

**2017**  
**Housing Monitoring and 5 Year Land Supply Report**  
**1st April 2017- 31st March 2018**



**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 2017—31st March 2018 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](http://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.

Planning Policy Business Unit  
Newark & Sherwood District Council  
Castle House  
Great North Road  
Newark  
Notts  
NG24 1BY

E-mail: [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info) TEL: 01636 655805

## Section Two

### Number of Dwellings Committed

Figure 1: Summary

Site Type	Number of Dwellings	Hectares
0-9 Dwellings Outline (Small Sites)	35	2.78
0-9 Dwellings Detailed (Small Sites)	431	32.47
10+ Dwellings Outline (Large Sites)	4567	363.39
10+ Dwellings Detailed	1485	42.94
Change of Use/Conversion	213	21.02
<b>Totals</b>	<b>6731</b>	<b>462.60</b>

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 **6731** on a total site area of **462.60**

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 01/04/2018

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	-	-	-	-	-	-	2	0.15	6	1.70	8	1.85
Balderton	2913	274.70	237	8.35	7	0.35	27	0.90	3	0.06	3187	284.36
Barnby	-	-	-	-	-	-	-	-	-	-	0	0.00
Bathley	-	-	-	-	-	-	4	0.33	-	-	4	0.33
Besthorpe	-	-	-	-	-	-	-	-	-	-	0	0.00
Bilsthorpe	164	11.75	-	-	-	-	19	0.88	-	-	183	12.63
Bleasby	-	-	-	-	-	-	2	0.17	1	0.02	3	0.19
Blidworth	-	-	21	0.40	-	-	17	0.89	7	0.62	45	1.91
Bulcote	-	-	-	-	-	-	1	0.45	-	-	1	0.45
Carlton/Trent	-	-	-	-	-	-	9	0.74	2	0.16	11	0.90
Caunton	-	-	-	-	-	-	-	-	-	-	0	0.00
Caythorpe	-	-	-	-	-	-	-	-	-	-	0	0.00
Clipstone	261	10.50	116	3.86	2	0.07	54	1.37	4	0.09	437	15.89
Coddington	-	-	-	-	-	-	13	1.24	2	0.15	15	1.39
Collingham	65	3.91	75	3.11	-	-	15	0.89	5	2.21	160	10.12
Cotham	-	-	-	-	-	-	-	-	-	-	0	0.00
Cromwell	-	-	-	-	-	-	7	0.73	2	0.33	9	1.06
Eakring	-	-	-	-	-	-	16	4.96	4	0.51	20	5.47
East Stoke	0	-	-	-	-	-	3	0.32	10	0.97	13	1.29
Edingley	-	-	-	-	1	0.39	2	0.28	1	0.26	4	0.93
Edwinstowe	35	1.23	101	6.36	1	0.07	4	0.09	-	-	141	7.75
Egmanton	-	-	-	-	-	-	4	0.40	-	-	4	0.40
Elston	-	-	10	0.43	-	-	1	0.06	1	0.67	12	1.16
Epperstone	-	-	-	-	-	-	1	0.14	1	0.21	2	0.35

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	-	-	-	-	-	-	19	0.80	1	0.04	20	0.84
Farnsfield			108	4.30	-	-	9	0.47	1	0.11	118	4.88
Fernwood	1050	57.91	-	-	2	0.10	-	-	-	-	1052	58.01
Fiskerton	-	-	-	-	-	-	3	0.85	2	0.10	5	0.95
Girton	-	-	-	-	-	-	-	-	1	0.20	1	0.20
Gonalston	-	-	-	-	-	-	-	-	-	-	0	0.00
Grassthorpe	-	-	-	-	-	-	2	0.32	1	0.14	3	0.46
Gunthorpe	-	-	-	-	-	-			1	0.22	1	0.22
Halam	-	-	-	-	-	-	5	0.38			5	0.38
Halloughton	-	-	-	-	-	-	1	0.11	-	-	1	0.11
Harby	-	-	-	-	-	-	3	0.23	1	0.14	4	0.37
Hawton	-	-	-	-	-	-	-	-	-	-	0	0.00
Hockerton	-	-	-	-	-	-	6	0.73	5	0.46	11	1.19
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	-	-	-	-	-	-	5	0.50	-	-	5	0.50
Langford	-	-	-	-	-	-	-	-	-	-	0	0.00
Laxton	-	-	-	-	-	-	-	-	-	-	0	0.00
Lowdham	-	-	-	-	-	-	6	0.34	3	0.42	9	0.76
Lindhurst	-	-	-	-	-	-	-	-	-	-	0	0.00
Maplebeck	-	-	-	-	-	-	1	0.45	-	-	1	0.45
Newark			319	5.32	12	0.85	55	1.98	69	0.96	455	9.11

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
North Clifton	-	-	-	-	-	-	-	-	1	0.25	1	0.25
N. Muskham	-	-	-	-	-	-	7	0.67	-	-	7	0.67
Norwell	-	-	-	-	-	-	-	-	2	0.08	2	0.08
Ollerton/ Boughton	-	-	275	1.35	4	0.24	39	1.37	9	1.87	327	4.83
Ompton	-	-	-	-	-	-	-	-	-	-	0	0.00
Ossington	-	-	-	-	-	-	-	-	3	0.19	3	0.19
Oxton	-	-	-	-	-	-	-	-	2	0.51	2	0.51
Perlethorpe	-	-	-	-	-	-	-	-	2	0.30	2	0.30
Rainworth	-	-	124	4.04	-	-	2	0.08	-	-	126	4.12
Rolleston	-	-	-	-	-	-	2	0.22	-	-	2	0.22
Rufford	-	-	-	-	1	0.20	1	1.02	-	-	2	1.22
S. Clifton	-	-	-	-	-	-	2	0.27	1	0.15	3	0.42
S. Muskham	-	-	11	0.44	-	-	2	0.35	4	0.16	17	0.95
S. Scarle	-	-	-	-	-	-	6	0.43	1	0.02	7	0.45
Southwell	79	3.39	38	1.67	3	0.35	21	2.29	21	2.06	162	9.76
Spalford	-	-	-	-	2	0.16	-	-	-	-	2	0.16
Staunton	-	-	-	-	-	-	1	0.42	-	-	1	0.42
Staythorpe	-	-	-	-	-	-	1	0.04	2	0.65	3	0.69
Sutton on Trent	-	-	50	3.31	-	-	6	0.30	7	0.51	63	4.12
Syerston	-	-	-	-	-	-	-	-	-	-	0	0.00
Thorney	-	-	-	-	-	-	-	-	-	-	0	0.00
Thorpe	-	-	-	-	-	-	-	-	-	-	0	0.00
Thurgarton	-	-	-	-	-	-	10	1.45	4	1.67	14	3.12
Upton	-	-	-	-	-	-	6	0.18	3	0.04	9	0.22
Walesby	-	-	-	-	-	-	-	-	2	0.09	2	0.09

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
Wellow	-	-	-	-	-	-	-	-	1	0.06	1	0.06
Weston	-	-	-	-	-	-	-	-	4	0.17	4	0.17
Wigsley	-	-	-	-	-	-	-	-	1	0.51	1	0.51
Winkburn	-	-	-	-	-	-	2	0.11	5	0.37	7	0.48
Winthorpe	-	-	-	-	-	-	-	-	-	-	0	0.00
<b>TOTALS</b>	<b>4567</b>	<b>363.39</b>	<b>1485</b>	<b>42.94</b>	<b>35</b>	<b>2.78</b>	<b>431</b>	<b>32.47</b>	<b>213</b>	<b>21.02</b>	<b>6731</b>	<b>462.60</b>

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	5274	11	180	5083
Southwell Area	371	8	26	337
Nottingham Fringe Area	17	0	2	15
Sherwood Area	896	1	206	689
Mansfield Fringe Area	781	0	174	607
<b>Totals</b>	<b>7339</b>	<b>20</b>	<b>588</b>	<b>6731</b>

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)	4978	9	171	4798
Collingham Sub-Area (2)	186	0	4	182
Rural North Sub -Area (3)	110	2	5	103
<b>Totals</b>	<b>5274</b>	<b>11</b>	<b>180</b>	<b>5083</b>

## Newark and Rural South Sub-Area 1

Parish	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 now Trinity Cottage)	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	UC	PDL	1			1
Averham	Staythorpe Road	10/00427/FUL	0.38	CU	Small	Detailed	UC	Green	4			4
Averham	Staythorpe Road. Pinfold Lane (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	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	2913			2913
Balderton	Bowbridge Lane (Parcel 1)	16/02120/RMAM	6.82	NB	Large	Detailed	UC	Green	173			173
Balderton	Bowbridge Lane (Land East of Bowbridge Lane - Parcel2a)	17/01672/RMAM	1.67	NB	Large	Detailed	UC	Green	64			64
Balderton	Bullpit Road (70)	14/02186/FUL	0.20	NB	Medium	Detailed	UC	PDL/ Green	7			7
Balderton	Gibson Crescent (Land at)	17/00217/FUL	0.06	NB	Small	Detailed	NS	PDL	2			2
Balderton	London Road (Land at rear of 196)	17/01381/OUT	0.05	NB	Small	Outline	NS	Green	3			3
Balderton	Main Street (13, Balderton Post Office)	16/01847/FUL	0.06	CU	Small	Detailed	UC	PDL	4	1		3
Balderton	Main Street (Gardens rear of 60 to 70)	17/00370/FUL	0.02	NB	Small	Detailed	NS	PDL	1			1
Balderton	Main Street (69) (Working Mens Club)	14/01714/FUL	0.24	NB	Medium	Detailed	UC	PDL	6			6
Balderton	Main Street (90)	14/01908/OUT	0.30	NB	Small	Outline	NS	green	4			4
Balderton	Main Street (Knotts Court, Garage Units off)	17/02308/FUL	0.05	NB	Small	Detailed	NS	PDL	1			1
Balderton	Sibcy Lane (4) new dwell is 6	16/00191/FUL	0.04	NB	Small	Detailed	UC	Green	1			1
Balderton	Wolfit Avenue (Land to the rear of 12-22 (adj 16))	17/00195/FUL	0.05	NB	Small	Detailed	UC	PDL	3			3
Balderton	Wolfit Avenue (Land to the rear of 39)	17/00197/FUL	0.05	NB	Small	Detailed	NS	PDL	2			2
Balderton	Wolfit Avenue (Land opposite 40-46)	17/00911/FUL	0.06	NB	Small	Detailed	NS	Green	2			2
Balderton	Wolfit Avenue (Land adj 69) now 71	17/00201/FUL	0.04	NB	Small	Detailed	UC	Green	1			1
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

Parish	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	Beaconsfield Drive	05/01647/FUL	0.56	NB	Small	Detailed	UC	Green	4		3	1
Coddington	Brownlows Hill (Land at)	16/01840/FUL	0.06	NB	Small	Detailed	NS	Green	2			2
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
Coddington	Thorpe Close (Former Garage Site at)	17/02294/FUL	0.19	NB	Small	Detailed	NS	PDL	4			4
East Stoke	Fosse Road (Paunceforte Arms)	14/01304/FUL	0.12	CU	Small	Detailed	UC	PDL	3			3
East Stoke	Moor Lane (Honies Farm)	17/00284/FUL	0.71	CU	Medium	Detailed	NS	PDL	5			5
East Stoke	School Lane (Hall Farm)	16/01772/FUL	0.14	CU	Medium	Detailed	NS	green	2			2
East Stoke	School Lane (Hall Farm)	16/01772/FUL	0.32	NB	Medium	Detailed	NS	green	3			3
Elston	Elston Lane (Land off)	16/01881/FULM	0.43	NB	Large	Detailed	NS	Green	10			10
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		2	1
Farndon	Almond Grove (Garage Units adj 15-17)	16/02108/FUL	0.05	NB	Small	Detailed	NS	PDL	1			1
Farndon	Almond Grove (Garage Courts adj 27-29)	17/00042/FUL	0.07	NB	Small	Detailed	UC	PDL	2			2
Farndon	California Road (Land between 4-6)	17/00216/FUL	0.04	NB	Small	Detailed	NS	Green	1			1
Farndon	Cross Lane (9A)	16/01903/FUL	0.04	CU	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	UC	PDL	2			2
Farndon	Staveley Court (Land at) phase 1	17/00218/FUL	0.18	NB	Medium	Detailed	UC	Green	8			8
Farndon	Staveley Court (Land at) phase 2	17/00219/FUL	0.11	NB	Small	Detailed	UC	Green	3			3
Farndon	Main Street (Land Fronting 9)	16/01695/FUL	0.12	NB	Small	Detailed	UC	Green	1			1
Fernwood	Land North and East of Fernwood	14/00465/OUTM	57.91	NB	Large	Outline	NS	Green	1050			1050
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	UC	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 and Rural South Sub-Area 1 - Continued

