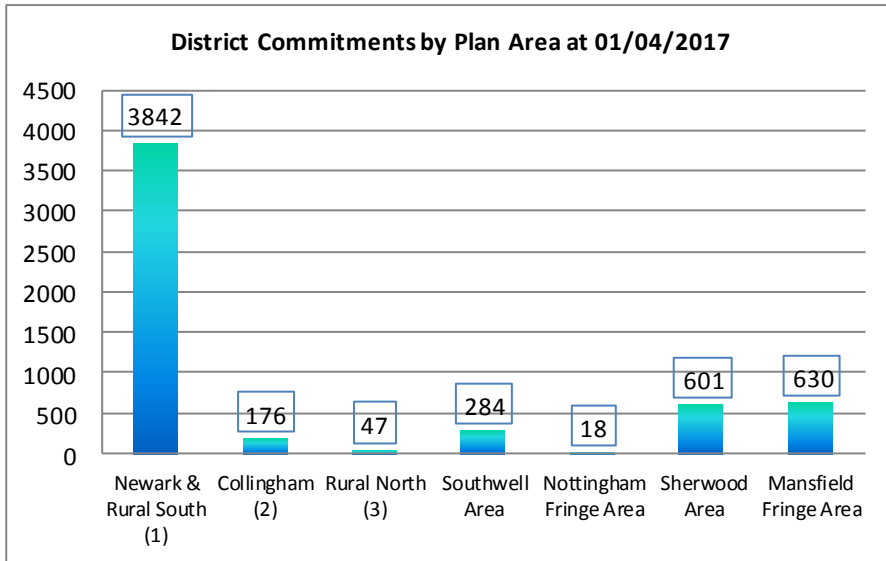


Figure 4 shows extant planning permissions for residential development and number of dwellings that could be built in each Plan Area

Newark Sub-Areas

- Newark and Rural South: Sub-Area (1)
- Collingham: Sub-Area (2)
- Rural North: Sub-Area (3)

Figure 5: Greenfield/Previously Developed Land Split at 01/04/2017

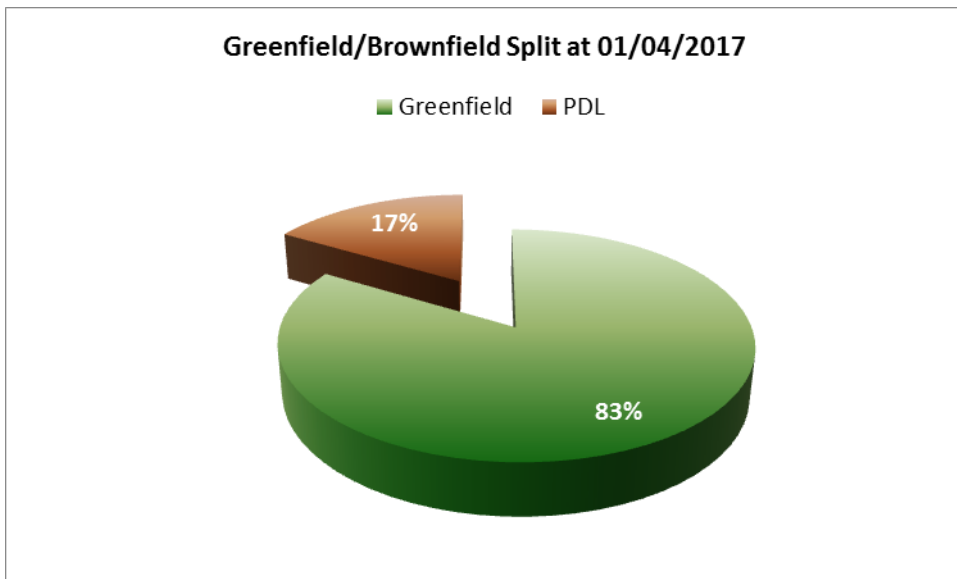


Figure 5 shows the Greenfield/Previously Developed Land split for the percentage of residential commitments where there is either no start or plots under construction.

Section Three

Additional Sites included in the 5 Year Land Supply Calculations

Figures 6 and 7 on pages 23 and 24 show sites without a current planning permission included in the 5 year land supply calculations that have been identified as having a realistic chance of being developed within the next 5 years. The sites have been identified using the following Sources:

- Sites allocated in the Allocations & Development Management DPD (Adopted July 2013)
- Sites Allocated in the Adopted Core Strategy (Adopted March 2011)
- New Strategic Allocation put forward in the Plan Review Preferred Approach 'Strategy' Consultation (29th July - 23rd September 2016)

Projected completions for the period (17/18 to 21/22) are included in the 5 year land supply calculations, in addition projected completions are shown for the remainder of the plan review period up to 2033.

Note : NAP2A Land South of Newark has a valid planning permission (10/01586/OUTM & 14/01978/OUTM) for the whole site and Reserved Matters on Phase one for 173 dwellings (16/02120/RMAM).

Figure 6: Sites without planning consent allocated in the adopted Core Strategy and proposed within the Plan Review Preferred Approach—Strategy

DPD Policy Reference	Primary Parish	Site Address	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Totals
NAP2B	Newark	Strategic Site (Land East of Newark)			25	60	80	100	100	100	100	100	100	100	100	35			1000
NAP2C	Fernwood	Strategic Site (Land around Fernwood)		10	65	130	130	130	130	150	150	150	150	150	150	150	150	150	1945
ShAP4	Edwinstowe	Strategic Site (Thoresby Colliery)				10	50	90	90	90	90	90	90	90	90	20			800
Totals			0	10	90	200	260	320	320	340	340	340	340	340	340	205	150	150	3745

Figure 8: Illustrative Trajectory for remaining allocated Sites in the Allocations & Development Management DPD (Adopted July 2013) at 01/04/2017 continued

OB/Ho/2	Land adjacent Hollies Close				25															25	
OB/MU/1	Land at the rear of Petersmiths Drive			15	30	30	30	30	30	30	30										225
OB/MU/2	Land between Kirk Drive, Stepnall Heights and Hallam Road												25	20	25	25	25				120
Ed/Ho/2	Land to the North of Mansfield Road								10	20	20										50
Bi/Ho/1	Adj Wycar Leys Kirklington Road																				0
Bi/Ho/2	Noble Foods				25	30	30	30	20												135
Bi/MU/1	Land to the East of Kirklington Road			15	20	20	20														75
Ra/Ho/1	Land North of Top Street			5	25	24															54
Ra/Ho/2 *	Land to the East of Warsop Lane				30	30	35	35													130
Ra/MU/1	Land at Kirklington Road																				0
Bl/Ho/1	Land at Dale Lane						25	30													55
Bl/Ho/2*	Belle Vue Lane			8																	
Bl/Ho/3	Land South of New Lane			15	30	30	25														100
Bl/Ho/4**	Land at Dale Lane Allotments																				0
Cl/MU/1	Land at the former Clipstone Colliery												10	25	25	20	20		20		120
Totals		0	8	143	309	255	246	211	90	80	80	65	175	212	209	165	120				2360

* residual site

** Site No longer considered deliverable as a result of work undertaken for the Plan Review - Sites and Settlements

Section Four

District Completions and Losses Data

Figure 8: Net Completions by Year

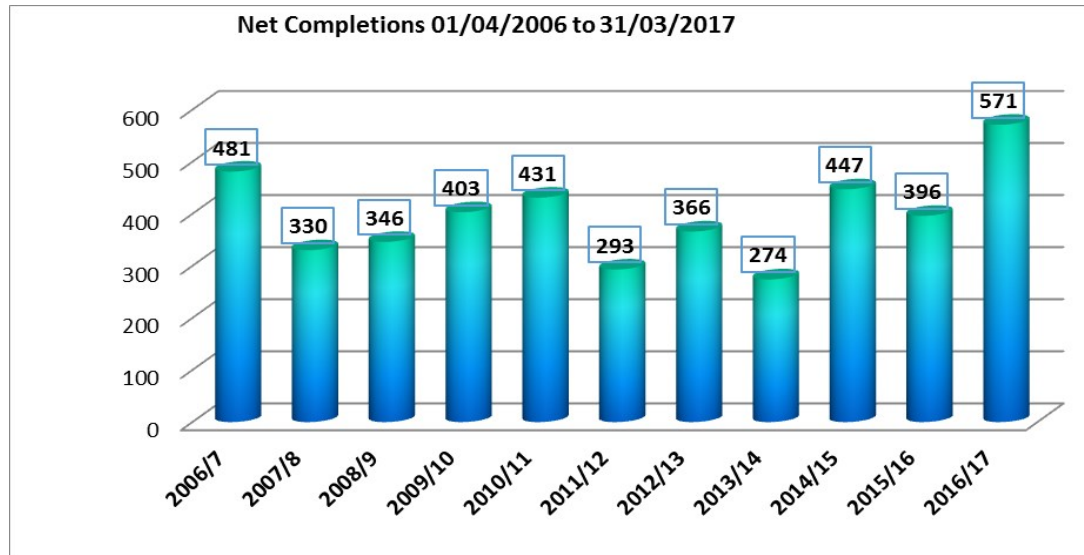


Figure 8 provides comparison data for net completions for the plan period from 01/04/2006 to 31/03/2017

Figure 9 provides comparison data for net and gross completions and losses for the plan period from 2006 onwards.

The average gross completion rate from 2006 is **411** dwellings each year.

The average net completion rate from 2006 is **394** dwellings each year.

