2013
Housing Monitoring and 5 Year Land Supply Report
1st April 2012 - 31st March 2013
## Content

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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 2012—31st March 2013 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)

As a result of discussions at the hearing sessions for the Allocations and Development Management DPD, section 6 of this report, relating to the 5 year land supply calculation has been revised, in light of guidance in the National Planning Policy Framework.

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 dependant 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 NHBC and other Approved Inspectors.

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

Planning Policy Business Unit
Newark & Sherwood District Council
Kelham Hall
Newark
Notts NG23 5QX E-mail: planningpolicy@nsdc.info TEL: 01636 655461
### Section Two

#### Number of Dwellings Committed

Figure 1: Summary

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<thead>
<tr>
<th>10 or More Dwellings</th>
<th>0-9 Dwellings</th>
<th>Change of Use or Conversion</th>
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<td>Detail Ha Dwell Ha Ha</td>
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<tr>
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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 **6214** on a total site area of **404.20 Ha**

Further detailed permission data by Parish, Ward 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)
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Commitments by Parish and Type as at 01/04/2013
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<th>Totals</th>
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*The majority of housing for Planning Permission 10/01586/OUTM - Land South of Newark will be in Hawton Parish and therefore has been listed accordingly as shown above. Some of the will be in Newark and Balderton Parishes.*
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<td>SOUTHWELL NORTH (Southwell North Ward)</td>
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<td>SOUTHWELL WEST (Southwell West Ward, Halloughton)</td>
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<td>CLIPSTONE (Clipstone New Ward, Clipstone Kings Ward)</td>
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<td>EDWINSTOWE</td>
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<td>OLLERTON (Ollerton North, Ollerton South, Perlethorpe-cum-Budby)</td>
<td>314</td>
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<td></td>
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<tr>
<td>BOUGHTON (Boughton, Kirton, Walesby)</td>
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<tr>
<td>FARNSFIELD AND BILSTHORPE (Eakring, Edingley, Farnsfield, Halam, Kirklington, Oxton, Bilsthorpe)</td>
<td>172</td>
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<td>LOWDHAM (Lowdham, Bulcote, Caythorpe, Epperstone, Gonalston, Hoveringham, Gunthorpe)</td>
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<tr>
<td>BLIDWORTH (Blidworth North, Blidworth South, Lindhurst)</td>
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<td>RAINWORTH (Rainworth South, Rainworth North, Rufford)</td>
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<tr>
<td><strong>Totals</strong></td>
<td><strong>6214</strong></td>
<td></td>
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</table>

*The majority of housing for Planning Permission 10/01586/OUTM - Land South of Newark will be in Farndon ward. Housing for this permission will also be in Castle and Balderton West wards. Dwelling numbers have been divided accordingly in the above table.*
Planning Permissions Listed by Area at 01/04/2013

The information on pages (10 to 24) 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)
- Brownfield or Greenfield (B/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)
- Number of completed plots

**Figure 2 Permissions Summary Table**

<table>
<thead>
<tr>
<th>Core Strategy Area</th>
<th>Total Dwellings</th>
<th>Dwellings Lost</th>
<th>Dwellings Complete</th>
<th>Remaining Plots U/C or N/S (net)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark Area</td>
<td>5825</td>
<td>21</td>
<td>1001</td>
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<td>Southwell Area</td>
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<td>80</td>
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<tr>
<td>Nottingham Fringe Area</td>
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<td>2</td>
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<td>Sherwood Area</td>
<td>863</td>
<td>7</td>
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<td>507</td>
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<td>Mansfield Fringe Area</td>
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<td>74</td>
<td>778</td>
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<td><strong>Totals</strong></td>
<td><strong>7707</strong></td>
<td><strong>36</strong></td>
<td><strong>1457</strong></td>
<td><strong>6214</strong></td>
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</table>

**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)

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<thead>
<tr>
<th>Core Strategy Area</th>
<th>Total Dwellings</th>
<th>Dwellings Lost</th>
<th>Dwellings Complete</th>
<th>Remaining Plots U/C or N/S (net)</th>
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<tr>
<td>Newark &amp; Rural South Sub Area (1)</td>
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<td>Collingham Sub-Area (2)</td>
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<td>Rural North Sub –Area (3)</td>
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<td>9</td>
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<td><strong>Totals</strong></td>
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<td><strong>21</strong></td>
<td><strong>1001</strong></td>
<td><strong>4803</strong></td>
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### Newark and Rural South Sub-Area 1 - Small and Medium Sites (Sorted by app type)