Parish	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	Appleton Gate (73)	15/00672/FUL	0.01	CU	Small	Detailed	UC	PDL	4			4
Newark	Appleton Gate (Friary Mews)	17/01343/FUL	0.01	CV	Small	Detailed	NS	PDL	1			1
Newark	Beacon Hill Road	10/01256/FULM	6.64	NB	Large	Detailed	UC	Green	189		165	24
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	UC	Green	1			1
Newark	Beacon Hill Road (73)	17/00034/OUT	0.25	NB	Small	Outline	NS	Green	4	1		3
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 to the East of Top Row)	17/02305/FUL	0.16	NB	Medium	Detailed	NS	Green	7			7
Newark	Bailey Road (21B, Tenants and Residents Association)	17/01204/FUL	0.02	CU	Small	Detailed	UC	PDL	2			2
Newark	Balderton Gate (105, Oscars Inn)	17/02196/FUL	0.14	CV	Small	Detailed	NS	PDL	2	1		1
Newark	Balderton Gate (117, Compton House)	17/01045/FUL	0.03	CV	Small	Detailed	NS	PDL	1			1
Newark	Barnby Road (Land east of the Poplars)	17/00735/OUT	0.06	NB	Small	Outline	NS	Green	1			1
Newark	Bower Court	17/01590/FUL	0.27	CV	Small	Detailed	NS	PDL	2	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	Castle Gate (24, Vape HQ)	17/01124/FUL	0.05	CU	Small	Detailed	NS	PDL	3			3
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	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	UC	PDL	5			5
Newark	Green Lane (Land at)	16/01978/FUL	0.05	NB	Small	Detailed	NS	Green	1			1
Newark	Hawton Road (Land at 207 )	15/00036/FULm	1.33	NB	Large	Detailed	NS	Green	20			20
Newark	Hill Vue Gardens (Land to rear of 20)	17/02249/FUL	0.14	NB	Small	Detailed	NS	PDL	4			4
Newark	Hutchinson Road (Land to the North of)	15/01839/OUT	0.42	NB	Medium	Outline	UC	green	7			7
Newark	Hutchinson Road (Land opposite 25-27)	17/01027/FUL	0.05	NB	Small	Detailed	NS	Green	1			1

Newark and Rural South Sub-Area 1 - Continued

Parish	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	Kirk Gate (37-39)	17/01507/FUL	0.02	CU	Small	Detailed	UC	PDL	2			2
Newark	Lawrence Street (24)	18/00005/FUL	0.04	NB	Small	Detailed	NS	Green	1			1
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	UC	PDL	8			8
Newark	Meldrum Crescent (Amenity Land)	17/02269/FUL	0.1	NB	Small	Detailed	NS	Green	4			4
Newark	Millgate (Land off)	12/00301/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	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	UC	PDL	1			1
Newark	Philip Road (77)	16/01749/FUL	0.02	NB	Small	Detailed	NS	PDL	2			2
Newark	Portland Street (15-19, Newark Gas Appliances Ltd)	16/01538/FUL	0.02	CU	Small	Detailed	UC	PDL	3	1	0	2
Newark	Potterdyke/Pelham Street	07/01460/FULM	0.28	NB	Large	Detailed	UC	PDL	14			14
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	Whitfield Street (57, Balderton Gate Post Office)	17/02134/FUL	0.02	CU	Small	Detailed	NS	PDL	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 (Mulberry Tree Cottage)	17/00281/FUL	0.22	NB	Small	Detailed	NS	PDL	1			1
North Muskham	Crab Lane (South View)	15/01440/OUT	0.07	NB	Small	Detailed	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	Willow Drive (8)	16/00155/FUL	0.08	NB	Small	Detailed	NS	Green	3			3
South Muskham	Great North Road (Asheligh)	16/01761/OUT	0.35	NB	Small	Outline	NS	Green	3	1		2

Newark and Rural South Sub-Area 1 - Continued

Parish	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
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
<b>Total Dwellings</b>			<b>Dwellings Lost</b>			<b>Dwellings Complete</b>			<b>Net Remaining Plots (No Start or Under Construction)</b>			
4978			9			171			4798			

## 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	Brough (Land at Norwell Lane)	15/00429/FUL	0.13	NB	Small	Detailed	UC	Green	1			1
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	High Street (Billericay, 124)	17/00283/FUL	0.14	NB	Small	Detailed	NS	PDL	2			2
Collingham	Low Street Pitomy Farm (r/o 121)	16/01698/FUL	0.1	CU	Small	Detailed	UC	PDL	2			2
Collingham	Snowdon Road (Garage Site)	16/02171/FUL	0.1	NB	Small	Detailed	NS	PDL	2			2
Collingham	Station Road (Braemar Farm)	12/00895/ OUTM	3.91	NB	Large	Outline	NS	Green	65			65
Collingham	Station Road/Swinderby Road (Land off)	16/01807/ RMAM	1.47	NB	Large	Detailed	UC	Green	40			40
Collingham	Station Road (Land adjoining Braemar Farm)	17/01092/ RMAM	1.64	NB	Large	Detailed	NS	Green	35			35
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	Windsor Close (Land to the rear of 46-52)	16/02175/FUL	0.07	NB	Small	Detailed	UC	Green	3			3
Collingham	Windsor Close (Garage site off)	17/02168/FUL	0.26	NB	Small	Detailed	NS	PDL	4			4
Girton	Procters Drive (Holly Farmhouse)	17/01005/FUL	0.2	CU	Small	Detailed	NS	PDL	1			1
Harby	Low Street (Apple Drop Barn)	17/00951/FUL	0.14	CU	Small	Detailed	NS	PDL	1			1
Harby	Station Road (Janandra)	17/00280/OUT	0.15	NB	Small	Detailed	NS	Green	2			2
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
North Clifton	Gainsborough Road (Storage unit adj Station House)	17/00778/FUL	0.25	CU	Small	Detailed	UC	PDL	1			1
South Clifton	High Street (Site formerly part of Highfield Farm)	17/00214/FUL	0.27	NB	Small	Detailed	NS	PDL	2			2
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	0.43	NB	Medium	Detailed	NS	PDL	6			6
South Scarle	Main Street (Church Farm)	13/01630/ful	0.05	CU	small	Detailed	UC	Green	2		1	1
Spalford	Chapel Lane (Chapel Farm)	16/00803/OUT	0.16	NB	Small	Outline	NS	PDL	2			2

**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
Wigsley	Mill Lane Farm (2 Mill Lane)	16/00979/ CPRIOR	0.07	CU	Small	Detailed	UC	Green	1			1
Wigsley	North Scarle Road (Field Ref 2239)	14/01524/FUL	0.44	CU	Small	Detailed	UC	PDL	1			1

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
186	0	4	182



### 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 (44)	17/02018/FUL	0.09	NB	Small	Detailed	NS	Green	1			1
Carlton on Trent	Main Street (Land Adj 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
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 (Land adj The Croft)	17/02278/FUL	0.07	NB	Small	Detailed	NS	Green	2			2
Cromwell	Great North Road (The Croft)	17/00975/FUL	0.05	NB	Small	Detailed	NS	PDL	1			1
Cromwell	Great North Road (The Old Rectory)	15/01504/FUL	0.29	CU	Small	Detailed	NS	PDL	1			1
Grassthorpe	Copper Hill (Top Farm)	16/02083/FUL	0.14	CU	Small	Detailed	NS	PDL	1			1
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
Norwell	Caunton Road (Glebe Farm)	15/02142/FUL	0.08	CU	Small	Detailed	NS	PDL	2			2
Ossington	Lamberts Lane (5)	05/00655/FUL	0.00	CU	Small	Detailed	UC	Green	1			1
Ossington	Main Street(Highland Farm)	53/89/1091	0.49	CU	Medium	Detailed	UC	Green	5		3	2
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	Hemplands Lane (Land to the rear of 9-18 Hounsfield way off)	14/00161/FULM	3.31	NB	Large	Detailed	NS	Green	50			50
Sutton on Trent	Hemplands Lane (16, Land at Lunaris)	17/00029/FUL	0.03	NB	Small	Detailed	NS	Green	1			1
Sutton on Trent	High Street (22)	17/01300/FUL	0.03	CV	Small	Detailed	NS	PDL	2	1		1
Sutton on Trent	Old Great North Road (Aviemore)	13/00377/ful	0.03	NB	small	Detailed	UC	Green	1			1

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	Old Great North Road (The Nags Head)	16/01459/FUL	0.24	CU	Medium	Detailed	UC	PDL	4			4
Sutton on Trent	Old Great North Road (The Nags Head)	16/01459/FUL	0.05	NB	Medium	Detailed	UC	PDL	2			2
Sutton on Trent	Palmer Road (19)	13/01216/ful	0.04	NB	small	Detailed	UC	Green	1			1
Weston	Great North Road (Blue Bell Farm)	17/01965/FUL	0.08	CU	Small	Detailed	NS	PDL	3			3
Weston	Main Street (Ivy House Farm)	17/00567/FUL	0.09	CU	Small	Detailed	NS	PDL	1			1
Winkburn	Dilliner Wood Farm Main Street	06/00356/FUL	0.60	CU	Small	Detailed	UC	PDL	3			3
Winkburn	Hockerton, Caunton Road (Newfield Farm)	15/00729/FUL	0.31	CU	Small	Detailed	NS	PDL	2			2
Winkburn	Winkburn Lane (Land off)	17/01275/FUL	0.11	NB	Small	Detailed	NS	Green	2			2