Figure 9: Gross Completions and Losses by Year

Year	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Gross Completions	484	333	348	405	433	335	383	312	462	440	585
Losses	3	3	2	2	2	42	17	38	15	44	14
Net Completions	481	330	346	403	431	293	366	274	447	396	571

* Losses are higher from 2011/12 onwards due to a change in the way that they are recorded, this involves recording the loss during the year it happens, previously losses were recorded once the development was complete. In 2015/16 the replacement dwelling monitoring was amalgamated so losses are higher again this year where dwellings have been demolished but the replacement is yet to be completed.

Gross Completions Summary Data by Plan Area

Figure 10: Completions by Area

Plan Area	Small (0-4)	Medium (5-9)	Large (10+)	Brownfield	Greenfield	Completed Dwellings (Gross)
Newark and Rural South Sub-Area 1	12	10	170	101	91	192
Collingham Sub-Area 2	6		2	3	5	8
Rural North Sub-Area 3	3			3		3
Southwell Area	11	3	72	11	75	86
Nottingham Fringe Area	3		5	7	1	8
Sherwood Area	12	33	103	105	43	148
Mansfield Fringe Area	9	1	130	9	131	140
Totals	56	47	482	239	346	585

Figure 10 shows Gross Completions by plan area Detailed by Small, Medium Large, Previously Developed Land and Greenfield sites. (01/04/2016 to 31/03/2017)

Figure 11: Percentage Split of Completions by Area

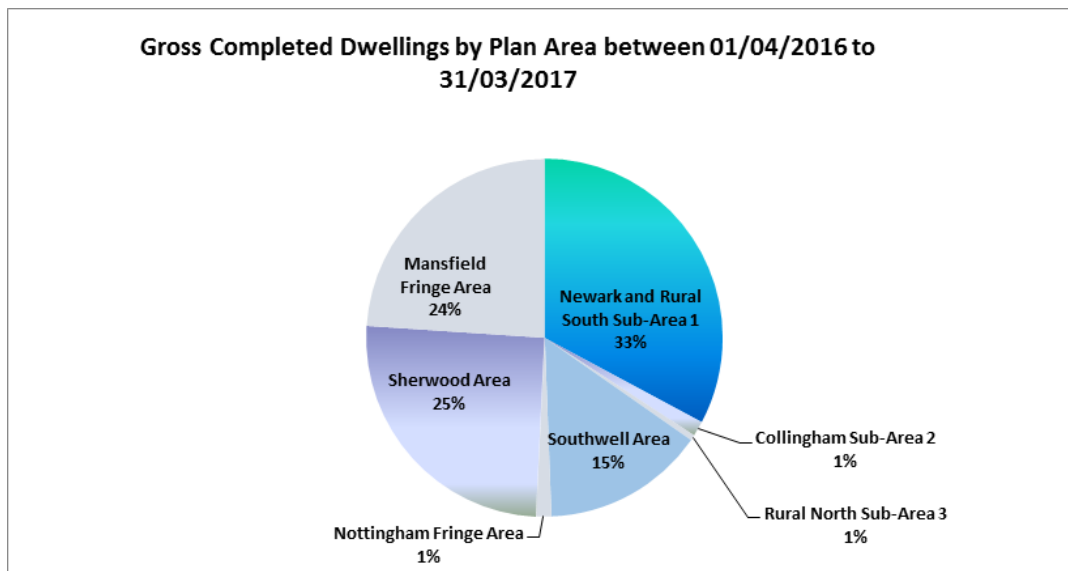


Figure 11 shows the percentage of gross completions by plan area between 01/04/2016 and 31/03/2017

Gross Completions Tables by Plan Area (and Sub-Area in Newark) 01/04/2016 to 31/03/2017

Figure 12 Newark and Rural South Sub Area (1)

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Alverton								0
Averham								0
Balderton		1			1			1
Barnby								0
Bathley								0
Coddington								0
Cotham								0
East Stoke								0
Elston								0
Farndon								0
Fernwood								0
Hawton								0
Kelham								0
Kilvington								0
Newark	178	10			8	10	170	188
North Muskham	1				1			1
South Muskham	1				1			1
Staunton								0
Staythorpe								0
Syerston								0
Thorpe		1			1			1
Winthorpe								
Total	180	12	0		12	10	170	192

Gross Completions Tables by Plan Area (continued) 01/04/2016 to 31/03/2017

Figure 13 Collingham Sub Area (2)

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Besthorpe								0
Collingham	4				2		2	4
Girton								0
Harby		1			1			1
Holme								0
Langford								0
Meering								0
North Clifton		1			1			1
South Clifton		1			1			1
South Scarle								0
Spalford								0
Thorney		1			1			1
Wigsley								0
Total	4	4	0		6	0	2	8

Figure 14 Rural North Sub Area (3)

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Carlton on Trent								0
Caunton								0
Cromwell								0
Grassthorpe								0
Maplebeck								0
Norwell	1				1			1
Ossington								0
Sutton on Trent								0
Weston			2		2			2
Winkburn								0
Total	1	0	2		3	0	0	3

Gross Completions Tables by Plan Area (continued) 01/04/2016 to 31/03/2017

Figure 15: Southwell Area

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Bleasby								
Edingley								
Farnsfield	41				2		39	41
Fiskerton								
Halam								
Halloughton								
Hockerton								
Kirklington								
Rolleston	1				1			1
Southwell	38	1			6		33	39
Thurgarton	3					3		3
Upton		2			2			2
TOTALS	83	3	0		11	3	72	86

Figure 16: Nottingham Fringe

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Bulcote								
Caythorpe		1			1			1
Epperstone	6				1		5	6
Gonalston								
Gunthorpe								
Hoveringham								
Lowdham								
Oxton			1		1			1
Total	6	1	1		3	0	5	8

Gross Completions Tables by Plan Area (Continued) **01/04/2016 to 31/03/2017**

Figure 17: Sherwood Area

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Bilsthorpe	12				2	10		12
Eakring		1				1		1
Edwinstowe	12	16			6	22		28
Egmanton	1	1			2			2
Kersall								
Kirton		1			1			1
Kneesall								
Laxton								
Ollerton and Boughton	104				1		103	104
Ompton								
Perlethorpe								
Rufford								
Walesby								
Wellow								
Total	129	19	0		12	33	103	148

Figure 18: Mansfield Fringe

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Blidworth	2				1	1		2
Clipstone	103				8		95	103
Lindhurst								
Rainworth	35						35	35
Total	140	0	0		9	1	130	140

Gross Completions 01/04/2016 to 31/03/2017

Figure 19: Greenfield/PDL Split

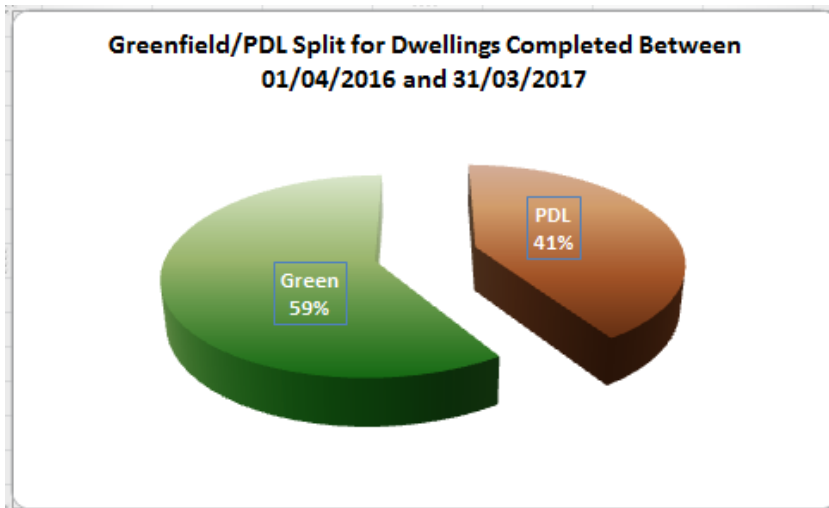


Figure 19 shows the split of gross completions of dwellings built on Previously Developed Land or Greenfield land.

Figures 20 and 21 show the number of dwellings (gross) built on small and medium sites (1-9) and large sites (10 or more) by plan area. Note: There are no completions on large sites in Rural North Sub-Area 3 or Nottingham Fringe Area.