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<th>Town / Village</th>
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<th>Site Reference</th>
<th>Site Area</th>
<th>Type</th>
<th>Site Type</th>
<th>App Type</th>
<th>Site Status</th>
<th>PDL/ Green</th>
<th>Total Dwellings</th>
<th>Dwellings Complet ed/ Occupied</th>
<th>Total Dwellings Lost</th>
<th>No Start/ Under Construction</th>
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<td>PDL</td>
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<tr>
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<td>App Type</td>
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<td>Dwellings Completed/ Occupied</td>
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## Newark and Rural South Sub-Area 1 - Large Sites (Sorted by app type)

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## Collingham Sub Area (2) - Small and Medium Sites (Sorted by app type)

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# Collingham Sub Area (2) - Large Sites

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<th>Dwellings Lost</th>
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## Rural North Sub Area (3) - Small and Medium Sites (Sorted by app type)

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**Nottingham Fringe Area - Small and Medium Sites (Sorted by app type)**

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<th>Type</th>
<th>Site Type</th>
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**Total Dwellings**  | **Dwellings Lost**  | **Dwellings Complete**  | **Net Remaining Plots (No Start or Under Construction)** |
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## Southwell Area - Small and Medium Sites  
(Sorted by app type)  
(Note: There are 0 large sites for this area)

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<th>Street</th>
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<th>Dwellings Complet-ed/ Occupied</th>
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### Southwell Area - Continued

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## Sherwood Area - Small and Medium Sites (Sorted by app type)

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<td>Newark Road (Turnpike Cottage)</td>
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## Sherwood Area - Large Sites

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<th>Site Type</th>
<th>App Type</th>
<th>Site Status No start/ Under construction</th>
<th>PDL/ Green</th>
<th>Total Dwellings</th>
<th>Dwellings Lost</th>
<th>Total Dwellings Complet-ed/ Occupied</th>
<th>No Start/ Under Construction</th>
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<tbody>
<tr>
<td>Bilsthorpe</td>
<td>Cross Street (Village Hall)</td>
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<tr>
<th>Total Dwellings</th>
<th>Dwellings Lost</th>
<th>Dwellings Complete</th>
<th>Net Remaining Plots (No Start or Under Construction)</th>
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### Mansfield Fringe - Small and Medium Sites (Sorted by app type)

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<th>Site Type</th>
<th>App Type</th>
<th>Site Status</th>
<th>PDL/ Green</th>
<th>Total Dwellings</th>
<th>Dwellings Lost</th>
<th>Dwellings Lost</th>
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<td>Blidworth</td>
<td>Land South of the Red House, Belle Vue Lane</td>
<td>12/01417/OUT</td>
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<td>The Jolly Friar PH Dale Lane</td>
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<td>Plot 1 Mansfield Road (The Kennels)</td>
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### Large Sites (Sorted by app type)

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<th>Town / Village</th>
<th>Street</th>
<th>Site Reference</th>
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<th>Site Type</th>
<th>App Type</th>
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<th>PDL/ Green</th>
<th>Total Dwellings</th>
<th>Dwellings Lost</th>
<th>Dwellings Lost</th>
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**Total Dwellings** | **Dwellings Lost** | **Dwellings Complete** | **Net Remaining Plots (No Start or Under Construction)** 853 1 74 778
Figure 4: Shows extant planning permissions for residential development and number of dwellings that could be built in each Ward.

* Wards have only been included where there are valid planning permissions
Figure 5: District Commitments by Plan Area at 01/04/2013

Figure 5 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 6: Greenfield/Brownfield Split at 01/04/2013

Figure 6 shows the Greenfield/Brownfield 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 7 and 8 on pages 27 and 28 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 currently Allocated in the Adopted Core Strategy (Adopted March 2011)

Projected completions for the period (14/15 to 18/19) are included in the 5 year land supply calculations, in addition projected completions are shown for the remainder of the plan period up to 2026.

Allocated sites (Currently allocated sites in the adopted Core Strategy)

Figure 7

<table>
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<tr>
<th>DPD Policy Reference</th>
<th>Primary Parish</th>
<th>Site Address</th>
<th>Current Year</th>
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<td>NAP2B</td>
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<td>Totals</td>
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Note: NAP2A Land South of Newark has a valid planning permission
## Sites in the Allocations & Development Management DPD (Adopted July 2013)

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<tbody>
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**Section Four**

**District Completions and Losses Data**

Figure 9

![Net Completions 01/04/2006 to 31/03/2013](image)

Figure 9 provides comparison data for net completions for the plan period from 01/04/2006 to 31/03/2013.