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
110	2	5	103

## 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	Elmores Meadow (Land at)	17/02101/FUL	0.06	NB	Small	Detailed	NS	Green	1			1
Bleasby	Main Road and Sycamore Lane (Junction at, Studio M)	17/01718/FUL	0.02	CU	Small	Detailed	NS	PDL	1			1
Bleasby	Goverton (Goverton Hill)	16/00509/OUT	0.11	NB	Small	Detailed	NS	Green	1			1
Edingley	Greaves Lane (Fern Hollow)	15/01405/CPRIOR	0.26	CU	Small	Detailed	NS	Green	1			1
Edingley	Main Street (Manor Close)	17/01632/FUL	0.20	NB	Small	Detailed	NS	PDL	1			1
Edingley	Main Street (The Homestead)	17/01348/OUT	0.39	NB	Small	Outline	NS	PDL	1			1
Edingley	Newhall Lane, Grange Close	14/01389/FUL	0.08	NB	Small	Detailed	UC	PDL	1			1
Farnsfield	Broomfield Lane (Silverwood)	15/00122/FUL	0.14	NB	Medium	Detailed	UC	PDL	5			5
Farnsfield	Broomfield Lane (Sweet Briar Cottage)	14/01854/FUL	0.06	NB	Small	Detailed	UC	PDL	1			1
Farnsfield	Chapel Lane (The Croft)	12/00886/FUL	0.05	NB	Small	Detailed	UC	PDL	1			1
Farnsfield	Kirklington Road (Rufford Forest Farm Cottages)	12/00939/FUL	0.24	NB	Small	Detailed	NS	PDL	2	2		0
Farnsfield	Mansfield Road (Lime Tree Barn)	15/00896/FUL	0.11	CU	Small	Detailed	NS	PDL	1			1
Farnsfield	Southwell Road (Land adjacent Broadlands)	14/01469/OUTM	1.72	NB	Large	Detailed	UC	Green	48			48
Farnsfield	Southwell Road (The Old Orchard)	16/00558/FUL	0.09	NB	Small	Detailed	NS	PDL	1			1
Farnsfield	Station Lane (Woodlands Cottage)	17/01210/FUL	0.13	NB	Small	Detailed	NS	Green	1			1
Farnsfield	The Ridgeway/Milldale Road (Land off)	14/01576/OUTM	2.58	NB	Large	Detailed	NS	Green	60			60
Fiskerton	Church Lane (buildings rear of no. 1 and 2)	15/00505/FUL	0.04	CU	Small	Detailed	NS	PDL	1			1
Fiskerton	Gravelly Lane (Stonewold)	17/00517/FUL	0.10	NB	Small	Detailed	NS	PDL	1			1
Fiskerton	Main Street (The Old Maltings)	17/01793/FUL	0.06	CV	Small	Detailed	NS	PDL	1			1
Fiskerton	Middle Lane, Morton (Gable House)	17/00382/FUL	0.20	NB	Small	Detailed	UC	Green	1			1
Fiskerton	Station Road (Fairfields)	15/00503/FUL	0.55	NB	Small	Detailed	UC	PDL	1			1
Halam	Radley Road (Halam House Farm)	17/01818/FUL	0.29	NB	Small	Detailed	NS	PDL	4			4
Halam	Halam Hill (Land adj Lime Tree House)	16/01897/FUL	0.09	NB	Small	Detailed	NS	Green	1			1
Halloughton	Land Adjacent Cover Point	15/01023/FUL	0.11	NB	Small	Detailed	NS	Green	1			1
Halloughton	Southwell Road (Cover Point)	15/00676/FUL	0.22	NB	Small	Detailed	NS	PDL	1	1		0
Hockerton	Caunton Road (Land at)	17/00105/FUL	0.07	NB	Small	Detailed	UC	Green	1			1
Hockerton	Caunton Road (Newfield Farm)	16/00663/CPRIOR	0.16	CU	Small	Detailed	NS	Green	1			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
Hockerton	Caunton Road (Land at ( Meadow View))	17/01177/FUL	0.07	NB	Small	Detailed	NS	Green	1			1
Hockerton	Church Lane (Land at)	16/01824/FUL	0.12	NB	Small	Detailed	UC	Green	2			2
Hockerton	Hockerton Road (Land at)	17/00801/FUL	0.47	NB	Small	Detailed	NS	Green	2			2
Hockerton	Hockerton Road(Manor Farm)	08/01758/FUL	0.26	CU	Small	Detailed	UC	PDL	3			3
Hockerton	Kirklington Road (Derelict Residential Building off)	16/00110/FUL	0.04	CU	Small	Detailed	NS	PDL	1			1
Kirklington	Main Street (Home Farm, annexe)	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	Detailed	NS	Green	1			1
Rolleston	Fiskerton Road (Lynwood House)	16/00202/OUT	0.06	NB	Small	Detailed	NS	PDL	1			1
Southwell	Allenby Road (1)	17/00192/FUL	0.03	NB	Small	Detailed	NS	Green	2			2
Southwell	Allenby Road (Land off)	16/02169/OUTM	2.68	NB	Large	Outline	NS	Green	67			67
Southwell	Bishops Drive (Orchard End)	16/01563/FUL	0.10	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 (Rainbows)	15/00994/FULM	0.83	CU	Large	Detailed	uc	PDL	32		21	11
Southwell	Crew Lane (Southwell Mushrooms)	17/00723/CPRIOR	0.74	CU	Small	Detailed	NS	PDL	3			3
Southwell	Church Street (The Old Rectory)	16/02036/FUL	0.10	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	Easthorpe (Land to the rear of 37)	17/01839/FUL	0.16	NB	Small	Detailed	NS	Green	1			1
Southwell	Halam Road (Denholme Cottage)	17/00675/FUL	0.08	NB	Small	Detailed	NS	PDL	1			1
Southwell	Lower Kirklington Road (Brooklyn)	17/00383/OUT	0.35	NB	Small	Outline	NS	Green	3			3
Southwell	Lower Kirklington Road ( rear of Franklyn)	15/02179/FUL	0.44	NB	Small	Detailed	UC	Green	4		3	1
Southwell	Lower Kirklington Road (Adj Appleyard Land r/of Franklyn)	17/00623/FUL	0.11	NB	Small	Detailed	UC	Green	1			1
Southwell	Lower Kirklington Road (High Gables)	15/00475/OUTM	0.71	NB	Large	Outline	NS	Green	12			12

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	Lower Kirklington Road (Land off Private Drive)	16/01388/FUL	0.44	NB	Small	Detailed	NS	Green	4			4
Southwell	Newark Road (Holbrook /Beechwood House)	16/01777/FUL	0.35	NB	Small	Detailed	NS	PDL	1			1
Southwell	Nottingham Road (Park House)	16/00945/FUL	0.09	NB	Small	Detailed	NS	PDL	1			1
Southwell	Nottingham Road (Park Garage)	17/00932/FUL	0.11	CV	Small	Detailed	NS	PDL	1			1
Southwell	Nottingham Road(24)	09/00672/FUL	0.03	NB	Small	Detailed	UC	Green	1			1
Southwell	Nottingham Road (Springfield Bungalow)	15/01295/FULM	1.67	NB	Large	Detailed	NS	Green	38			38
Southwell	Nursery End (The Ropewalk (Rear of 49)	14/02172/FUL	0.24	NB	Small	Detailed	NS	Green	2			2
Southwell	Queen Street (7A)	17/01189/FUL	0.02	CU	Small	Detailed	UC	PDL	1			1
Southwell	The Ropewalk (Land to the rear of 51)	17/01286/FUL	0.11	NB	Small	Detailed	NS	Green	1			1
Southwell	Trinity Road (31)	17/00199/FUL	0.03	NB	Small	Detailed	NS	Green	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	Coneygre Farm (Barn) Hoveringham Lane, Hoveringham	15/00575/FUL	0.02	CU	Small	Detailed	UC	PDL	2		1	1
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	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	0.40	NB	Small	Detailed	NS	PDL	4			4
Thurgarton	The Park, (Elm Croft)	14/01008/FUL	0.39	NB	Small	Detailed	UC	PDL	1	1		0
Upton	Hockerwood Lane (Barn at Hopyard Farm)	17/01764/CPRIOR	0.60	CU	Small	Detailed	NS	PDL	1			1
Upton	Main Road(Chapel Farm)	59/81/282	0.06	CU	Medium	Detailed	UC	Green	2		1	1
Upton	Main Road(Chapel Farm)	59/81/282	0.18	NB	Medium	Detailed	UC	Green	6			6
Upton	Top Yard Paddock Barn, Main Street	13/00082/ful	0.04	CU	small	Detailed	UC	PDL	1			1

**Southwell Area** - Continued

<b>Total Dwellings</b>	<b>Dwellings Lost</b>	<b>Dwellings Complete</b>	<b>Net Remaining Plots (No Start or Under Construction)</b>
371	8	26	337

## 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		2	1
Epperstone	Main Street (Grove Farm)	17/01445/FUL	0.21	CU	Small	Detailed	NS	PDL	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 (Caralow)	17/02084/CPRIOR	0.01	CU	Small	Detailed	NS	PDL	1			1
Lowdham	Old Epperstone Road (Oak Tree Farm)	16/01757/CPRIOR	0.04	CU	Small	Detailed	NS	PDL	1			1
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

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
17	0	2	15

## 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	Farnsfield Road (White Cottage) rear	17/00596/FUL	0.09	NB	Small	Detailed	NS	Green	1			1
Bilsthorpe	Farnsfield Road (White Cottage) front	17/00665/FUL	0.17	NB	Small	Detailed	NS	Green	1			1
Bilsthorpe	Kirklington Road (85)	06/01411/OUT	0.26	NB	Small	Detailed	UC	Green	4		3	1
Bilsthorpe	Kirklington Road (108, Roseleigh)	16/01918/FUL	0.21	NB	Small	Detailed	UC	PDL	5			5
Bilsthorpe	Kirklington Road (49)	15/00491/FUL	0.06	NB	Small	Detailed	NS	green	1			1
Bilsthorpe	Maid Marion Avenue (Land North of)	16/02086/OUTM	3.47	NB	Large	Outline	NS	Green	51			51
Bilsthorpe	Oaktree Drive (31, Milfield)	18/00215/FUL	0.04	NB	Small	Detailed	NS	Green	1			1
Bilsthorpe	Oldbridge Way (Land at)	16/01618/OUTM	8.28	NB	Large	Outline	NS	Green	113			113
Bilsthorpe	Oldbridge Way (Land at)	15/01278/FUL	0.03	NB	Small	Detailed	NS	green	1			1
Bilsthorpe	The Crescent	05/00775/FULM	0.1	NB	Medium	Detailed	UC	PDL	7			7
Bilsthorpe	Wycar Road (31)	15/00302/FUL	0.02	NB	Small	Detailed	UC	green	1			1
Eakring	Bilsthorpe Road (Land to the South of)	16/00819/FULM	4.42	NB	Medium	Detailed	NS	Green	9			9
Eakring	Brail Lane (Stable Block)	16/01012/FUL	0.09	CU	Small	Detailed	NS	PDL	1			1
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		2	2
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	0.20	NB	Small	Detailed	UC	PDL	4		1	3
Edwinstowe	East Lane (Hammer & Wedge Club)	12/00670/FUL	0.06	NB	Small	Detailed	UC	PDL	2			2
Edwinstowe	East Lane (21, Land adj to Cheryl)	17/01640/FUL	0.02	NB	Small	Detailed	NS	Green	1			1
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	Detailed	UC	green	67			67
Edwinstowe	Rufford Road (R/O 2)	09/01022/OUT	0.01	NB	Small	Detailed	UC	Green	1			1



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 Und str
Egmanton	Burnmoor Lane (Land Adjacent Burnmoor Farm)	16/00411/FUL	0.10	NB	Small	Detailed	NS	Green	1			
Egmanton	Main Street(R/O Yew Tree Farm)	06/01758/FUL	0.3	NB	Small	Detailed	UC	Green	3			
Kirton	Main Street (Glebe Farm)	15/00469/FUL	0.18	CU	Small	Detailed	NS	PDL	2			
Kneesall	Main Street (Fortune Farm)	15/01454/FUL	0.17	NB	Small	Detailed	UC	PDL	3			
Kneesall	Main Street (Fortune Farm)	15/01453/FUL	0.11	NB	Small	Detailed	UC	PDL	1			
Kneesall	Main Street (Rose Lea)	15/02153/FUL	0.22	NB	Small	Detailed	UC	PDL	1			
Ollerton & Boughton	Beech Avenue (Adj 24)	14/02162/FUL	0.02	NB	Small	Detailed	UC	Green	1			
Ollerton & Boughton	Brake Lane (Boughton pumping station)	15/01530/FUL	1.66	CU	Small	Detailed	UC	PDL	1			
Ollerton & Boughton	Brake Lane (Boughton Pumping Station)	16/00372/FUL	0.16	NB	Medium	Detailed	UC	PDL	9			
Ollerton & Boughton	Church Road (Post Box Cottage)	16/01202/FUL	0.02	CU	Small	Detailed	NS	PDL	1			
Ollerton & Boughton	Forest Road(Sherwood Energy Village), Ollerton	05/02273/FULM	5.43	NB	Large	Detailed	UC	PDL	184		15	
Ollerton & Boughton	Greenwood Crescent (Land to the rear of 41-	17/00191/FUL	0.11	NB	Small	Detailed	UC	PDL	2			
Ollerton & Boughton	Greenwood Crescent (67)	17/00223/FUL	0.01	NB	Small	Detailed	NS	Green	1			
Ollerton & Boughton	Kirk Drive (Units 1 to 4)	06/00635/RMA	0.32	NB	Medium	Detailed	UC	PDL	9		4	
Ollerton & Boughton	Maida Lane (Little John Lakes)	13/00942/ful	0.1	NB	small	Detailed	UC	PDL	1			
Ollerton & Boughton	Main Road (Prospect House)	17/01916/OUT	0.09	NB	Small	Outline	NS	Green	2			
Ollerton & Boughton	Newark Road (51)	17/00767/FUL	0.02	NB	Small	Detailed	UC	Green	2			
Ollerton & Boughton	Oak Avenue (4), Ollerton	08/00372/FUL	0.03	CV	Small	Detailed	UC	PDL	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
Ollerton & Boughton	Sherwood Drive (Ollerton Market)	16/00530/OUT	0.08	CU	Small	Outline	NS	PDL	3			3
Ollerton & Boughton	Sherwood Energy Village (Land adjacent Darwin Drive)	15/00984/FUL	0.10	NB	Medium	Detailed	UC	Green	7			7
Ollerton & Boughton	Sherwood Energy Village (Land opposite Darwin Court, Darwin Drive)	16/00902/FULM	1.47	NB	Large	Detailed	UC	Green	51		14	37
Ollerton & Boughton	Station Road (Milkmaid Cottage)	17/00687/FUL	0.02	CU	Small	Detailed	NS	PDL	1			1
Ollerton & Boughton	Station Road (Steemson House)	03/01126/FUL	0.06	CU	Small	Detailed	UC	PDL	1			1
Ollerton & Boughton	Tuxford Road (2 Southview Villas)	16/02042/OUT	0.15	NB	Small	Outline	NS	Green	2			2
Ollerton & Boughton	Wellow Road (Fairholme)	16/01442/FUL	0.07	NB	Small	Detailed	NS	PDL	1			1
Ollerton & Boughton	Wellow Road (Land to the North of)	13/00743/outm	5.75	NB	large	Detailed	UC	Green	147		96	51
Ollerton & Boughton	Wellow Road (Majeka)	17/02105/FUL	0.58	NB	Medium	Detailed	NS	Green	9			9
Ollerton & Boughton	Wellow Road, Ollerton	04/00613/OUT	0.03	NB	Small	Detailed	UC	PDL	1			1
Ollerton & Boughton	Whinney Lane (Land at Ollerton and Bevercotes Miners Welfare)	14/00669/FULM	2.66	NB	Large	Detailed	UC	PDL	88		70	18
Perlethorpe	The Green	07/01257/FUL	0.53	CU	Small	Detailed	UC	PDL	0	1		-1
Perlethorpe	Thoresby Park (The Kennels)	17/00863/FUL	0.28	CU	Small	Detailed	NS	PDL	1			1
Perlethorpe	Worksop Road	15/00650/FUL	0.02	CU	Small	Detailed	NS	PDL	2			2
Rufford	May Lodge Drive (Parkside)	16/01997/OUT	0.20	NB	Small	Outline	NS	Green	1			1
Rufford	Wellow Road	02/01269/FUL	1.02	NB	Small	Detailed	UC	Green	1			1