Newark Sub-Areas

- Newark and Rural South: Sub-Area (1)
- Collingham: Sub-Area (2)
- Rural North : Sub-Area (3)

Figure 20: Completions on Small and Medium Sites

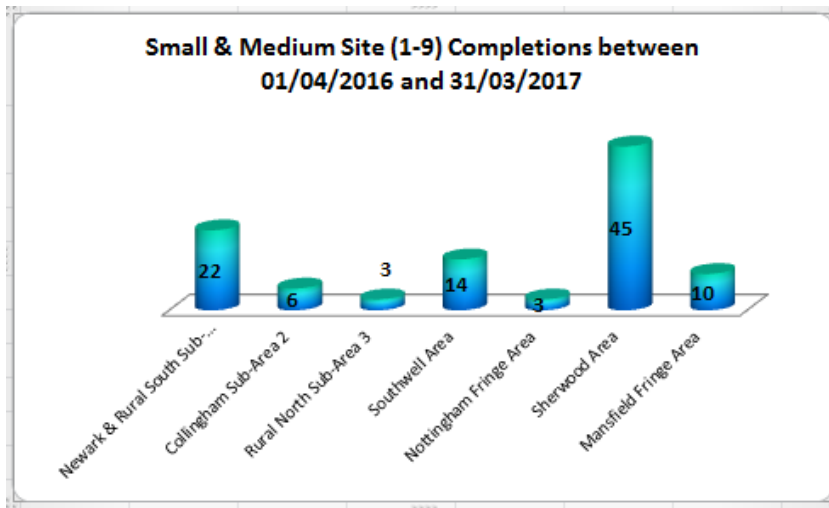
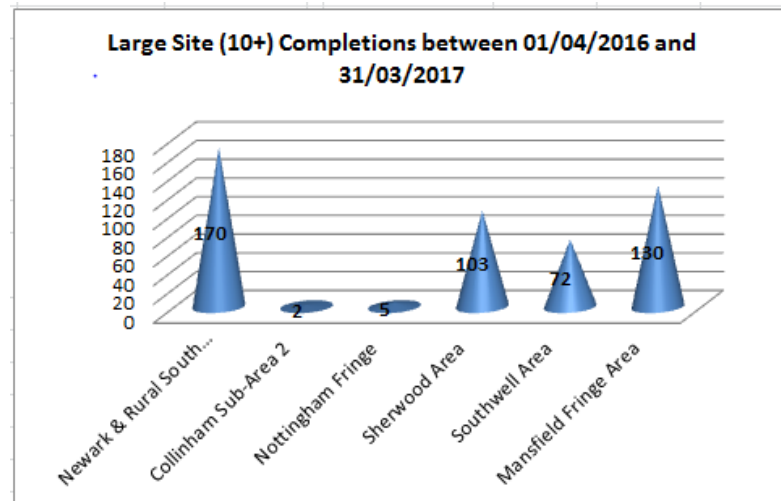


Figure 21: Completions on Large Sites



Gross Completions by Type between 01/04/2016 and 31/03/2017

Figure 22: Completions by Bedroom Size and Area

Plan Area	Bedroom Size					Totals
	1	2	3	4	5+	
Newark & Rural South Sub-Area 1	53	82	44	12	1	192
Collingham Sub-Area 2	2	1	2	2	1	8
Rural North Sub-Area 3		2			1	3
Southwell Area	8	15	29	28	6	86
Nottingham Fringe Area		1	1	6		8
Sherwood Area	35	39	51	23		148
Mansfield Fringe Area		22	86	32		140
Totals	98	162	213	103	9	585

Figure 22 shows the (gross) distribution of dwellings by bedroom size and plan area for completions between 01/04/2016 and 31/03/2017

Figure 23 shows the number of (gross) completed residential build types between 01/04/2016 and 31/03/2017. Change of use refers to existing buildings that have previously been used for an alternative use and conversion refers to a former residential dwelling that has been altered to provide more or less self contained units.

Figure 23: Completions by Build Type and Area

Plan Area	New Build	Change of Use	Conversion	Totals
Newark & Rural South Sub-Area 1	180	12		192
Collingham Sub-Area 2	4	4		8
Rural North Sub-Area 3	1		2	3
Southwell Area	83	3		86
Nottingham Fringe Area	6	1	1	8
Sherwood Area	129	19		148
Mansfield Fringe Area	140			140
Totals	543	39	3	585

Gross Completed/Occupied by Bedroom Size between 01/04/2016 and 31/03/2017

Figure 24: Bedroom Size

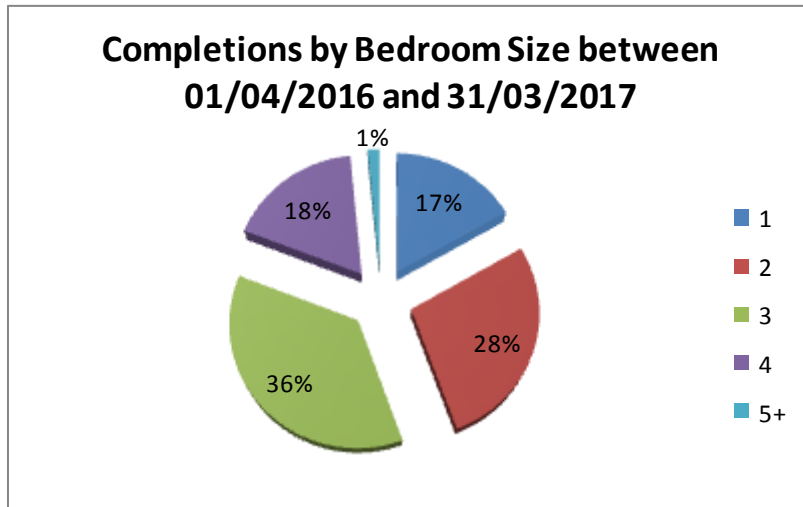
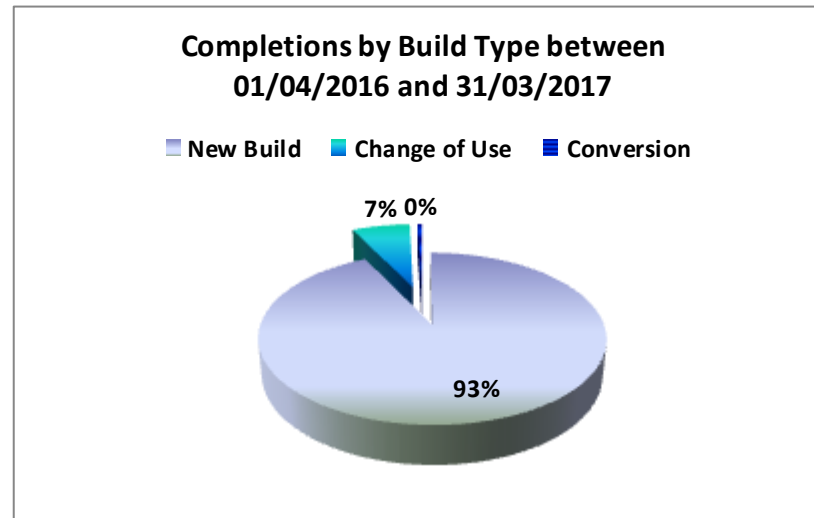


Figure 25: Build Type



Density

Figure 26: Density

Site Size	Average Dwellings per Hectare
Small (0-4)	26.47
Medium (5-9)	95.14
10+	30.07
All	37.02

Figure 24 shows the percentage split and number of dwellings completed/occupied between 01/04/2016 and 31/03/2017 by bedroom size.

Figure 25 shows the percentage of dwellings completed/occupied by build type between 01/04/2016 and 31/03/2017.

Figure 26 shows the average density of dwellings completed on sites during the monitoring period. The sites have been divided in to small (0-4) medium (5-9) and large (10+). For each site the total dwellings on the site is divided by the total site area to arrive at the individual site density. The average of these densities is shown here. This years medium sites contain large number of conversions to apartments, hence the higher density.

Losses Data 01/04/2016 to 31/03/2017

Figure 27: Losses by Plan Area and Parish

Plan Area	No of Losses	Parish	No of Losses
Newark (1)	7	Balderton	1
Newark (3)	3	Bathley	1
Southwell Area	4	Farndon	1
		Kneesall	1
		Newark	3
		North Muskham	1
		Norwell	1
		Rolleston	1
		Southwell	1
		Thurgaton	2
		Weston	1
Total Losses	14		14

14 losses have been recorded for this period. Figure 27 shows losses that have occurred in the District between 01/04/2016 and 31/03/2017. The data has been recorded by Plan area and Parish. Losses have been identified from council tax, planning and building control records.

Losses Data 01/04/2016 to 31/03/2017

Figure 28: Losses by Year

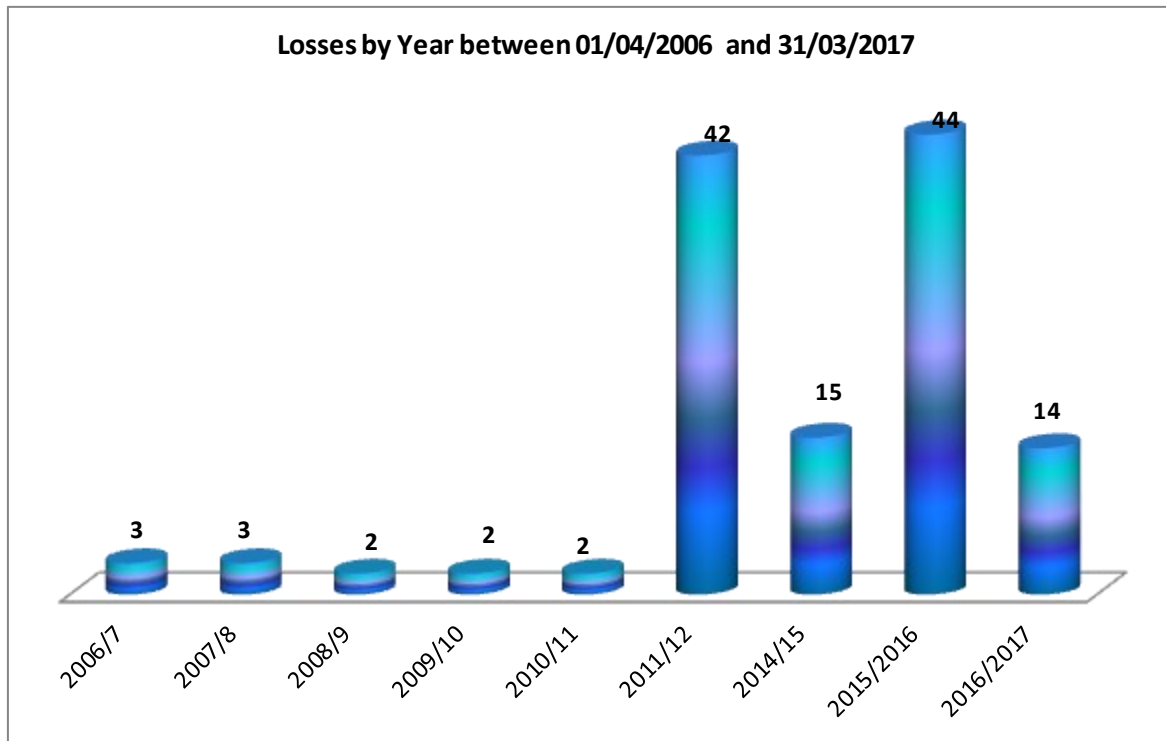


Figure 28 shows losses by year between 01/04/2006 and 31/03/2017. Since 2011 changes have been made in the way that losses are recorded, to ensure they are recorded the year that the loss has been incurred. In 2015/16 the replacement dwelling monitoring was amalgamated so losses are higher again this year where dwellings have been demolished but the replacement is yet to be completed.