Figure 10 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 **388** dwellings each year.

The average net completion rate from 2006 is **380** dwellings each year.

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Gross Completions Summary Data by Plan Area

**Figure 11**

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<th>Small (0-4)</th>
<th>Medium (5-9)</th>
<th>Large (10+)</th>
<th>Brownfield</th>
<th>Greenfield</th>
<th>Completed Dwellings (Gross)</th>
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**Figure 12**

Gross Completed Dwellings by Plan Area between 01/04/2012 and 31/03/2013

- Newark and Rural South Sub-Area 1: 45%
- Collingham Sub-Area 2: 4%
- Rural North Sub-Area 3: 25%
- Mansfield Fringe Area: 16%
- Nottingham Fringe Area: 1%
- Sherwood Area: 6%
- Southwell Area: 3%

**Figure 12** shows the percentage of gross completions by plan area between 01/04/2012 and 31/03/2013.
Figure 13 shows the number of gross completions by ward between 01/04/2012 and 31/03/2013. Where development covers more than one ward the predominant ward has been used for the purpose of the information displayed.
### Gross Completions Tables by Plan Area (and Sub-Area in Newark) 01/04/2012 to 31/03/2013

#### Figure 14 Newark and Rural South Sub Area (1)

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### Gross Completions Tables by Plan Area (Continued) 01/04/2012 to 31/03/2013

#### Figure 15 Collingham Sub Area (2)

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#### Figure 16 Rural North Sub Area (3)

<table>
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<th>Primary Parish</th>
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<th>Conversion</th>
<th>Small (0-4)</th>
<th>Medium (5-9)</th>
<th>Large (10+)</th>
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**Gross Completions Tables by Plan Area (Continued) 01/04/2012 to 31/03/2013**

**Figure 17 Mansfield Fringe**

<table>
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<tr>
<th>Primary Parish</th>
<th>New Build</th>
<th>Change of Use</th>
<th>Conversion</th>
<th>Small (0-4)</th>
<th>Medium (5-9)</th>
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<th>Total</th>
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<td>Lindhurst</td>
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**Figure 18 Nottingham Fringe**

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<th>Conversion</th>
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<th>Medium (5-9)</th>
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### Gross Completions Tables by Plan Area (Continued) 01/04/2012 to 31/03/2013

#### Figure 19 Sherwood Area

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<th>Conversion</th>
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<th>Medium (5-9)</th>
<th>Large (10+)</th>
<th>Total</th>
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#### Figure 20 Southwell Area

<table>
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<th>Change of Use</th>
<th>Conversion</th>
<th>Small (0-4)</th>
<th>Medium (5-9)</th>
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<td>10</td>
<td>5</td>
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<td><strong>5</strong></td>
<td><strong>0</strong></td>
<td><strong>24</strong></td>
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</table>
Gross Completions 01/04/2012 to 31/03/2013

Figure 21 shows the split of gross completions of dwellings built on Brownfield or Greenfield land.

Figures 22 and 23 show the number of dwellings (gross) built on small sites (1-9) and large sites (10 or more) by plan area. Note: There are only completions on large sites in Newark and Rural South, Mansfield Fringe and Sherwood areas.

Newark Sub-Areas
Newark and Rural South: Sub-Area (1)
Collingham: Sub-Area (2)
Rural North: Sub-Area (3)
Figure 24 shows the distribution of dwelling types for completions between 01/04/2012 and 31/03/2013.

Figure 25 shows the percentage of completed residential build types between 01/04/2012 and 31/03/2013. 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 26 shows the number of dwellings completed between 01/04/2012 and 31/03/2013 by dwelling type and number of bedrooms.

Figure 27 shows the number of dwellings completed between 01/04/2012 and 31/03/2013 by number of bedrooms.
### Average Density of New Dwellings Completed District Wide

**Figure 28**

<table>
<thead>
<tr>
<th>Site Size</th>
<th>Total Dwellings</th>
<th>Total Site Area Ha</th>
<th>Average Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small (0-4)</td>
<td>73</td>
<td>4.81</td>
<td>15.18</td>
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<tr>
<td>Medium (5-9)</td>
<td>19</td>
<td>1.64</td>
<td>11.59</td>
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<tr>
<td>10+</td>
<td>1361</td>
<td>35.12</td>
<td>38.75</td>
</tr>
<tr>
<td>All</td>
<td>1453</td>
<td>41.57</td>
<td>34.95</td>
</tr>
</tbody>
</table>

Figure 28 shows the average density of dwellings completed on housing sites over the monitoring period. The sites have been divided into small (0-4), medium (5-9) and large (10+). Providing data in this way is more accurate due to the likelihood that dwellings built on small and medium sites will be built at a lower density as indicated in Figure 28.