**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
Walesby	Brake Road (The Cottage)	07/01178/FUL	0.03	CU	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
<b>Total Dwellings</b>		<b>Dwellings Lost</b>			<b>Dwellings Complete</b>				<b>Net Remaining Plots (No Start or Under Construction)</b>			
896		1			206				689			

## 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	Beck Lane (Cornerways)	17/01692/RMA	0.21	NB	Small	Detailed	NS	Green	4			4
Blidworth	Belle Vue Lane (Adj. Belle Vue House)	16/01144/FULM	0.40	NB	Large	Detailed	UC	Green	21			21
Blidworth	Central Avenue (Land to the rear of 12-16)	17/00194/FUL	0.07	NB	Small	Detailed	uc	PDL	1			1
Blidworth	Dale Lane (4, Land adj Dale House)	17/00124/FUL	0.03	NB	Small	Detailed	NS	Green	1			1
Blidworth	Dale Lane (6 adj)	16/01343/FUL	0.07	NB	Small	Detailed	NS	Green	1			1
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	Detailed	UC	PDL	3			3
Blidworth	Fishpool Road (Rock Farm)	15/01677/CPRIOR	0.07	CU	Small	CPRIOR	UC	PDL	1			1
Blidworth	Haywood Oaks Farm	11/00418/FUL	0.41	CU	Small	Detailed	UC	PDL	2			2
Blidworth	Haywood Oaks Lane (Land adj 23)	17/00221/FUL	0.06	NB	Small	Detailed	NS	PDL	4			4
Blidworth	Main Street (Land at Former White Lion Pub)	17/02149/FUL	0.06	NB	Small	Detailed	UC	PDL	2			2
Blidworth	Main Street (White Lion PH)	13/01805/ful	0.09	CU	small	Detailed	UC	PDL	3		1	2
Blidworth	The Crescent (26) new one 27	15/01057/FUL	0.12	NB	Small	Detailed	UC	green	1			1
Clipstone	Cavendish Way	14/01308/FULM	2.3	NB	Large	Detailed	UC	green	92		83	9
Clipstone	Cavendish Way (Bluebell Wood Lane (Phase 2))	08/01905/OUTM	5.03	NB	Large	Outline	NS	Green	161			161
Clipstone	Cavendish Way (Cavendish Park)	08/01905/OUTM	3.64	NB	Large	Detailed	NS	Green	107			107
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
Clipstone	Mansfield Road (Land to the side of 4)	18/00032/FUL	0.03	NB	Small	Detailed	NS	Green	1			1
Clipstone	Mansfield Road (129)	17/00538/FUL	0.06	CU	Small	Detailed	UC	PDL	4		2	2
Clipstone	Mansfield Road (151)	15/02223/FUL	0.06	CU	Small	Detailed	NS	PDL	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 (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	UC	Green	8			8
Clipstone	Vicars Court (Land at)	15/00035/FUL	0.08	NB	Medium	Detailed	UC	Green	6			6
Clipstone	Vicars Court (Land adj.24)	17/00215/FUL	0.05	NB	Small	Detailed	UC	Green	2			2
Clipstone	Waterfield Way (Land West of)	13/00458/OUTM	5.47	NB	Large	Outline	NS	Green	100			100
Rainworth	Preston Road (Land rear of 76-78)	17/00200/FUL	0.08	NB	Small	Detailed	UC	PDL	2			2
Rainworth	Top Street (Field reference 0790)	17/00865/FULM	1.68	NB	Large	Detailed	NS	Green	52			52
Rainworth	Land off Warsop Lane	13/01256/OUTM	5.25	NB	large	Detailed	UC	Green	160		88	72

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Remaining Plots (No Start or Under Construction)
781	0	174	607

Figure 4: District Commitments by Plan Area at 01/04/2018

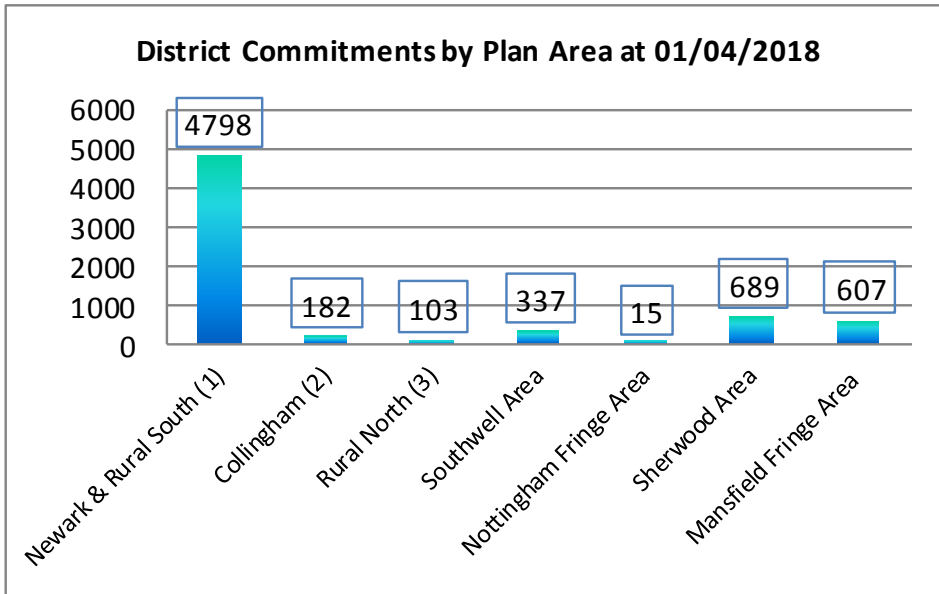


Figure 4 shows extant planning permissions for residential development and number of dwellings that could be built in each Plan Area

**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 01/04/2018

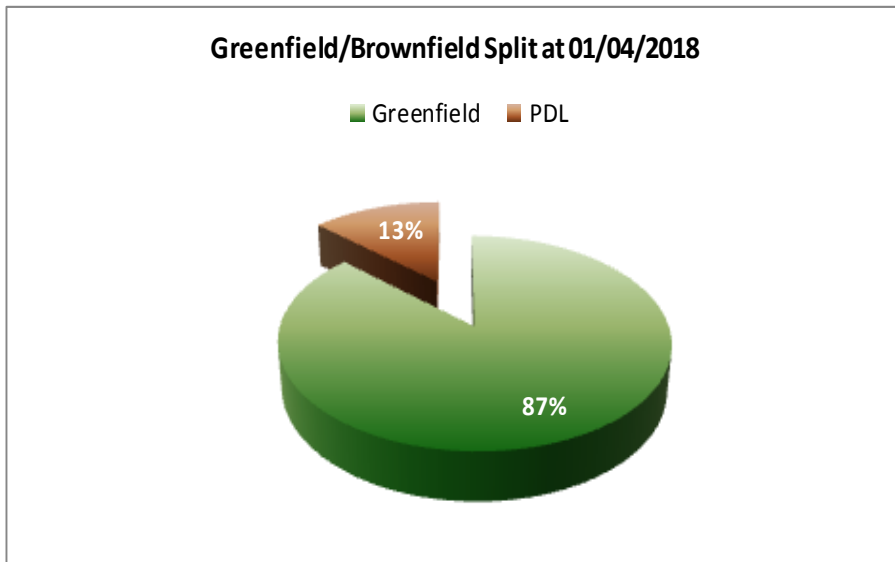


Figure 5 shows the Greenfield/Previously Developed Land split for the percentage of residential commitments where there is either no start or plots under construction.

## Section Three

### Additional Sites included in the 5 Year Land Supply Calculations

Figures 6 and 7 on pages 31 and 32 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 Amended Core Strategy

Projected completions for the period (18/19 to 22/23) 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 for parcel 1 and 2a for 173 and 64 dwellings (16/02120/RMAM).

Site NAP 2B is the residual allocation. Outline permission for 1050 dwellings to the north and east of Fernwood was granted during the monitoring period.

**Figure 6:** Sites without planning consent allocated in the adopted Core Strategy and proposed within the Plan Review Amended Core Strategy

DPD Policy Reference	Primary Parish	Site Address	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	50	100	100	100	100	100	100	100	100	875
NAP2C	Fernwood	Strategic Site (Land around Fernwood)			10	60	60	65	85	85	85	85	85	85	85	85	85	960
ShAP4	Edwinstowe	Strategic Site (Thoresby Colliery)			10	75	75	75	75	75	75	75	75	75	75	40		800
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>20</b>	<b>135</b>	<b>135</b>	<b>165</b>	<b>210</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>225</b>	<b>185</b>	<b>2635</b>

**Figure 7:** Illustrative Trajectory for remaining allocated Sites in the Allocations & Development Management DPD (Adopted July 2013) at 01/04/2018

ADM DPD	Address	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						16	20	20	20	10						86
NuA/Ho/3	Land on Lincoln Road					24											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 Millgate							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	35	5								120
NUA/MU/3	NSK factory, Northern Road											30	30	30	30	30	150
NUA/MU/4*	Land at Bowbridge Road, (Elm Avenue)*				25	30											55
So/Ho/4	Land East of Kirklington Road			5	15	15	10										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			1				2	2								5
OB/Ho/2	Land adjacent to Hollies Close				25												25
OB/MU/1	Land at the rear of Petersmiths Drive		20	25	25	25	25	25	25	25	25	25	25	25	10		305
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			15	30	30	30	30									135



**Figure 7:** Illustrative Trajectory for remaining allocated Sites in the Allocations & Development Management DPD (Adopted July 2013) at 01/04/2017 continued

ADM DPD	Address	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
Bi/MU/1	Land to the East of Kirklington Road			15	25	25	20										85
Ra/MU/1**	Land at Kirklington Road																0
Bl/Ho/1	Land at Dale Lane						25	30									55
Bl/Ho/3	Land South of New Lane				35	35	30										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
<b>Totals</b>		<b>0</b>	<b>20</b>	<b>61</b>	<b>190</b>	<b>219</b>	<b>240</b>	<b>226</b>	<b>102</b>	<b>95</b>	<b>100</b>	<b>200</b>	<b>237</b>	<b>234</b>	<b>175</b>	<b>120</b>	<b>2219</b>

\* 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

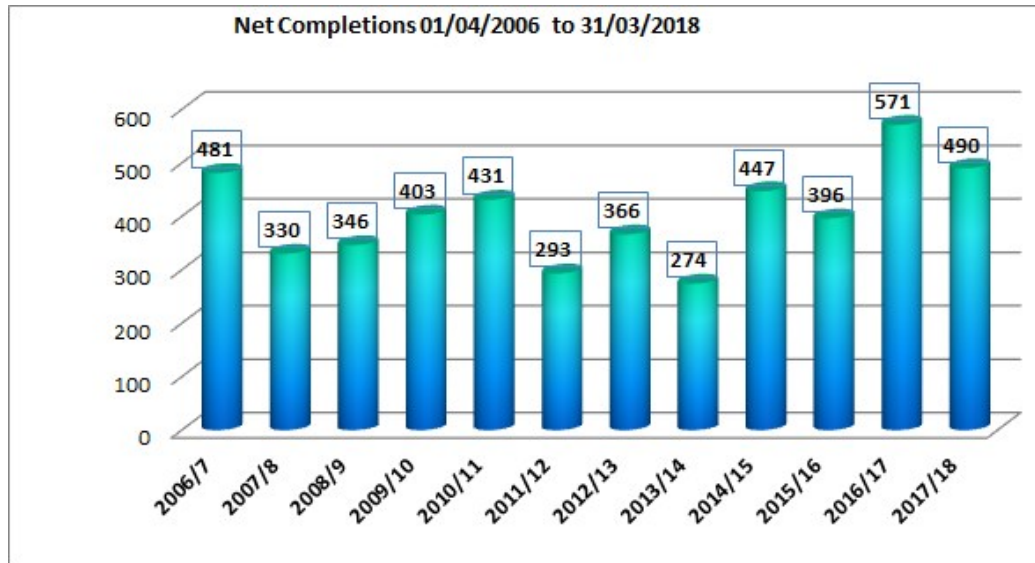


Figure 8 provides comparison data for net completions for the plan period from 01/04/2006 to 31/03/2018

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 **419** dwellings each year.