Section Five

Affordable Housing Delivery

Core Policy 1 of the Newark and Sherwood Core Strategy DPD (adopted March 2011) refers to Affordable Housing Provision which states 'The District Council seeks to secure 30% of new housing development on qualifying sites as affordable.'

Figure 29 Affordable Housing Delivery

Location	Site Name	Planning Reference	Number of Affordable Dwellings Completed/Occupied in 16/17 using Planning Policy Criteria	Number of Affordable Dwellings Completed/Occupied in 16/17 using Strategic Housing Criteria
Edwinstowe	Second Avenue	15/00069/FUL	6	6
Edwinstowe	Rear of 49 Second Avenue	15/00358/FUL	4	4
Farnsfield	Ash Farm Cockett Lane	13/01862/RMAM	8	6
Newark	Beacon Hill Road	10/01256/FULM	43	43
Newark	111 Sleaford Road	14/01950/FULM	70	70
Ollerton	Land to the North of Wellow Road	14/01533/RMAM	6	6
Southwell	Nottingham Road	13/00689/FULM	10	10
			147	145

Figure 29 shows the delivery of new build affordable housing between 01/04/2016 and 31/03/2017. This information is sourced from NHBC and Building Control data. Data is also provided by the Strategic Housing Business Unit, however information will differ as the Planning Policy Business Unit only record new build affordable housing, whereas the Strategic Housing Business Unit also record redevelopments and acquisitions.

Section Six

Self-build and Custom Housing

Introduction

- 1.1 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on local authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land in their area for their own self build and custom build housing and to publicise that register. Newark & Sherwood District Council shares a joint register with Ashfield and Mansfield Districts as they are within a shared housing market area. You can access the register, and further information, through the following link:
<http://www.newark-sherwooddc.gov.uk/selfbuild/>
- 1.2 Furthermore, section 2A of the Self-build and Custom Housebuilding Act 2015 places a duty on Local Authorities to give suitable development permission for enough serviced plots of land to meet the demand for self and custom build housing as identified on its register in a given period. The first period in relation to this is for those entered onto the register during the period 1st April 2016 to 30th October 2016. Further guidance regarding the definition of serviced plots and how authorities should assess the land which is available to meet that demand is provided in the Self-build and custom housebuilding section of the [Planning Practice Guidance](#)
- 1.3 Unfortunately, the monitoring period set out for self build and custom housebuilding does not match the standard monitoring period for the Annual Monitoring report produced by the Authority which are based on financial years. Monitoring details for each period which ends in October will therefore be reported in the Monitoring reports produced after the end of that financial year (i.e. the base period ending 30th October 2016 will be reported in Housing Monitoring report for the financial year 2016/17).

The Self-build and Custom Housing Register

- 2.1 The Self-build and Custom Housebuilding Register was established in April 2016 and the first base period runs between 1st April and 30th October 2016. Future periods will run from 31st October until 30th October the following year. Total demand should be assessed over 3 base periods, however as this is the first monitoring event, only one period can be considered this year. The following headline data can therefore be provided:

Total Entries on Register	As at 30th Oct 2016	9
Type of Applicant		
As an individual or household		9
As a group/association		0
Current Housing Tenure		
Owner occupied		7
Private Rented		1
Living with Parents		1
Preferred Type of Dwelling		
Detached		7
Bungalow		1
Not Decided		1
Preferred Number of Bedrooms		
2 bed		1
3 bed		1
4 bed		5
Undecided		2
General Location Preference		
Newark Area - Newark and Rural South Sub-area 1		2
Newark Area – Collingham Sub-area 2		0
Newark Area – Rural North Sub-area 3		2
Southwell Area		2
Nottingham Fringe Area		1
Sherwood Area		1
Mansfield Fringe Area		3
Whole District		3
Total Plots Required		12

- 2.2 A total of 9 individuals have been accepted on to the register during the first monitoring period, with no groups/associations registering interest. As this is a joint register, 2 individual expressed an interest in self build anywhere within the 3 Districts; 1 within Mansfield and Newark and Sherwood only and the other 6 were only interested in self-build within this District. Those who have not registered an interest for Newark and Sherwood are not included within the figures above.
- 2.3 It should be noted that the figures for general location reference are greater than the sum of plots required as applicants to the register may choose as many of the 83 Parishes as they wish. For the purposes of monitoring, an expressed interest in 1 or more Parishes within a sub area, per applicant, is recorded as 1.

Duty to grant Planning Permission

- 3.1 As noted within paragraph 1.2 above, Local Authorities should give suitable development permission for enough serviced plots of land to meet the demand for self and custom build housing as identified on its register in a given period. They have a period of 3 years from the end of the base period in which to do this.
- 3.2 A permission is regarded as suitable if it is a permission in relation to a particular plot of land that could include self or custom housebuilding. There is no requirement to disaggregate the supply to meet demand in specific parts of a Local Authority Area.
- 3.3 For the purpose of assessing the supply to meet this duty is considered small sites of 1-4 dwellings granted permission during the Housing Monitoring Report period of 1st April 2016 to 31st March 2017, could be developed in whole or part as a self build or custom build plot and would therefore be considered suitable in accordance with planning policy guidance. Whilst plots on larger sites could come forward it is more likely these would be developed by housebuilders before being offered to the market. Only where plots are specifically put forward for self build or custom housebuilding on sites of over 5 dwellings will they be counted towards supply.
- 3.4 A total of 173 dwellings were granted permission on small sites of 1 to 4 dwellings in 16/17. Detail of all sites with permission is included within Section 2 of the Annual Housing Monitoring Report. This is considered to be more than sufficient to meet the demand identified on the register during the first base period. It is also worth noting that 23 applications for self build dwelling exemption from the Community Infrastructure Levy (CIL) were approved during the 16/17 monitoring period although this does not show the full picture across the District as dwellings within both Mansfield Fringe and Sherwood areas are zero rated for (residential) CIL. The duty required by Section 2A of the 2015 Self Build and Custom Housebuilding Act (as amended by the 2016 Housing and Planning Act) is therefore considered to have been met.

Section Seven

NEWARK & SHERWOOD FIVE YEAR LAND SUPPLY STATEMENT as at 31st March 2017

1.1 Introduction

- 1.1. This Five Year Housing Land Supply Statement sets out Newark and Sherwood District Council's residential land supply position as at 1st April 2017.
- 1.2. The National Planning Policy Framework (NPPF) seeks to ensure that the planning system, delivers a flexible, responsive supply of housing development land to meet objectively assessed housing needs. It requires Local Planning Authorities to identify sufficient specific deliverable sites to deliver the next five years of housing provision.
- 1.3. The NPPF at paragraph 47 sets out the expectations on maintaining a five year supply for Local Authorities. In addition to being able to demonstrate five years' worth of housing supply against housing requirements, it also requires an additional buffer to ensure choice and competition in the market for land.
- 1.4. This paper provides a detailed assessment of Newark and Sherwood's housing land supply for the period 1st April 2017 to 31st March 2022. It identifies specific sites which the council considers will deliver housing over this period. The five year land supply position is reviewed annually by the Council in April of each year. The next review will be due in April 2018.

2. Housing Requirement

- 2.1. The first step in assessing a Council's 5 year land supply is to establish the correct housing requirement against which to test the identified supply.
- 2.2. The national Planning Practice Guidance (PPG) sets out at paragraph 301 what the starting point for calculating a five year land supply is. It states:

“Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies may not adequately reflect current needs. Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints.”

- 2.3. This guidance provides a clear steer as to the most appropriate requirement figures that should be used to calculate the five year land supply position.
- 2.4. It states that the starting point for calculating a five year land supply should be the requirement figures in an adopted Local Plan. Newark and Sherwood District has an adopted Core Strategy (2011). This document set the housing requirement for the Plan period 2006 – 2026 at 14,800 dwellings. The Core Strategy was produced in the context set by the East Midlands Regional Plan (RSS). The revocation of the RSS and the introduction of the NPPF signalled a step change in the approach to be taken in providing for housing in England. Rather than top down figures being set by Regional Plans, which may have redistributed needs across the region, housing targets must now be worked out at a Housing Market Area level by Local Planning Authorities working together to establish their full objectively assessed need (FOAN). This is acknowledged in the PPG where it states that evidence from revoked regional strategies may not adequately reflect current needs.
- 2.5. The Council has embarked on a Plan Review. As part of the new Plan production work, in conjunction with the neighbouring authorities of Ashfield and Mansfield, under the Duty to Cooperate, a Strategic Housing Market Assessment (SHMA) has been produced to establish revised housing needs figures for the Housing Market Area.

- 2.6. The SHMA uses the 2012 based sub national population projections as the starting point for the setting of the OAN. The 2012-based population and household projections suggest a need for about 1,074 dwellings per annum to be provided across the HMA, or 399 dpa for Newark & Sherwood (taking into account the 2013 midyear population data).
- 2.7. The projections are the starting point for setting the OAN, the PPG states that a SHMA should test the suitability of these figures in the local context. The SHMA carried out a review of past migration trends and unattributable population growth. Combining these projections suggests a housing need of 1,271 dwellings across the HMA, with figures of 469 in Ashfield, 356 in Mansfield and 446 in Newark & Sherwood. These are a reasonable local alternative to the nationally produced projections.
- 2.8. The demographic projections were also tested against various other factors which impact upon housing need. The first of these is economic growth and the impact of job provision and therefore housing requirements. The SHMA was produced at the same time as the Economic Land Feasibility Study which is looking at employment land requirements. GL Hearn used jobs data from this study to inform the SHMA. The analysis indicates that there would not be a need to adjust upwards the housing need (from the demographic-led projections) to take account of economic factors and that the likely job growth could be met by the expected demographic growth
- 2.9. The SHMA has also considered any potential adjustment that may be needed to the OAN as a result of market signals and the need for affordable housing. In combination these two factors are considered to represent a modest case for considering an adjustment to housing provision.
- 2.10. Following all of the above analysis the Study identified that the final OAN for Newark & Sherwood is 454 dwellings per annum, which over the period the SHMA covers, 2013 to 2033, is 9,080 dwellings. The final SHMA was published in October 2015.
- 2.11. An appeal was held during November 2015 against the refusal of Newark and Sherwood District Council to permit a planning application for 48 dwellings on land at Southwell Road, Farnsfield, Nottinghamshire (APP/B3030/W/15/3006252). At the appeal the Council sought to rely on the SHMA as the most reasonable and up to date requirement figure for assessing the Council's 5 year land supply position. The appellants at this appeal argued that job forecasts contained in Employment Land Feasibility Study (ELFS) (obtained by NLP from Experian) may have underestimated the level of likely job growth in Newark and Sherwood and also that the participation rates used for older workers were too optimistic. They put forward a separate assessment of housing need identifying a level of housing growth of between 500-550 dpa.
- 2.12. The Inspector accepted the appellants argument, allowed the appeal and planning permission was granted. The rationale behind her decision is set out in the Inspector's Report of the appeal.
- 2.13. The Council acknowledges that the Inspector's decision is a material consideration in decision making, however, the council does not agree with the Inspectors reasoning in this matter.

- 2.14. In July 2016 the HMA Councils of the Nottingham Core HMA and the Nottingham Outer HMA issued a position statement outlining their response to the Farnsfield Inspector's decision. The paper sets out the relevant conclusions from the Inspector's report followed by the response of the HMA Councils. The key points are highlighted below.
- 2.15. The Inspector commented that "taking into account past trends and the level of economic growth seen in Newark and Sherwood since 2012, it appears that the level of economic growth anticipated within the HMA as a whole may underestimate that likely to occur in N&S".
- 2.16. The HMA Councils consider that the forecast shift in terms of the distribution of jobs between the two HMAs (a greater focus on employment within the Nottingham Core) would not be predicted by relying solely on past trends in employment or the take up of employment space. Also the ELFS report takes full account of past employment delivery rates in formulating its conclusions. Newark & Sherwood's employment figures have been boosted as a direct result of the Dixons Mastercare (Know How) development which at 19.05ha comprised 46% of the District's entire B2/B8 Industrial land completions over the 9 year assessment period. If this development were to be excluded from the figures, the net annual completion rate would fall from 3.67 ha to just 1.29 ha. This level of inward investment and associated increase in employment levels are seen as a one off development and should not be used as an indicator of future trends.
- 2.17. The Inspector commented that "even if the level of economic growth projected within the SHMA is shown to be appropriate, it appears that the economically active proportion of the population would have to increase significantly amongst some cohorts in order to support projected future increases in jobs, unless an increase in inward migration occurred".
- 2.18. The HMA Councils consider the Inspector is wrong in assuming that the forecast level of jobs would stay constant if economic activity rates do not increase as assumed in the model. They consider that there would be fewer jobs forecast through the integrated suite of models locally, regionally and nationally. This question was put to Experian who agreed with the HMA. Experian have also carried out more detailed analysis on employment activity and the aging population and the HMA Councils are confident the participation rates adopted are sound.
- 2.19. The Inspector commented that "I am not persuaded that the projected increases in economic activity are sufficiently realistic amongst all cohorts. [...] As a result, whilst taking into account the advice in the PPG referred to above and recognising that economic growth projections and the resulting implications for housing need are difficult to quantify, I consider that the balance of the evidence provided suggests that some further upward adjustment to the demographic housing need figures is likely to be justified in this case".
- 2.20. The HMA Councils consider that the past is not necessarily a guide to the future and cannot indicate how new policies and social changes are likely to impact on economic growth. Accepted drivers of change such as changes to state retirement age, decline of work based pensions, private pensions and longevity are key drivers towards greater participation of older workers in the workforce.

- 2.21. The report concludes that “there are inherent uncertainties in forecasting future levels of economic output and jobs. However, the scenarios based on employment forecasts are able to make informed assumptions about likely changes in future particularly those of a demographic nature such as an aging workforce but also changes in the sectoral distribution of jobs with the shift to service based jobs and increasing dominance of Nottingham City as a service centre location. The HMA Councils consider that the ELFS Policy-on forecasts reflect the policy aspirations of the various key stakeholders and provide a robust basis for the future planning of the two HMAs”
- 2.22. Whilst the SHMA has not yet been tested at examination, it is considered that it provides an objective and evidence based assessment of need. The Council has utilised the findings of the SHMA alongside a range of other evidence to determine the emerging Plan Review housing target. The figure has further been considered through the Sustainability Appraisal as part of the Integrated Impact Assessment of the emerging Plan.
- 2.23. The proposed housing requirement of 454 dpa was included in the Preferred Approach (Strategy) Consultation that was conducted in July 2016 and reflected in the Sites and Settlements Paper consulted on in January 2017. It is included in the Publication version of the Plan Review Core Strategy that is due to be considered by the Council on the 11th July. The Publication version of the Plan is due to be published for representations the week commencing 17th July 2017. A specially arranged full Council meeting will consider the representations made with an anticipated submission to the Planning Inspectorate later this year.
- 2.24. A large amount of work has been undertaken, including consideration of a range of other issues (such as sustainability, landscape and ecology) to establish the revised housing target in the Plan review. Following this, and due to the progress that has been made through the Plan making process, the Council is confident that this is the most appropriate figure against which to assess housing land supply.
- 2.25. Indeed, using an emerging Local Plan target based on an as yet untested FOAN instead of out-of-date regional targets has been supported in several S78 appeal decisions around the country². The council considers that the housing requirement figures in the emerging Local Plan based on the up-to-date SHMA provide a more appropriate assessment of need than the Core Strategy.

Buffer

- 2.26. The NPPF requires that Local Planning Authorities apply an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, Local Planning Authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the required supply, and to ensure adequate market choice and competition for land.

2.27. The table below sets out the total completions since 2006.

Year	Actual Completions (net)	Core Strategy Target	Shortfall against Core Strategy Target	Emerging Local Plan Target	Shortfall against Emerging Local Plan Target
2006/2007	481	740	-259		
2007/2008	330	740	-410		
2008/2009	346	740	-394		
2009/2010	403	740	-337		
2010/2011	431	740	-309		
2011/2012	293	740	-447		
2012/2013	366	740	-374		
2013/2014	274	740	-466	454	-180

2.28. When assessing delivery against the Core Strategy requirements there has been under-delivery in all years since adoption. If assessing delivery against the emerging Local Plan target there has been under-delivery in all but the most recent monitoring year where there has been over-delivery in effect cancelling out the under-delivery for the previous two years. Despite this more recent positive delivery the Council still considers it necessary to apply the 20% buffer to the five year land supply calculation.

Shortfall

2.29. As there has been under-delivery in recent years against the requirement the Council has accumulated a shortfall.

2.30. If using the OAN requirement: as stated in the PPG “Objective current assessments of need will reflect the consequences of past under or over delivery of housing and should therefore address the question of how to deal with past delivery rates”. Therefore the Council considers that only shortfall accrued since 2013, the base date of the SHMA period, should be addressed. Between 2013 and 2017 1,688 dwellings have been completed in Newark & Sherwood out of the required 1,816. This has led to a shortfall of 128 units.

Requirement Summary

Housing Target 2017—2022 (454*5)	2,270
Housing Shortfall (2013—2017)	128
Housing Requirement 2017—2021 (20% buffer applied to target + shortfall)	2,878
Annualised Housing Requirement	576

3. Housing Supply

- 3.1. Paragraph 47 of the NPPF sets out the requirements for a housing site to be considered a deliverable site for the purposes of the 5 year land supply. It states that in order for a site to be considered deliverable it should be:
- Available – the site is available for development now
 - Suitable – the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities
 - Achievable – there is a reasonable prospect that housing will be delivered on the site within five years
- 3.2. In addition to the NPPF, the PPG identifies the type of sites which can be considered against these criteria. It states that deliverable sites can include those that are allocated for housing in a development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. It also states that a windfall allowance may be included, where appropriate.
- 3.3. For Newark & Sherwood, the housing land supply is made up of the following components:
- Sites with planning permission: large, medium and small sites with planning permission are considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years
 - Core Strategy Allocations: a proportion of which are considered deliverable within the next five years
 - Allocations & Development Management DPD Allocations: a proportion of which are considered deliverable within the next five years
 - Plan Review Core Strategy Additional Strategic Site Allocation: a proportion of the site is considered deliverable within the next five years
 - Windfall allowance

Sites with planning permission

- 3.4. There are currently 5,598 units on extant permissions in the District, only 2,200 of these are counted in the 5 year supply. Sites have been considered as either large, medium or small sites. Large sites are those for 10 or more dwellings, medium sites are those between 5 and 9 units and small sites are those for less than 5 dwellings

Large sites with planning permission

- 3.5. In line with the guidance in the NPPF large sites with planning permission are considered deliverable until permission expires or there is clear evidence that schemes will not be implemented within 5 years.
- 3.6. To further support the assumed deliverability of large sites with planning permission the council has engaged with developers of the sites who have assisted in scoping the delivery trajectory of their site. For a number of large sites development is profiled beyond the 5 year period; there is no restriction to prevent these sites delivering faster if market conditions allow.