The average net completion rate from 2006 is **402** 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	2017/18
Gross Completions	484	333	348	405	433	335	383	312	462	440	585	507
Losses	3	3	2	2	2	42	17	38	15	44	14	17
<b>Net Completions</b>	<b>481</b>	<b>330</b>	<b>346</b>	<b>403</b>	<b>431</b>	<b>293</b>	<b>366</b>	<b>274</b>	<b>447</b>	<b>396</b>	<b>571</b>	<b>490</b>

\* 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	25	8	143	54	122	<b>176</b>
Collingham Sub-Area 2	5	0	7	1	11	<b>12</b>
Rural North Sub-Area 3	4	6	0	4	6	<b>10</b>
Southwell Area	22	2	59	38	45	<b>83</b>
Nottingham Fringe Area	6	0	1	4	3	<b>7</b>
Sherwood Area	8	9	91	44	64	<b>108</b>
Mansfield Fringe Area	11	4	96	7	104	<b>111</b>
<b>Totals</b>	<b>81</b>	<b>29</b>	<b>397</b>	<b>152</b>	<b>355</b>	<b>507</b>

Figure 10 shows Gross Completions by plan area Detailed by Small, Medium Large, Previously Developed Land and Greenfield sites. (01/04/2017 to 31/03/2018)

Figure 11: Percentage Split of Completions by Area

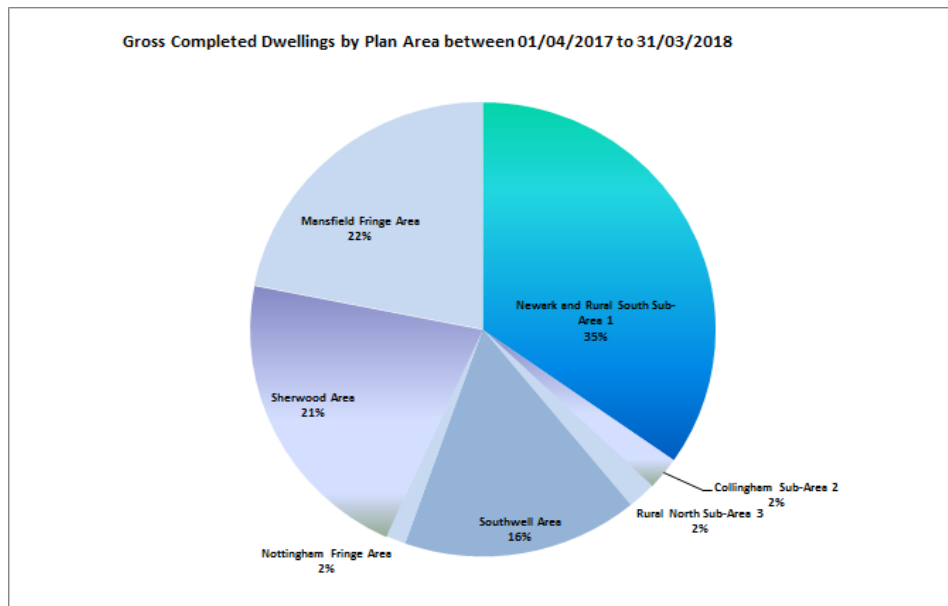


Figure 11 shows the percentage of gross completions by plan area between 01/04/2017 and 31/03/2018

**Gross Completions Tables by Plan Area (and Sub-Area in Newark) 01/04/2017 to 31/03/2018**

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	4	5		6	3		9
Barnby							0
Bathley							0
Coddington		1		1			1
Cotham							0
East Stoke							0
Elston	2			2			2
Farndon							0
Fernwood							0
Hawton							0
Kelham							0
Kilvington							0
Newark	133	26	4	15	5	143	163
North Muskham	1			1			1
South Muskham							0
Staunton							0
Staythorpe							0
Syerston							0
Thorpe							0
Winthorpe							0
<b>Total</b>	<b>140</b>	<b>32</b>	<b>4</b>	<b>25</b>	<b>8</b>	<b>143</b>	<b>176</b>

**Gross Completions Tables by Plan Area** (continued) 01/04/2017 to 31/03/2018

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	8	1		2		7	9
Girton							0
Harby	1			1			1
Girton							0
Holme							0
Langford							0
Meering							0
North Clifton							0
South Clifton		1		1			1
South Scarle		1		1			1
Spalford							0
Thorney							0
Wigsley							0
<b>Total</b>	<b>9</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>7</b>	<b>12</b>

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	6				6		6
Cromwell	2	1		3			3
Grassthorpe							0
Maplebeck							0
Norwell							0
Ossington							0
Sutton on Trent							0
Weston	1			1			1
Winkburn							0
<b>Total</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>10</b>

**Gross Completions Tables by Plan Area** (continued) **01/04/2017 to 31/03/2018**

Figure 15: Southwell Area

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Bleasby	1				1			1
Edingley								0
Farnsfield	40				3		37	40
Fiskerton								0
Halam		1			1			1
Halloughton								0
Hockerton	4				4			4
Kirklington								0
Rolleston								0
Southwell	7	23			8		22	30
Thurgarton	3	3			4	2		6
Upton	1				1			1
<b>TOTALS</b>	<b>56</b>	<b>27</b>	<b>0</b>		<b>22</b>	<b>2</b>	<b>59</b>	<b>83</b>

Figure 16: Nottingham Fringe

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Bulcote								0
Caythorpe								0
Epperstone	3				2		1	3
Gonalston		1			1			1
Gunthorpe	1				1			1
Hoveringham								0
Lowdham								0
Oxton		2			2			2
<b>Total</b>	<b>4</b>	<b>3</b>	<b>0</b>		<b>6</b>	<b>0</b>	<b>1</b>	<b>7</b>

**Gross Completions Tables by Plan Area** (Continued) **01/04/2017 to 31/03/2018**

Figure 17: Sherwood Area

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Bilsthorpe	7				1	6		7
Eakring	5				2	3		5
Edwinstowe								0
Egmanton								0
Kersall								0
Kirton								0
Kneesall								0
Laxton								0
Ollerton and Boughton	92				1		91	92
Ompton								0
Perlethorpe			3		3			3
Rufford								0
Walesby	1				1			1
Wellow								0
<b>Total</b>	<b>105</b>	<b>0</b>	<b>3</b>		<b>8</b>	<b>9</b>	<b>91</b>	<b>108</b>

Figure 18: Mansfield Fringe

Primary Parish	New Build	Change of Use	Conversion		Small (0-4)	Medium (5-9)	Large (10+)	Total
Blidworth	7	1			4	4		8
Clipstone	44	2			3		43	46
Lindhurst								0
Rainworth	56	1			4		53	57
<b>Total</b>	<b>107</b>	<b>4</b>	<b>0</b>		<b>11</b>	<b>4</b>	<b>96</b>	<b>111</b>

## Gross Completions 01/04/2017 to 31/03/2018

Figure 19: Greenfield/PDL Split

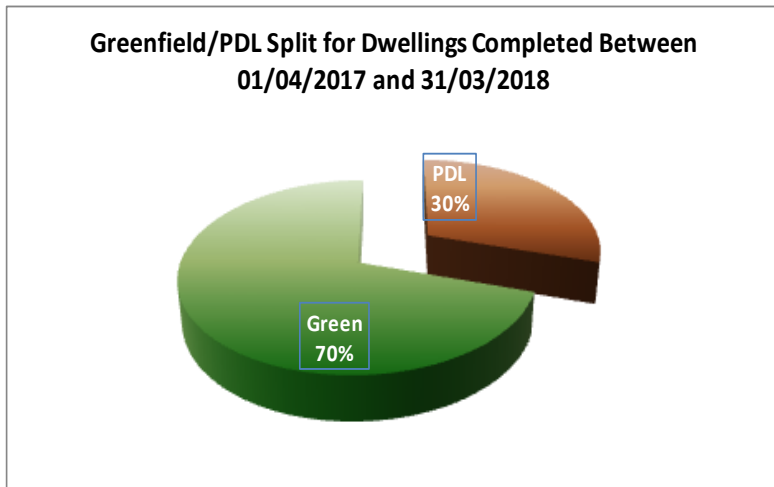


Figure 19 shows the split of gross completions of dwellings built on Previously Developed Land or Greenfield land.

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.

### 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

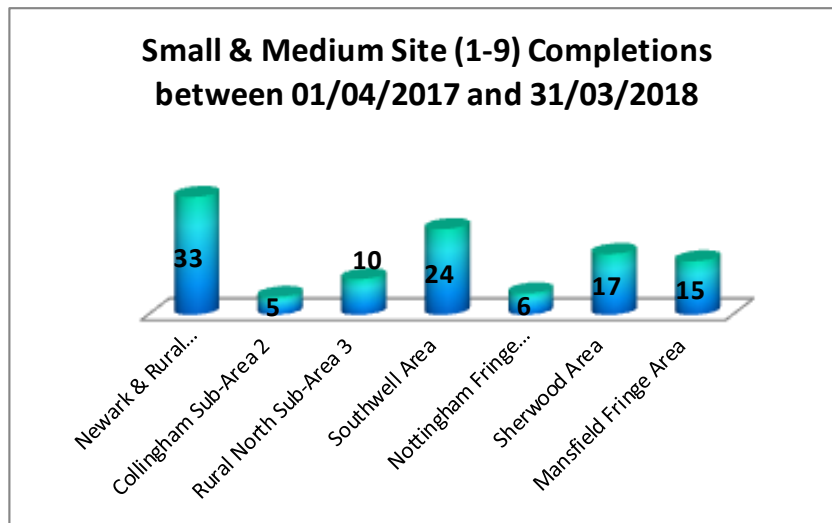
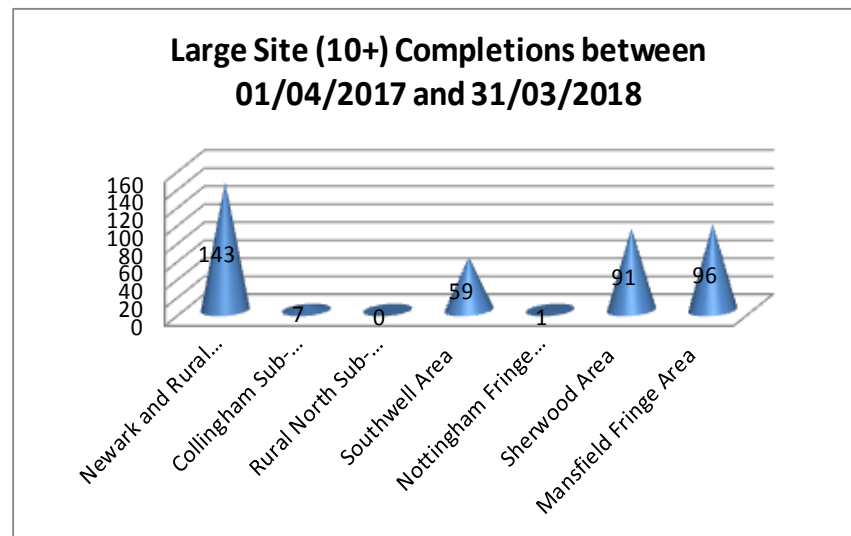


Figure 21: Completions on Large Sites





### Gross Completions by Type between 01/04/2017 and 31/03/2018

Figure 22: Completions by Bedroom Size and Area

Plan Area	Bedroom Size					Totals
	1	2	3	4	5+	
Newark & Rural South Sub-Area 1	79	49	29	19		<b>176</b>
Collingham Sub-Area 2	1	3	2	4	2	<b>12</b>
Rural North Sub-Area 3		5	4	1	0	<b>10</b>
Southwell Area	7	34	28	10	4	<b>83</b>
Nottingham Fringe Area		2	5			<b>7</b>
Sherwood Area		26	51	28	3	<b>108</b>
Mansfield Fringe Area	3	24	80	4		<b>111</b>
<b>Totals</b>	<b>90</b>	<b>143</b>	<b>199</b>	<b>66</b>	<b>9</b>	<b>507</b>

Figure 22 shows the (gross) distribution of dwellings by bedroom size and plan area for completions between 01/04/2017 and 31/03/2018

Figure 23 shows the number of (gross) completed residential build types between 01/04/2017 and 31/03/2018. 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.