- 3.7. There are also a number of extant large site permissions which the council has not included in the supply as they have had permission for a number of years without movement on the site or where the Council anticipates a lapse in the permission shortly or there are two applications on the same site (where one may prevent housing delivery). This discounting of sites where there is less certainty adds robustness to the supply.

Medium and small sites with planning permission

- 3.8. Medium sites are those between 5 and 9 units and small sites are those for less than 5 dwellings. For medium sites the same approach has been adopted as for large sites. For small sites the total number of units permitted has been discounted by 20% to allow for potential lapses and sites where delivery may take more than five years to complete (e.g. self build plots). This discount is considered to be a robust approach to reflect potential lapses and slow build out.

Core Strategy Allocations

- 3.9. The three strategic urban extensions at Newark were allocated in the core strategy in 2011. There has been delay in bringing these sites forward when compared with the trajectory as set out in the Core Strategy, however many of the hurdles that had prevented delivery have now been resolved and delivery is anticipated to accelerate in coming years. The allocations counted in the five year supply are all being rolled forward into the new Emerging Core Strategy as part of the Plan review.
- 3.10. NAP2A Land South of Newark: the Core Strategy envisaged this development taking place in four phases of 750 units each. This approach has been revised in light of the infrastructure asks of the development (reflected in the Local Plan review). In 2011 outline permission was granted for 3,150 units, along with detailed permission for the Southern Link Road (SLR).
- 3.11. In March 2014 the HCA agreed an £11.2 million loan to the developer. This was predicated on the physical delivery of a section of the SLR in order to unlock housing delivery. A number of loan condition precedents were set which included most critically the need to have let an infrastructure contract to build the road. The agreement with the HCA was also on the basis of delivering the A1-Bowbridge Road section of road. This was not identified in Phase 1 as originally approved. A revised S73 application was therefore also approved.
- 3.12. In July 2014 the Local Growth fund committed in principle £7 million to unlock the allocation, NSDC confirmed a grant of £2.5 million in addition to the LEP money – a total grant of £9.5m. The S73 application was approved in Jan 2015. The HCA loan was released in March 2015 with works on the first phase of the SLR starting in May 2015.
- 3.13. Phase 1 of the SLR is now largely completed; those parts that have been completed are available for public use. As a result delivery of 699 units within phase 1 can now be released. This forward delivery of significant infrastructure will assist in unlocking housing delivery across the wider site.

- 3.14. The first reserved matters application for 173 units has been approved. Most of the pre-site works have been carried out and housing start on site is expected this summer.
- 3.15. A second reserved matter application is anticipated shortly for c200 units.
- 3.16. Funding for phase 2 and 3 of the road is currently being sought from the Highways England Housing Growth Fund. Irrespective of the delivery timescales for the latter phases of the SLR the trigger points in the S106 set out that 699 units can be built out before phase 2 must commence. Therefore housing at the A46 end of the site could be brought forward in advance of the latter phases of the road being complete.
- 3.17. Whilst the Council recognises that there has been delay in this site coming forward there are now clear signs that delivery is imminent.
- 3.18. NAP2B Land East of Newark: William Davis Ltd. are currently preparing a site wide masterplan together with an application for the first phase of development (320 units). William Davis have confirmed to the Council that they have a legal interest in all the land needed to deliver this phase.
- 3.19. The trajectory assumes that an outline planning application is submitted this autumn and that RM for a first phase can be approved early in 2018. The intention is that William Davis will build half of the site and sell the remainder to one other builder so that there will be 2 builders on site at the same time.
- 3.20. NAP2C Land around Fernwood: There are various landowners/land interests which make up the site allocation of Land around Fernwood. Following option deals by some landowners with national housebuilders the principal parties involved can be summarised as follows:
- Barratt/David Wilson Homes (BDW) – having built out the majority of the existing Fernwood development BDW have legal interest over the northern portion of the site allocation, as reflected in the application site (Ref 14/00465/OUTM) for 1,050 dwellings and associated infrastructure
 - Persimmon Homes – have a legal interest over the southern portion of the allocation. There has been a Planning Committee resolution to grant consent (16/00506/OUTM) subject to a section 106 agreement for 1,800 dwellings and associated infrastructure. It is expected that the section 106 agreement will be signed in summer 2017.
 - Larkfleet Homes – have a legal interest in the central portion of the allocation and carried out pre-submission consultation on a scheme for 350 units. A planning application is expected in July 2017
 - Strawsons – own the land to the south west of the site between the A1 and Great North Road, pre-application discussions regarding a 300 unit scheme have taken place
- 3.21. The highways infrastructure needed to support all development around Fernwood (i.e. all of the intended business uses and all of the residential dwellings) requires works to the bridge over the A1. This is in addition to highway works required in association with each of the developments detailed above. In July 2016 the CIL 123 list was amended to incorporate a contribution towards funding for the A1 overbridge widening. Following this there are no strategic infrastructure impediments to developments taking place in advance of the overbridge delivery, which will come forward as required once sufficient CIL receipts (and any additional funding) is received.

Allocations & Development Management DPD Allocations

3.22. The allocations from the Allocations & Development Management DPD have been reviewed as part of the work on the Local Plan review. A number of allocations are no longer being pursued and are not counted in the five year land supply. The other allocations have been re-assessed and those being taken forward into the new Plan have clear delivery strategies in place. The Council has actively engaged with the owners and developer of these sites who have assisted in scoping the delivery trajectory for these sites.

Plan Review Core Strategy Additional Strategic Site Allocation - Thoresby Colliery

3.23. The emerging Plan contains a new strategic allocation for 800 units at the former Thoresby Colliery. The Council is committed to the delivery of this site; a joint consultation with the developers of the site was carried out alongside the Sites and Settlements consultation earlier this year (11th February 2017). The developers are progressing this development expediently with clearance of the site currently taking place. A planning application (16/02173/OUTM) was submitted at the end of December 2016 and is currently pending a decision.

Windfall Allowance

3.24. The final element of supply is a windfall allowance. The NPPF makes clear that Councils may include a windfall allowance as part of their supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

3.25. The council has a clear track record of windfall delivery as shown in the table below which shows completions on sites that were not allocated, excluding those which occurred on garden land.

Year	Small sites (net windfalls)	Large sites (net windfalls)	Total net windfall completions	Total completions	% of total completions that are windfalls
2012/2013	105	173	278	366	76
2013/2014	46	146	192	274	70
2014/2015	97	268	365	447	82
2015/2016	98	189	287	396	72
2016/2017	64	309	373	571	65
Total	410	1,085	1,495	2,054	
Average	82	217	299	410	73

- 3.26. The above table is clear; windfall delivery makes a significant contribution towards completions in Newark and Sherwood District. On average 299 windfall completions are achieved every year.
- 3.27. It is acknowledged that at the base date of the five year supply calculation a number of these windfall units will already have permission and would be counted in sites with planning permission. It is important to take account of committed windfall delivery across the five year period to ensure that the Council does not double count these sites that are already in the pipeline. As a result, it is proposed to only include a windfall allowance for the latter two years of the five year period, an annual allowance of 50 dwellings has been applied for the last 2 years of the five year period. Considering the track record of windfall delivery this is considered to be a conservative figure.
- 3.28. The council is confident that windfall delivery will continue to provide a reliable source of supply in the next five year period. The current Local Plan provides scope for infill windfall delivery in urban areas, within the main built up areas of villages where local need is identified, and as rural affordable housing exceptions. The emerging Local Plan review rolls forward this approach whilst providing greater opportunity for sustainable development within villages in the rural areas. Furthermore, flexibility afforded by policies in the NPPF, a more permissive stance regarding change of use from commercial to residential and changes to permitted development rights mean that windfall delivery is likely to continue.

4. Conclusions

- 4.1. As established in section 3 of this paper the Council has a supply of 3,567 deliverable dwellings which are expected to be built out over the next five year period. These include sites with planning permission, allocations and windfall sites.
- 4.2. To assess whether the Council has a five year supply of housing land the amount of deliverable supply must be compared to the requirement as established in section 2 of this paper.

Annualised Housing Requirement	Total annual housing requirement (2017 - 2022) including 20% buffer and meeting shortfall in the next 5 years		576
Total Deliverable Housing Supply	Large sites with planning permission	1,725	3,567
	Medium and small sites with planning permission	475	
	Core Strategy Allocations	500	
	Site Allocations DPD Allocations	707	
	Plan Review Core Strategy Additional Strategic Site	60	
	Windfall allowance	100	
Total five year supply	Supply / Requirement (3,567 / 576)		6.2

- 4.3. As can be seen from the calculations above using the annual housing requirement from the emerging Local Plan, including a 20% buffer and meeting the shortfall within the next five years the Council can demonstrate in excess of a five year supply of housing land
- 4.4. This statement sets out the Council's position as at 1st April 2017. At a minimum the Council will review the housing land supply situation on an annual basis.

5. Appendix – Supply details

Large sites with planning permission

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	Counted in 5 year period
NAP2A	10/01586	Bowbridge Lane (Land South of Newark)	2,977	0	2,977			40	67	80	187
NAP2A	16/02120/RMAM	Bowbridge Lane (Parcel 1)	173	0	173	0	36	40	48	49	173
BL/HO/2	13/01800/OUTM	Belle Vue Lane	13	0	13		13	8			21
Co/MU/1	12/00895/OUTM	Station Road (Braemar Farm)	140	0	140		20	40	40	40	140
ED/HO/1	14/01596/OUTM	Rufford Road	72	0	72	16	15	15	21		67
FA/MU/1	13/01072/OUTM	Ash Farm Cockett Lane	106	69	37	37					37
FA/HO/1	14/01576/OUTM	The Ridgeway/Milldale Road (Land off)	60	0	60		10	30	20		60
NUA/HO/8	15/02299/FULM	Bowbridge Road (Land at)	60	0	60	60					60
OB/HO/1	13/00743/OUTM	North of Wellow Road	147	52	95	30	30	35			95
OB/HO/3	14/00669/FULM	Whinney Lane (Land at Ollerton and Bevercotes Miners Welfare)	88	37	51	25	26				51
N/A	13/01256/OUTM	Land off Warsop Lane	130	35	95	35	35	25			95
SO/HO/6	15/00994/FULM	Burgage Lane (Rainbows)	32	0	32	11	11	10			32
SO/HO/5	15/00475/OUTM	Lower Kirklington Road (High Gables)	12	0	12			6	6		12
N/A	13/00689/FULM	Nottingham Road	34	33	1	1					1
N/A	12/00965/RMAM	Cavendish Way (Cavendish Park)	109	0	109		30	30	30	17	107
N/A	14/01308/FULM	Cavendish Way (Cavendish Park)	92	60	32	32					32
N/A	08/01905	Cavendish Way (Cavendish Park)	188	168	20	20					20
N/A	14/02054/VAR	Cavendish Way (Cavendish Park)	180	0	180			30	30	30	90
N/A	10/01158	Low Street (Pitomy Farm)	31	23	8	2	3	3			8
N/A	16/00135/FULM	High Stret (Edwinstowe House)	34	0	34		17	17			34

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	Counted in 5 year period
N/A	16/00313/OUTM	Ollerton road (Rear of The Villas)	35	0	35			10	12	13	35
N/A	05/01839	Main Street	32	31	1	1					1
N/A	14/01469/OUTM	Southwell Road	48	0	48		24	24			48
N/A	14/01542/CPRIOR	Barnby Gate (14)	11	0	11	11					11
N/A	10/01256/FULM	Beacon Hill Road	189	112	77	35	35	7			77
N/A	15/00036/FULM	Land at 207 Hawton Road	20	0	20		10	10			20
N/A	08/02221/FULM	Kings Road (Mount School)	23	12	11	11					11
N/A	16/00124/FULM	Land off Millgate	34	0	34				34		34
N/A	16/00741/FULM	Mount Lane (Former Piano School)	10	0	10			10			10
N/A	15/01307/FULM	17 Northgate	12	0	12				12		12
N/A	02/01094	Potterdyke/Pelham Street	14	0	14		7	7			14
N/A	05/02273/FULM	Forest Road (Sherwood Energy Village)	184	15	169				34	45	79
N/A	16/00902/FULM	Sherwood Energy Village (Land opposite Darwin Court, Darwin Drive)	51	0	51		6	20	25		51
			5,382	647	4,735	327	328	417	379	274	1,725

Total delivery within five years from large sites with planning permission: 1,725

Medium and small sites with planning permission

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	Counted in 5 year period
14/02186/FUL	70 Bullpit Road	7	0	7		4		3		7
14/01714/FUL	69 Main Street	9	0	9			6	3		9
05/00775	The Crescent	7	0	7						0
14/01883/FUL	Adj Woodbank Close	6	0	6	3	3				6
12/01417/OUT	Belle Vue Lane (South of the Red House)	5	1	4	4					4
06/01847	Main Street (Park Farm)	8	0	8						0
16/00382/FUL	Norwell Road (Land at)	6	0	6	6					6
16/01973/FUL	Forest Road (Land between 139-141)	8	0	8		2	2	2	2	8
16/01974/FUL	Forest Road (Land between 177-179)	9	0	9			3	3	3	9
16/01972/FUL	Forest Road (Land between 67-69)	8	0	8		2	2	2	2	8
15/01153/FUL	Mansfield Road (former squinting cat PH)	9	0	9				5	4	9
14/01242/FUL	Vicars Court	8	0	8		2	2	2	2	8
15/00035/FUL	Vicars Court	6	0	6			2	2	2	6
15/02253/FUL	Main Street (The Plough)	6	0	6		3	3			6
11/00219	Kirkington Road (Ponds Farm)	8	1	7	1	2	2	2		7
16/00883/FUL	Tenters Lane (Tenters Cottage)	4	0	4		2	2			4
16/01772/FUL	School Lane (Hall Farm)	5	0	5				2	3	5
15/00122/FUL	Broomfield Lane (Silverwood)	5	0	5			2	3		5
05/02562	Station Road (Enfield House)	4	3	1					1	1
11/01046	Castlegate (Ye Olde Market)	9	0	9						0
16/00314/FUL	George Street (Newark Boys Club)	7	0	7		7				7
16/01912/FUL	George Street (Unit 3, The Old Maltings) (Basement Lighting)	6	0	6				6		6

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	Counted in 5 year period
16/02164/FUL	Grange Road (Garages at)	6	0	6		6				6
14/00292/FUL	St Mary's rooms	5	0	5	5					5
16/02135/FUL	Lincoln Road (96)	5	0	5			2	3		5
04/02239	London Road (65A)	5	0	5						0
17/00041/FUL	Meldrum Crescent (Garage Court)	8	0	8	4	4				8
11/00228	Navigation Yard (Thorpe's Warehouse)	9	0	9		4	5			9
17/00069/FUL	Northgate (14, Northgate House)	8	0	8			4	4		8
15/00984/FUL	Adj Darwin Drive	7	0	7	3	4				7
16/00372/FUL	Brake Lane (Boughton Pumping Station)	9	0	9			9			9
06/00635	Kirk Drive (Units 1 to 4)	9	4	5			3			3
891091	Main Street (Highland Farm)	5	3	2						0
14/00510/FUL	Red May Ind Est	6	0	6					6	6
16/01459/FUL	Old Great North Road (The Nags Head)	6	0	6		2	4			6
14/01262/FUL	Coach & Horse Nottingham Road	5	3	2	2					2
16/00529/FUL	Nottingham Road (Priory Farm)	5	0	5		2	3			5
810282	Main Road (Chapel Farm)	8	1	7						0
14/02020/FUL	Epperston Rd (adjacent Brookfield) LO/HO/2	5	0	5	2	3				5
	Small Full BF	166	4	162	27	27	27	27	27	135
	Small Full GF	141	12	129	22	22	22	21	21	108
	Small Out BF	17	0	17			4	4	4	12
	Small Out GF	21	0	21			5	5	5	15
		606	32	574	79	101	114	99	82	475

Total delivery within five years from medium and small sites: 475

Core Strategy Allocations

Core Strategy Allocation		2017/18	2018/19	2019/20	2020/21	2021/22	Counted in 5 year period
NAP 2A	Land South of Newark						Under sites with planning permission
NAP 2B	Land East of Newark			25	60	80	165
NAP 2C	Land Around Fernwood		10	65	130	130	335
	Total	0	10	90	190	210	500

Total delivery within five years from Core Strategy Allocations: 500

Allocations & Development Management DPD Allocations:

ADM DPD	Address	2017/18	2018/19	2019/20	2020/21	2021/22	Count- ed within 5 Years
NUA/HO/6	Land between 55 and 65 Millgate					10	10
NUA/HO/10	Land North of Lowfield Lane			10	35	35	80
ST/MU/1	Land to the East of Hemplands Lane			15	17	18	50
SO/HO/1	Land East of Allenby Road			30	35		65
SO/HO/2	Land South off Halloughton Road		8	15	15		38
SO/HO/4	Land East of Kirklington Road			15	15	15	45
SO/HO/7	Southwell Depot				5	10	15
LO/HO/1	Land adjacent to 28 Epperstone Road				2	3	5
OB/HO/2	Land adjacent to Hollies Close				25		25
OB/MU/1	Land at the rear of Petersmiths Drive			15	30	30	75
BI/HO/2	Noble Foods				25	30	55
BI/MU/1	Land to the East of Kirklington Road			15	20	20	55
RA/HO/1	Land North of Top Street			5	25	24	54
RA/HO/2	Land to the East of Warsop Lane (residual)				30	30	60
BL/HO/3	Land South of New Lane			15	30	30	75
	Total	0	8	135	309	255	707

Total delivery within five years from Allocations & Development Management DPD Allocations: 707

Plan Review Core Strategy Additional Strategic Site Allocation:

Ref	Address	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	Count- ed within 5 Years
N/A	Thoresby Colliery				10	50	60
	Total	0	0	0	10	50	60

Total delivery within five years from Plan Review Core Strategy Additional Strategic Site Allocation: 60

Windfall Allowance:

Ref	Address	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	Count- ed within 5 Years
N/A	N/A				50	50	100
	Total	0	0	0	50	50	100