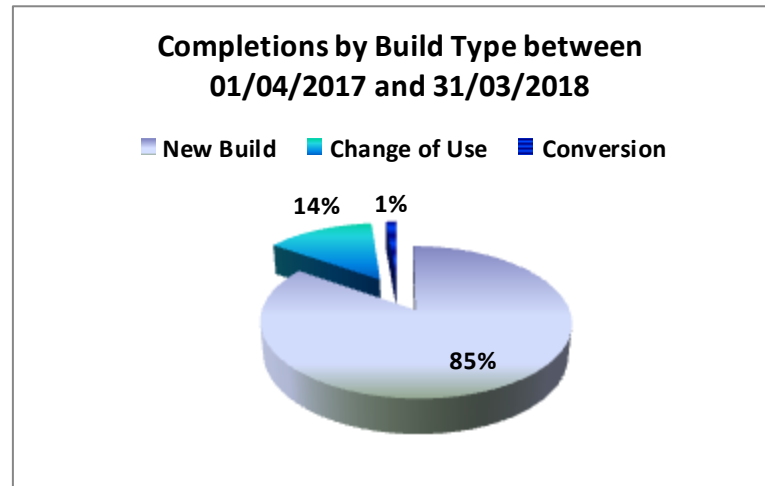
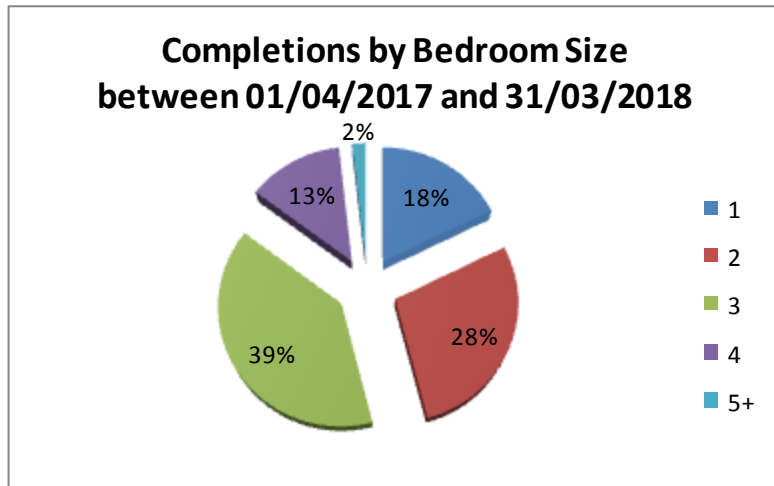
Figure 23: Completions by Build Type and Area

Plan Area	New Build	Change of Use	Conversion	Totals
Newark & Rural South Sub-Area 1	140	32	4	<b>176</b>
Collingham Sub-Area 2	9	3	0	<b>12</b>
Rural North Sub-Area 3	9	1	0	<b>10</b>
Southwell Area	56	27	0	<b>83</b>
Nottingham Fringe Area	4	3	0	<b>7</b>
Sherwood Area	105	0	3	<b>108</b>
Mansfield Fringe Area	107	4	0	<b>111</b>
<b>Totals</b>	<b>430</b>	<b>70</b>	<b>7</b>	<b>507</b>

**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)	56.81
Medium (5-9)	38.72
10+	52.07
<b>All</b>	<b>54.16</b>

Figure 24 shows the percentage split and number of dwellings completed/occupied between 01/04/2017 and 31/03/2018 by bedroom size.

Figure 25 shows the percentage of dwellings completed/occupied by build type between 01/04/2017 and 31/03/2018.

Figure 26 shows the average density of dwellings completed on sites during the monitoring period. The sites have been divided into 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 and it should be noted that some conversions on small sites will have a disproportionate impact on the averages.

### Losses Data 01/04/2017 to 31/03/2018

Figure 27: Losses by Plan Area and Parish

Plan Area	No of Losses	Parish	No of Losses
Newark (1)	3	Balderton	1
Newark (3)	1	Cromwell	1
Southwell Area	7	Eakring	1
Sherwood Area	6	Edingley	1
		Farnsfield	2
		Hockerton	2
		Kneesall	1
		Newark	2
		Ollerton & Boughton	2
		Perlethorpe	2
		Southwell	2
<b>Total Losses</b>	<b>17</b>		<b>17</b>

**17** losses have been recorded for this period. Figure 27 shows losses that have occurred in the District between 01/04/2017 and 31/03/2018. The data has been recorded by Plan area and Parish. Losses have been identified from council tax, planning and building control records.

**Losses Data 01/04/2017to 31/03/2018**

Figure 28: Losses by Year

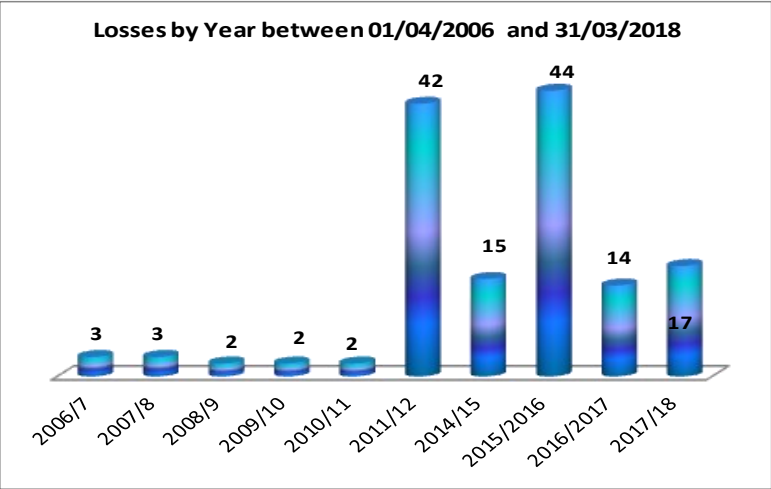


Figure 28 shows losses by year between 01/04/2006 and 31/03/2018. Since 2011 changes have been made in the way that losses are recorded, to ensure they are recorded the year that the loss has been incurred. In 2015/16 the replacement dwelling monitoring was amalgamated so losses are higher again this 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 17/18 using Planning Policy Criteria	Number of Affordable Dwellings Completed/Occupied in 17/18 using Strategic Housing Criteria
Caunton	Norwell Road	16/00382/FUL	6	6
Farnsfield	Ash Farm, Cockett Lane	13/01862/RMAM	23	25
Newark	Beacon Hill Road	10/01256/FULM	14	14
Newark	Bowbridge Road	15/02299/FULM	60	60
Newark	Kings Road	08/02221/FULM	10	10
Newark	Quibell Road	17/00003/FUL	3	3
Newark	Stephen Road	17/00190/FUL	2	2
Ollerton	Land to the North of Wellow Road	14/01533/RMAM	2	2
Rainworth	Warsop Lane	15/00523/RMAM 15/00522/FULM	8	8
			<b>128</b>	<b>130</b>

Figure 29 shows the delivery of new build affordable housing between 01/04/2017 and 31/03/2018. 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 as at 30<sup>th</sup> October 2017

#### 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 was for those entered onto the register during the period 1st April 2016 to 30th October 2016. All further periods run from 31<sup>st</sup> October to 30<sup>th</sup> October the following year. 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 30<sup>th</sup> October 2017 will be reported in Housing Monitoring report for the financial year 2017/18).

#### 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 ran between 1<sup>st</sup> April and 30<sup>th</sup> October 2016. Future periods will run from 31<sup>st</sup> October until 30<sup>th</sup> October the following year. Total demand should be assessed over 3 base periods, however as this is only the second monitoring event, only two periods can be considered this year. The following headline data can therefore be provided:

<b>Total Entries on Register</b>	<b>As at 30<sup>th</sup> Oct 2017</b>	<b>44</b>
<b>Type of Applicant</b>		
As an individual or household		42
As a group/association		2
<b>Current Housing Tenure</b>		
Owner occupied		34
Shared Ownership		2
Private Rented		7
Living with Parents		1
<b>Preferred Type of Dwelling</b>		
Detached		25
Detached Bungalow		16
Not Decided		3
<b>Preferred Number of Bedrooms</b>		
2 bed		9
3 bed		11
4 bed+		16
Undecided		8
<b>General Location Preference</b>		
Newark Area - Newark and Rural South Sub-area 1		9
Newark Area – Collingham Sub-area 2		7
Newark Area – Rural North Sub-area 3		5
Southwell Area		14
Nottingham Fringe Area		6
Sherwood Area		9
Mansfield Fringe Area		6
Whole District		15
<b>Total Plots Required</b>		<b>50</b>

- 2.2 A total of 9 individuals were accepted on to the register during the first monitoring period, with no groups/associations registering interest. During this second monitoring period, 33 individuals and 2 groups were added. The two groups are both interested in development of 4 houses.
- 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, it is considered small sites of 1-4 dwellings granted permission during the Housing Monitoring Report periods of 2016/2017 and 2017/2018, 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 with 186 dwellings granted in 17/18. 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 and second base periods. It is also worth noting that 33 applications for self build dwelling exemption from the Community Infrastructure Levy (CIL) were approved during 16/17 and 29 during the 17/18 monitoring period although this does not show the full picture across the District as dwellings within both Mansfield Fringe and Sherwood areas were zero rated for (residential) CIL up to the end of December 2017. On 1st January 2018 a new charging schedule came into force after the CIL Review was adopted. The charging zones are now based on the Newark and Sherwood District Council Electoral Wards and the areas which are zero rated for residential CIL has increased. The following electoral wards are now zero rated for residential CIL: Balderton South; Bridge; Devon; Ollerton; Boughton; Edwinstowe & Clipstone; Rainworth North & Rufford; Bilsthorpe and Rainworth South & Blidworth.
- 3.5 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 7

### Statement of Five Year Housing Land Supply 1st April 2018

#### 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 31st March 2018.
- 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 2018 to 31st March 2023. 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. Future documents will be produced in accordance with the planning practice guidance which has been produced to accompany the revised National Planning Policy Framework published in July 2018.
- 1.5. The LPA is satisfied that it can demonstrate a 5YLS of 6.11 years when including a 20% buffer as suggested under the provisions of the previous NPPF. Whilst the detail set out in the new NPPF and clarified in the new planning practice guidance published on 13th September seek additional details to be published as part of any annual position statements, the District Council is content that the evidence underpinning the 5YLS is sufficiently robust and based on appropriate evidence from site owners and developers that it may still be relied upon.

## 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 with the Amended Core Strategy DPD being examined by Inspector Paul Griffiths. The two day examination hearing was held between Thursday 1<sup>st</sup> February and Friday 2<sup>nd</sup> February 2018. As part of the examination hearing the Inspector identified a number of Main Modifications to rectify issues of legal compliance and/or soundness with the Amended Core Strategy. None of these modifications relate to the conclusions of the Strategic Housing Market Assessment (SHMA) which was produced in conjunction with the neighbouring authorities of Ashfield and Mansfield, under the Duty to Cooperate, to establish the revised housing need figures for the Housing Market Area.
- 2.6. The SHMA 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 figure has been taken through the Plan Review process and forms the Requirement for the Amended Core Strategy DPD.

2.7. 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.

### Buffer

2.8. 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.

2.9. 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
2014/2015	447	740	-293	454	-7
2015/2016	396	740	-344	454	-58
2016/2017	571	740	-169	454	+117
2017/2018	490	740	-250	454	+35
Total	4,340	8,880	-4,052	2,270	-92

2.10 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 the first three years, but the last two monitoring years has seen over-delivery which in effect cancels out the under-delivery for approximately two and a half of the preceding three years. Despite this more recent positive delivery the Council still considers it appropriate to consider the impact of the 20% buffer on the five year land supply calculation, alongside the 5% buffer.

## Shortfall

2.11 Between 2013 and 2018 2,178 dwellings have been completed in Newark & Sherwood out of the required 2,270. This has led to a shortfall of 92 units, down from 245 at its highest.

### Requirement Summary showing 5% and 20% buffers

Housing Target 2018 - 2023 (454*5)	2,270
Housing Shortfall (2013 - 2018)	92
<b>Housing Requirement 2018 - 2023 (5% buffer applied to target + shortfall)</b>	<b>2,480</b>
<b>Annualised Housing Requirement</b>	<b>496</b>

Housing Target 2018 - 2023 (454*5)	2,270
Housing Shortfall (2013 - 2018)	92
<b>Housing Requirement 2018 - 2023 (20% buffer applied to target + shortfall)</b>	<b>2,834</b>
<b>Annualised Housing Requirement</b>	<b>567</b>

### 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
  - Windfall allowance

#### **Sites with planning permission**

- 3.4. There are currently 6,731 units on extant permissions in the District, only 2581 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 17% 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 some 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 early 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 Amended 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. In 2011 (and revised in 2014) outline permission was granted for 3,150 units, along with detailed permission for the Southern Link Road (SLR).
- 3.11. Following the grant of planning permission development was envisaged in 3 phases which would deliver associated sections of the Southern Link Road (SLR). Phase 1 of the SLR is now substantially complete, funded in part by an £11.2 million HCA loan (now Homes England). As a result delivery of 599 units within phase 1 can now be delivered. Avant and Bellway Homes are currently building out 237 dwellings.
- 3.12. The remainder of the SLR has full technical approval from Nottinghamshire County Council as local Highway Authority and Highways England as strategic Highway Authority. The SLR will come forward with the assistance of already committed grant from the Local Enterprise Partnership (£7M) and Newark & Sherwood District Council (£2.5M).
- 3.13. **NAP2B Land East of Newark:** Housing delivery on this site has not progressed as anticipated in the Adopted Core Strategy. Whilst detailed discussion with interested parties continues to take place it has been decided not to include an allowance for this site within the 5 Year Land Supply. This will of course be kept under review as discussions progress.
- 3.14. **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. This site has Outline consent for up to 1050 dwellings

- Persimmon Homes – have a legal interest, over the southern portion of the allocation resolution to grant for up to 1800 dwellings (16/00506/OUTM)
- Larkfleet Homes – have a legal interest in the central portion of the allocation and a resolution to grant for up to 350 dwellings (17/01266/OUTM)

### Allocations & Development Management DPD Allocations

3.15. 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 - Thoresby Colliery

3.16. The Amended Core Strategy 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 (11<sup>th</sup> February 2017). The developers are progressing this development expediently with clearance of the site currently taking place. A planning application (16/02173/OUTM) currently has a resolution to grant for up to 800 dwellings.

### Windfall Allowance

3.17. 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.

3.18. 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 wind-fall completions	Total Net 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
2017/2018	66	148	214	490	44
<b>Total</b>	<b>476</b>	<b>1,233</b>	<b>1,709</b>	<b>2,544</b>	
<b>Average</b>	<b>79</b>	<b>206</b>	<b>285</b>	<b>424</b>	<b>68</b>

- 3.19. The above table is clear; windfall delivery makes a significant contribution towards completions in Newark and Sherwood District. On average 285 windfall completions are achieved every year. Although the percentage of completions that are windfalls is decreasing, this is to be expected where allocations in the adopted Local Plan are now coming on stream.
- 3.20. 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.
- 3.21. 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 within urban areas and as rural affordable housing exceptions. The emerging Local Plan review rolls forward this approach. 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.



## Conclusions

- 4.1 As established in section 3 of this paper the Council has a supply of 3,461 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 (2018 - 2023) including 5 % buffer and meeting shortfall in the next 5 years		<b>496</b>
Total Deliverable Housing Supply	Large sites with planning permission	2035	<b>3,461</b>
	Medium and small sites with planning permission	546	
	Core Strategy Allocations	130	
	Site Allocations DPD Allocations	490	
	Plan Review Core Strategy Additional Strategic Site	160	
	Windfall allowance	100	
Total five year supply	Supply / Requirement (3,461 / 496)		<b>6.98</b>

Annualised Housing Requirement	Total annual housing requirement (2018 - 2023) including 20% buffer and meeting shortfall in the next 5 years		<b>567</b>
Total Deliverable Housing Supply	Large sites with planning permission	2035	<b>3,461</b>
	Medium and small sites with planning permission	546	
	Core Strategy Allocations	130	
	Site Allocations DPD Allocations	490	
	Plan Review Core Strategy Additional Strategic Site	160	
	Windfall allowance	100	
Total five year supply	Supply / Requirement (3,461 / 567)		<b>6.11</b>

- 4.3 As can be seen from the calculations above using the annual housing requirement from the emerging Local Plan, including either a 5% or 20% buffer and meeting the shortfall within the next five years the Council can clearly demonstrate in excess of a five year supply of housing land.
- 4.4 This statement sets out the Council's position as at 1<sup>st</sup> April 2018. At a minimum the Council will review the housing land supply situation on an annual basis, and may opt to update the position throughout the year.

## 5 Appendix – Supply details

### Large sites with planning permission

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 31.03.18	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Counted in 5 year period
NAP2A	14/01978/OUTM	Bowbridge Lane (Land South of Newark)	2,913	0	2,913	0	0	43	80	80	203
NAP2A	16/02120/RMAM	Bowbridge Lane (Parcel 1)	173	0	173	36	40	48	49	0	173
NAP2A	17/01672/RMAM	Bowbridge Lane (Parcel 2A)	64	0	64	20	34	10	0	0	64
BL/HO/2	16/01144/FULM	Belle Vue Lane	21	0	21	21	0	0	0	0	21
Co/MU/1	12/00895/OUTM	Station Road (Braemar Farm)	65	0	65	0	0	0	25	40	65
Co/MU/1	16/01807/RMAM	Station Road/Swinderby Road (Land off)	40	0	40	20	20	0	0	0	40
Co/MU/1	17/01092/RMAM	Station Road (Land adjoining Braemar Farm)	35	0	35	0	10	25	0	0	35
ED/HO/1	16/01436/RMAM	Rufford Road	67	0	67	31	18	18	0	0	67
FA/HO/1	17/01055/RMAM	The Ridgeway/Milldale Road (Land off)	60	0	60	39	21	0	0	0	60
NAP 2C	14/00465/OUTM	Land North and East of Fernwood	1050	0	1050	0	20	50	65	65	200
OB/HO/1	14/01533/RMAM	North of Wellow Road	147	96	51	40	11	0	0	0	51
OB/HO/3	14/00669/FULM	Whinney Lane (Land at Ollerton and Bevercotes Miners Welfare)	88	70	18	18	0	0	0	0	18
RA/HO/1	17/00865/FULM	Top Street (Field reference 0790)	52	0	52	0	12	20	20	0	52
RA/HO/2	15/00523/RMAM 15/00522/FULM	Land off Warsop Lane	160	88	72	40	32	0	0	0	72

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 31.03.18	2018/2019	2019/220	2020/2021	2021/2022	2022/2023	Counted in 5 year period
SO/HO/1	16/02169/OUTM	Allenby Road (Land off)	67	0	67	0	0	20	27	20	67
SO/HO/6	15/00994/FULM	Burgage Lane (Rainbows)	32	21	11	11	0	0	0	0	11
SO/HO/5	15/00475/OUTM	Lower Kirklington Road (High Gables)	12	0	12	0	0	6	6	0	12
SO/HO/2	15/01295/FULM	Nottingham Road (Springfield Bungalow)	38	0	38	0	12	12	14	0	38
ST/MU/1	14/00161/FULM	Hemplands Lane (Land to the rear of 9-18 Hounsfield way off)	50	0	50	0	20	30	0	0	50
N/A	16/02086/OUTM	Maid Marion Avenue (Land North of)	51	0	51	0	0	10	21	20	51
N/A	16/01618/OUTM	Oldbridge Way (Land at)	113	0	113	0	0	13	35	35	83
N/A	17/00582/FULM	Cavendish Way (Cavendish Park)	107	0	107	50	50	7	0	0	107
N/A	14/01308/FULM	Cavendish Way (Cavendish Park)	92	83	9	9	0	0	0	0	9
N/A	16/00139/RMAM	Cavendish Way (Cavendish Park)	161	0	161	0	10	35	35	35	115
N/A	13/00458/OUTM	West of Waterfield Way	100	0	100	0	26	50	24	0	100
N/A	16/00135/FULM	High Street (Edwinstowe House)	34	0	34	0	10	17	7	0	34
N/A	16/00313/OUTM	Ollerton road (Rear of The Villas)	35	0	35	0	0	8	10	10	28
N/A	16/01881/FULM	Elston Lane (Land off)	10	0	10	0	10	0	0	0	10
N/A	14/01469/OUTM	Southwell Road	48	0	48	24	24	0	0	0	48
N/A	05/02257/FULM	35 Beacon Hill Road	16	0	16	0	0	0	0	0	0
N/A	10/01256/FULM	Beacon Hill Road	189	165	24	24	0	0	0	0	24

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 31.03.18	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Counted in 5 year period
N/A	01/01496/FUL	Castlegate	10	0	10	0	0	0	0	0	0
N/A	15/00036/FULM	Land at 207 Hawton Road	20	0	20	0	0	0	10	10	20
N/A	16/00124/FULM	Land off Millgate	34	0	34	0	0	34	0	0	34
N/A	16/00741/FULM	Mount Lane (Former Piano School)	10	0	10	0	0	0	10	0	10
N/A	05/01984/FULM	Land off Northgate	99	0	99	0	0	0	0	0	0
N/A	07/01608/RMAM	Land off Northgate	90	0	90	0	0	0	0	0	0
N/A	15/01307/FULM	17 Northgate	12	0	12	0	0	0	0	12	12
N/A	02/01094	Potterdyke/Pelham Street	14	0	14	7	7	0	0	0	14
N/A	05/02273/FULM	Forest Road (Sherwood Energy Village)	184	15	169	0	0	0	0	0	0
N/A	16/00902/FULM	Sherwood Energy Village (Land opposite Darwin Court, Darwin Drive)	51	14	37	37	0	0	0	0	37
N/A	06/01180/FULM	Main Street (Old Grange Farm)	15	0	15	0	0	0	0	0	0
			<b>6629</b>	<b>552</b>	<b>6,077</b>	<b>427</b>	<b>387</b>	<b>456</b>	<b>438</b>	<b>327</b>	<b>2,035</b>

**Total delivery within five years from large sites with planning permission: 2,035**

**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	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Counted in 5 years
14/02186/FUL	70 Bullpit Road	7	0	7	4	0	3	0	0	7
14/01714/FUL	69 Main Street	9	3	6	0	6	0	0	0	6
05/00775/FUL	The Crescent	7	0	7	0	0	0	0	0	0
06/01847/FUL	Main Street (Park Farm)	8	0	8	2	3	2	1	0	8
16/01973/FUL	Forest Road (Land between 139-141)	8	0	8	0	4	4	0	0	8
16/01974/FUL	Forest Road (Land between 177-179)	9	0	9	0	0	3	3	3	9
16/01972/FUL	Forest Road (Land between 67-69)	8	0	8	0	0	0	4	4	8
15/01153/FUL	Mansfield Road (former squinting cat PH)	9	0	9	0	0	5	4	0	9
14/01242/FUL	Vicars Court	8	0	8	0	8	0	0	0	8
15/00035/FUL	Vicars Court	6	0	6	0	0	0	2	4	6
15/02253/FUL	Main Street (The Plough)	6	0	6	0	3	3	0	0	6
16/00819/FULM	Bilsthorpe Road (Land to the South of)	9	9	9	0	0	0	6	3	9
11/00219	Kirkington Road (Ponds Farm)	8	3	5	1	2	2	0	0	5
17/00284/FUL	Moor Lane (Honies Farm)	5	0	5	0	0	2	3	0	5
16/01772/FUL	School Lane (Hall Farm)	5	0	5	0	0	2	3	0	5
17/00218/FUL	Staveley Court (Land at) phase 1	8	0	8	0	8	0	0	0	8
15/00122/FUL	Broomfield Lane (Silverwood)	5	0	5	5	0	0	0	0	5
05/02562/FUL	Station Road (Enfield House)	6	5	1	0	0	0	1	0	1
14/02020/FUL	Epperstone Road (Adjacent Brookfield) (Lo/Ho/2)	5	0	5	5	0	0	0	0	5
17/02305/FUL	Beacon Hill Road (Land to the East of Top Row)	7	0	7	0	0	2	2	3	7
11/01046	Castlegate (Ye Olde Market)	9	0	9	0	0	0	0	0	0