Total delivery within five years from windfalls: 100

ADM DPD	Address	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Dwellings
NUA/Ho/1	Land at the end of Alexander Avenue and Stephen Road																	0
NUA/Ho/2	Land South of Quibells Lane																	0
NuA/Ho/3	Land on Lincoln Road						12	12										24
NUA/Ho/4	Yorke Drive Estate and Lincoln Playing Fields							20	30	30	30	30	30	30	30			230
NUA/Ho/5	Land North of Beacon Hill Rd and the Northbound A1 Coddington Slip Road												40	40	40	40	40	200
NUA/Ho/6	Land between 55 and 65					10												10
NUA/Ho/8	Land on Bowbridge Road													32	34	20		86
NUA/Ho/9	Land on Bowbridge Road (Newark Storage)												30	30	30	30	30	150
NUA/Ho/10	Land North of Lowfield Lane			10	35	35	20											100
NUA/MU/3	NSK factory, Northern Road												30	30	30	30	30	150
NUA/MU/4*	Land at Bowbridge Road						25	30										55
ST/MU/1	Land to the East of Hemplands Lane			15	17	18												50
So/Ho/1	Land East of Allenby Road			30	35													65
So/Ho/2	Land South off Halloughton		8	15	15													38
So/Ho/4	Land East of Kirklington Road			15	15	15												45
So/Ho/5*	Land off Lower Kirklington Road						24	24										48
So/Ho/7	Southwell Depot				5	10												15
So/MU/1	Land at the former Minster School																	0
Lo/Ho/1	Land adjacent to 28 Epperstone Road and				2	3												5
OB/MU/1	Land at the rear of Petersmiths Drive			15	30	30	30	30	30	30	30							225
OB/MU/2	Land between Kirk Drive, Stepnall Heights and Hallam Road											25	20	25	25	25		120
Ed/Ho/2	Land to the North of Mansfield Road								10	20	20							50
Bi/Ho/1	Adj Wycar Leys Kirklington Road																	0
Bi/Ho/2	Noble Foods				25	30	30	30	20									135
Bi/MU/1	Land to the East of Kirklington Road			15	20	20	20											75
Ra/Ho/1	Land North of Top Street			5	25	24												54
Ra/Ho/2*	Land to the East of Warsop Lane				30	30	35	35										130
Ra/MU/1	Land at Kirklington Road																	0
Bi/Ho/1	Land at Dale Lane						25	30										55
Bi/Ho/2*	Belle Vue Lane			8														
Bi/Ho/3	Land South of New Lane			15	30	30	25											100
Bi/Ho/4**	Land at Dale Lane Allotments																	0
CI/MU/1	Land at the former Clipstone Colliery											10	25	25	20	20	20	120
Totals		0	8	143	284	255	246	211	90	80	80	65	175	212	209	165	120	2335

Section 8

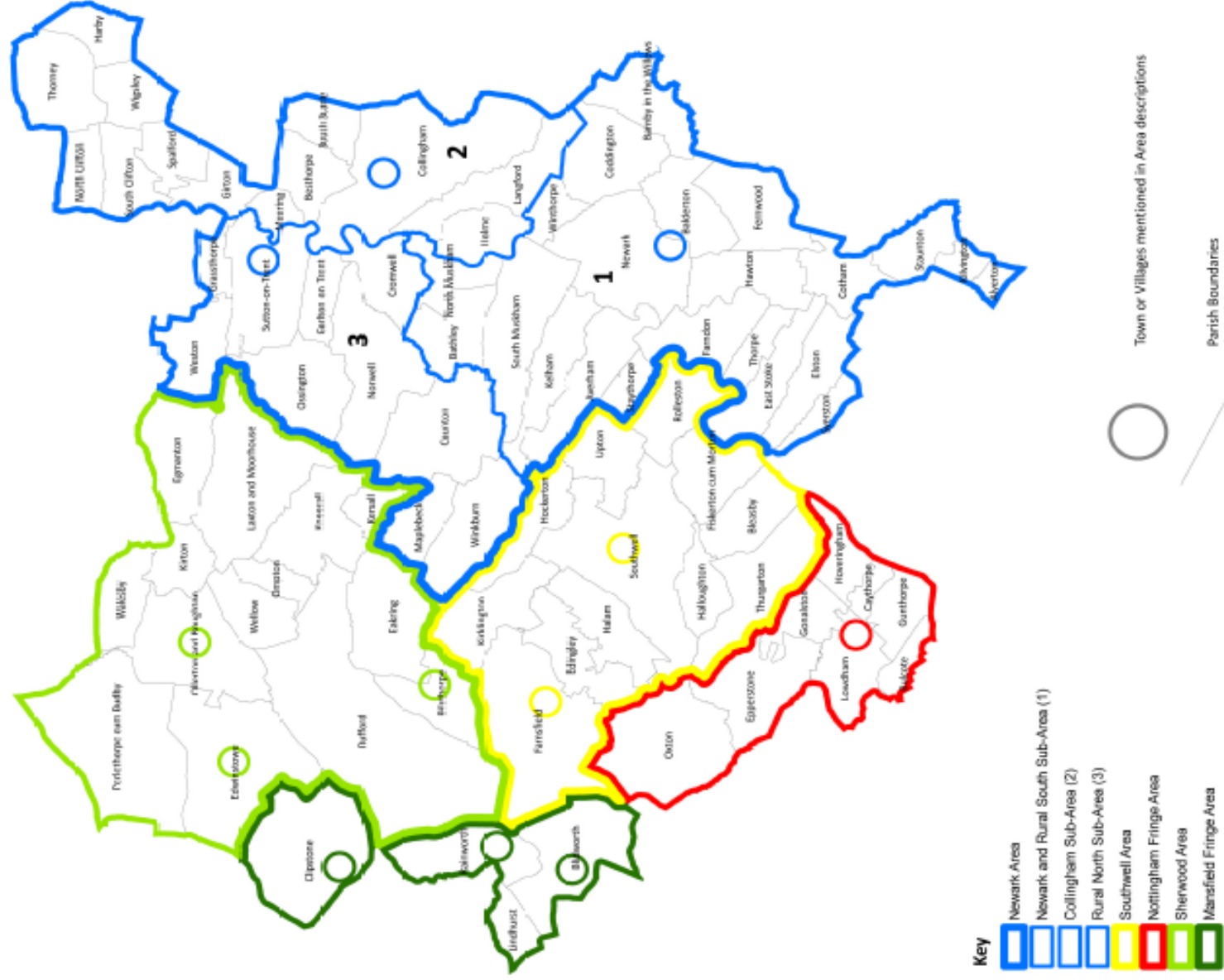
Appendix 1

Figure 1: Areas of Newark & Sherwood

Figure 2: Contingent Sites (Opportunity sites)

Figure 3: Illustrative Housing Trajectories as at 01/04/2017

Figure 1 - Areas of Newark & Sherwood



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Contingent sites (Opportunity Sites)

On-going work to review the District Council Local Development Framework Documents has identified opportunity sites in the Newark Urban Area. The sites (listed in the table below) are brownfield and have previously had planning permission, at this time because of various impediments they cannot be allocated they do however present opportunity for future development if delivery on the allocated sites is not forthcoming as planned.

Figure: 2

	Opportunity Sites	Potential Number of Dwellings
1	Tarmac Site –Hawton Lane/Bowbridge Road Newark	270
2	The Bearings—Bowbridge Road Newark	65
3	Flowserve –Hawton Lane Balderton	210
		545

Appendix Figure 3: Illustrative Local Development Framework Housing Trajectory as at 01/04/2017

	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033
Planning Permission on Allocated Sites	71	70	89	173	217	199	241	202	169	130	130	130	130	130	130	130	130	130	130	130
Planning Permission on Unallocated Large Sites (10 or over)	175	271	189	309	112	132	168	177	105	128	110	60								
Planning Permission on Medium Sites (5-9)	18	36	51	47	28	49	56	42	25		2									
Planning Permission on Small Sites (0 - 4)	48	85	111	56	49	49	58	57	57	59										
Allocated SUE - Land East of Newark							25	60	80	100	100	100	100	100	100	100	100	35		
Allocated SUE- Land Around Fernwood						10	65	130	130	130	130	150	150	150	150	150	150	150	150	150
Draft Allocated SUE - Thoresby Colliery								10	50	90	90	90	90	90	90	90	90	20		
Sites in the Adopted Allocations & Development Management DPD with no permission as yet						8	143	309	255	246	211	90	80	80	65	175	212	209	165	120
Total Existing Commitments					406	447	756	987	871	883	773	620	550	550	535	645	682	544	445	400
Opportunity sites (545 as Ho5 inc in allocs) +8 from spread sheet															45	100	100	100	100	100
Allowance for Windfall																				
Losses	-38	-15	-44	-14																
Total Past Net Completions	274	447	396	571																
Total Projected Completions					406	447	756	1037	921	933	823	670	600	600	630	795	832	694	595	550
Cumulative Completions	274	721	1117	1688	2094	2541	3297	4334	5255	6188	7011	7681	8281	8881	9511	10306	11138	11832	12427	12977
PLAN - Overall Housing Requirement (Annualised)	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454
MONITOR - No. of dwellings above or below cumulative requirement	-180	-187	-245	-128	-176	-183	119	702	1169	1648	2017	2233	2379	2525	2701	3042	3420	3660	3801	3897
MANAGE - Annual requirement taking account of past/projected completions	454	721	464	468	462	466	467	445	396	348	289	230	175	114	33	-86	-307	-686	-1376	-3347