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Counted in 5 years
16/00314/FUL	George Street (Newark Boys Club)	7	0	7	0	7	0	0	0	7
16/01912/FUL	George Street (Unit 3, The Old Maltings)	6	0	6	0	0	6	0	0	6
16/02164/FUL	Grange Road (Garages at)	5	0	5	5	0	0	0	0	5
15/01839/OUT	Hutchinson Road (Land to the North of)	7	0	7	2	5	0	0	0	7
16/02135/FUL	Lincoln Road (96)	5	0	5	0	2	3	0	0	5
04/02239	London Road (65A)	5	0	5	0	0	0	0	0	0
17/00041/FUL	Meldrum Crescent (Garage Court)	8	0	8	8	0	0	0	0	8
11/00228	Navigation Yard (Thorpe's Warehouse)	9	0	9	0	0	0	0	0	0
17/00069/FUL	Northgate (14, Northgate House)	8	0	8	0	4	4	0	0	8
15/00984/FUL	Adj Darwin Drive	7	0	7	0	3	4	0	0	7
16/00372/FUL	Brake Lane (Boughton Pumping Station)	9	0	9	0	9	0	0	0	9
06/00635	Kirk Drive (Units 1 to 4)	9	4	5	0	5	0	0	0	5
17/02105/FUL	Wellow Road (Majeka)	9	0	9	0	0	0	4	5	9
891091	Main Street (Highland Farm)	5	3	2	0	0	0	0	0	0
17/01846/FUL	Red May Ind Est	6	0	6	0	0	0	6	0	6
16/01459/FUL	Old Great North Road (The Nags Head)	6	0	6	2	2	2	0	0	6
16/00529/FUL	Nottingham Road (Priory Farm)	5	0	5	2	3	0	0	0	5
810282	Main Road (Chapel Farm)	8	1	7	0	0	0	0	0	0
	Small Full BF (on 147 sites)	225	6	219	36	37	36	37	36	182
	Small Full GF (on 106 sites)	161	16	145	24	24	24	24	24	120
	Small Out BF (on 6 sites)	10	0	10	0	2	2	2	2	8
	Small Out GF (on 10 sites)	23	0	23	0	3	5	5	5	18
		<b>690</b>	<b>41</b>	<b>649</b>	<b>96</b>	<b>140</b>	<b>114</b>	<b>107</b>	<b>89</b>	<b>546</b>

**Total delivery within five years from medium and small sites: 546**

**Core Strategy Allocations**

Core Strategy Allocation		2018 /19	2019 /20	2020/ 21	2021/ 22	2022/ 23	Counted in 5 year period
NAP 2A	Land South of Newark						Under sites with planning permission
NAP 2B	Land East of Newark	0	0	0	0	0	0
NAP 2C	Land Around Fernwood (Part)	0	0	10	60	60	130
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>60</b>	<b>60</b>	<b>130</b>

**Total delivery within five years from Core Strategy Allocations: 130**

**Site Allocations DPD Allocations:**

ADM DPD	Address	2018/19	2019/20	2020/21	2021/22	2022/23	Counted with- in 5 Years
NUA/Ho/1	Land at the end of Alexander Avenue and Stephen Road	0	0	0	0	0	0
NUA/Ho/2	Land South of Quibells Lane	0	0	0	0	0	0
NUA/Ho/3	Land on Lincoln Road	0	0	0	0	24	24
NUA/Ho/4	Yorke Drive Estate and Lincoln Playing Fields	0	0	0	0	0	0
NUA/Ho/5	Land North of Beacon Hill Rd and the Northbound A1 Coddington Slip Road	0	0	0	0	0	0
NUA/HO/6	Land between 55 and 65 Millgate	0	0	0	0	0	0
NUA/Ho/8	Land on Bowbridge Road	0	0	0	0	0	0
NUA/Ho/9	Land on Bowbridge Road (Newark Storage)	0	0	0	0	0	0
NUA/HO/10	Land North of Lowfield Lane	0	0	0	10	35	45
NUA/MU/3	NSK factory, Northern Road	0	0	0	0	0	0
NUA/MU/4*	Land at Bowbridge Road, (Elm Avenue) (Part)	0	0	0	25	30	55
SO/HO/4	Land East of Kirklington Road	0	0	5	15	15	35
SO/HO/5*	Land off Lower Kirklington Road (Part)	0	0	0	0	0	0
SO/HO/7	Southwell Depot	0	0	0	0	0	0
LO/HO/1	Land adjacent to 28 Epperstone Road	0	0	1	0	0	1
OB/HO/2	Land adjacent to Hollies Close	0	0	0	25	0	25
OB/MU/1	Land at the rear of Petersmiths Drive	0	20	25	25	25	95
OB/MU/2	Land between Kirk Drive, Stepnall Heights and Hallam Road	0	0	0	0	0	0
ED/HO/2	Land to the North of Mansfield Road	0	0	0	0	0	0
BI/HO/1	Adj Wycar Leys Kirklington Road	0	0	0	0	0	0
BI/HO/2	Noble Foods	0	0	15	30	30	75
BI/MU/1	Land to the East of Kirklington Road	0	0	15	25	25	65
RA/MU/1	Land at Kirklington Road	0	0	0	0	0	0
BL/HO/1	Land at Dale Lane	0	0	0	0	0	0
BL/HO/3	Land South of New Lane	0	0	0	35	35	70
BL/HO/4	Land at Dale Lane Allotments	0	0	0	0	0	0
CL/MU/1	Land at the former Clipstone Colliery	0	0	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>20</b>	<b>61</b>	<b>190</b>	<b>219</b>	<b>490</b>

**Total delivery within five years from Site Allocations DPD Allocations: 490**



**Plan Review Core Strategy Additional Strategic Site Allocation:**

<b>Ref</b>	<b>Address</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>Counted within 5 Years</b>
N/A	Thoresby Colliery	0	0	10	75	75	160
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>75</b>	<b>75</b>	<b>160</b>

**Total delivery within five years from Site Allocations DPD Allocations: 160**

**Windfall Allowance:**

<b>Ref</b>	<b>Address</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>Counted within 5 Years</b>
N/A	N/A				50	50	100
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>100</b>

**Total delivery within five years from windfalls: 100**

## Section 8

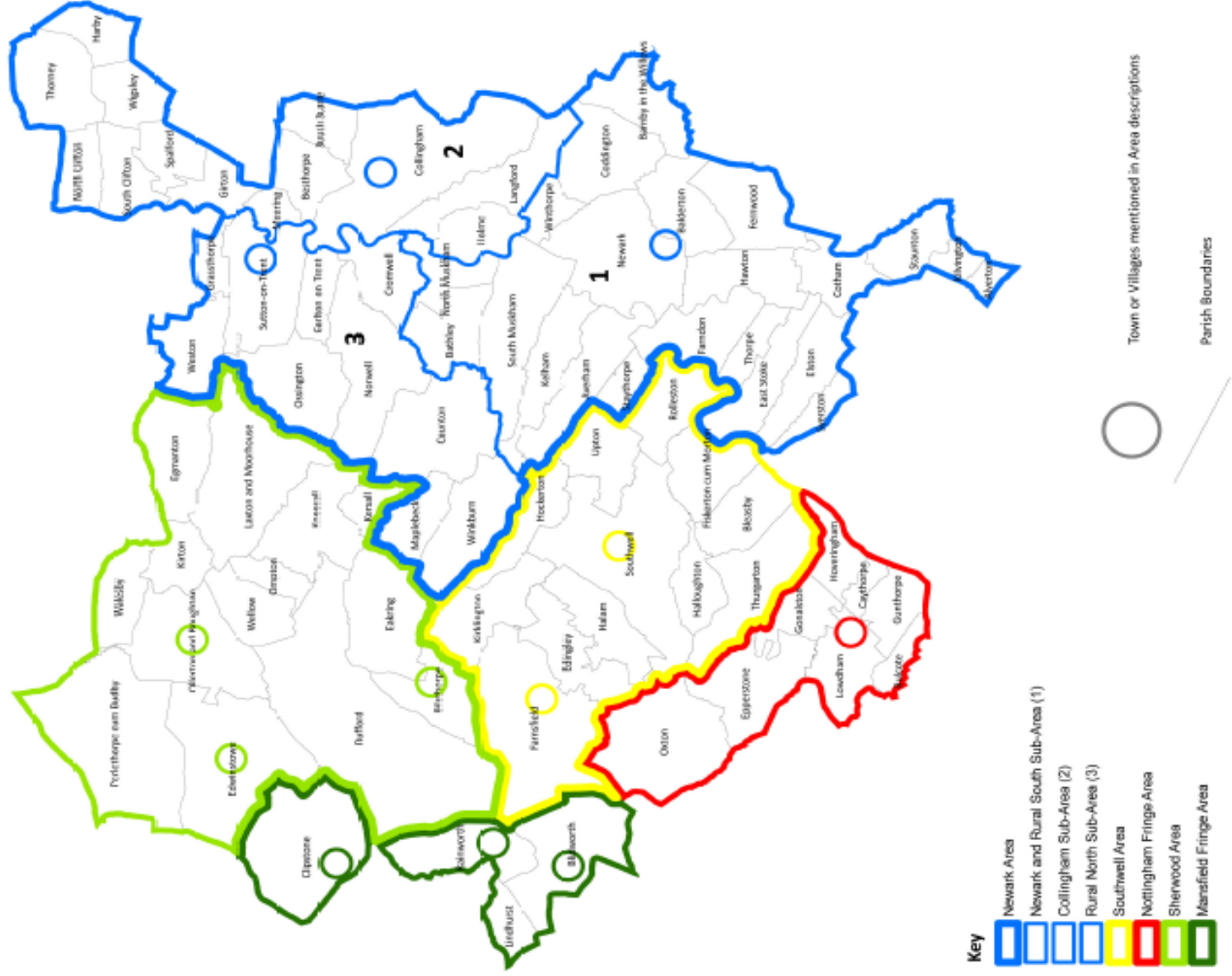
### Appendix 1

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

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

Appendix Figure 3: Illustrative Local Development Framework Housing Trajectory as at 01/04/2018

	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	249	281	250	282	286	205	195	195	195	195	195	195	195	195	195	195
Planning Permission on Unallocated Large Sites (10 or over)	175	271	189	309	148	151	137	174	152	122	72	11								
Planning Permission on Medium Sites (5-9)	18	36	51	47	29	31	74	47	39	22										
Planning Permission on Small Sites (0 - 4)	48	85	111	56	81	60	66	67	68	67	69									
Allocated SUE - Land East of Newark											25	50	100	100	100	100	100	100	100	100
Allocated SUE- Land Around Fernwood								10	60	60	65	85	85	85	85	85	85	85	85	85
Draft Allocated SUE - Thoresby Colliery								10	75	75	75	75	75	75	75	75	75	75	75	40
Sites in the Adopted Allocations & Development Management DPD with no permission as yet							20	61	190	219	240	226	102	95	100	200	237	234	175	120
<b>Total Existing Commitments</b>						<b>523</b>	<b>547</b>	<b>651</b>	<b>870</b>	<b>770</b>	<b>741</b>	<b>642</b>	<b>557</b>	<b>550</b>	<b>555</b>	<b>655</b>	<b>692</b>	<b>689</b>	<b>595</b>	<b>500</b>
Opportunity sites															45	100	100	100	100	100
Allowance for Windfall									50	50	50	50	50	50	50	50	50	50	50	50
Losses	-38	-15	-44	-14	-17															
Total Past Net Completions	274	447	396	571	490															
Total Projected Completions						523	547	651	920	820	791	692	607	600	650	805	842	839	745	650
Cumulative Completions	274	721	1117	1688	2178	2701	3248	3899	4819	5639	6430	7122	7729	8329	8979	9784	10626	11465	12210	12860
<b>PLAN - Overall Housing Requirement (Annualised)</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>
<b>MONITOR - No. of dwellings above or below cumulative requirement</b>	<b>-180</b>	<b>-187</b>	<b>-245</b>	<b>-128</b>	<b>-92</b>	<b>-23</b>	<b>70</b>	<b>267</b>	<b>733</b>	<b>1099</b>	<b>1436</b>	<b>1674</b>	<b>1827</b>	<b>1973</b>	<b>2169</b>	<b>2520</b>	<b>2908</b>	<b>3293</b>	<b>3584</b>	<b>3780</b>
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	<b>454</b>	<b>721</b>	<b>464</b>	<b>468</b>	<b>462</b>	<b>460</b>	<b>456</b>	<b>449</b>	<b>432</b>	<b>387</b>	<b>344</b>	<b>294</b>	<b>245</b>	<b>193</b>	<b>125</b>	<b>20</b>	<b>-176</b>	<b>-515</b>	<b>-1193</b>	<b>-3130</b>