### Losses Data 01/04/2012 to 31/03/2013

**Figure 29**

<table>
<thead>
<tr>
<th>Plan Area</th>
<th>No of Losses</th>
<th>Parish</th>
<th>No of Losses</th>
<th>Ward</th>
<th>No of Losses</th>
</tr>
</thead>
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<td>1</td>
<td>Beacon</td>
<td>2</td>
</tr>
<tr>
<td>New2</td>
<td>1</td>
<td>Edwinstowe</td>
<td>2</td>
<td>Castle</td>
<td>2</td>
</tr>
<tr>
<td>Sherwood</td>
<td>5</td>
<td>Kirklington</td>
<td>1</td>
<td>Caunton</td>
<td>2</td>
</tr>
<tr>
<td>Southwell</td>
<td>3</td>
<td>Egmanston</td>
<td>1</td>
<td>Collingham &amp; Meering</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Newark</td>
<td>8</td>
<td>Edwinstowe</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Southwell</td>
<td>3</td>
<td>Farnsfield &amp; Bilsthorpe</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wellow</td>
<td>1</td>
<td>Magnus</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Southwell East &amp; Upton</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Southwell West</td>
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</tr>
<tr>
<td>Total Losses</td>
<td>17</td>
<td></td>
<td>17</td>
<td></td>
<td>17</td>
</tr>
</tbody>
</table>

17 losses have been recorded for this period. Figure 29 shows losses that have occurred in the District between 01/04/2012 and 31/03/2013. The data has been recorded by Plan area, Parish and Ward. Losses have been identified from council tax, planning and building control records.
**Section Five**

**Affordable Housing Delivery**

Core Policy 1 of the Newark and Sherwood Core Strategy DPD (adopted March 2011) refers to Affordable Housing Provision. The District Council seeks to secure 30% of new housing development on qualifying sites as affordable. (Consideration is given to the nature of the housing need in the local market)

Figure 30 demonstrates completions of affordable housing within the district for the period 01/04/2012 to 31/03/2013

Using criteria set out on Core Policy 1 of the adopted Core Strategy 254 dwellings were completed during the monitoring period. Using this guidance 12.59% of dwellings delivered during the monitoring period were affordable.

Figure 30 shows the delivery of new build affordable housing between 01/04/2012 and 31/03/2013. This information is sourced from NHBC and building control information data. Additional data is provided by the Strategic Housing Business Unit, however information will differ as record source dates may vary.
Section Six

Five Year Land Supply Calculations
In accordance with guidance set out in the NPPF the Council identifies and updates annually a supply of specific sites sufficient to provide five years worth of housing against requirements as set out in the adopted Core Strategy.

Stringent monitoring of sites has been carried out to ensure that as far as is reasonably possible all permissions included in the 5 year land supply calculations have a realistic prospect of housing delivery within 5 years.

A projection of 269 completions has been made for the current year (01/04/2013 to 31/03/2014) this has been done in order to give a more up to date 5 year land supply calculation for the full year up to 31/03/2014.

The 5 year land supply calculation consists of:

- Extant permissions (where it is considered that development has a realistic chance of coming forward within 5 years)
- Strategic Sites allocated within the Adopted Core Strategy that could come forward within 5 years (See Figure 7)
- Other informally identified sites which could come forward within 5 years (See Figure 8)

As at 1st April 2013 the Council has 7.76 years supply of deliverable housing land for the period 1st April 2013 to 31st March 2019.

The Council underwent examination of the Allocations and Development Management DPD during December 2012, the full Inspector’s Report can be viewed by following the link. The Inspector concluded that “the Newark and Sherwood District Allocations and Development Management DPD satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework”.

During the examination the Inspector questioned the Council’s 5 year land supply calculation as only 47% of sites with planning permission had been included. Reassessment of the figures were undertaken during the hearing in light of guidance in the framework and recent appeal decisions based on the Framework. The following page details extracts taken directly from the Inspectors report confirming the robustness of the Council’s 5 Year land supply position.
Extracted from Paragraph 30 ‘The Council included more of the sites with planning permission, taking a realistic land based approach. They included sites where they were considered deliverable until permission expires, unless there was clear evidence that schemes would not be implemented within 5 years.’

Extract from Paragraph 31 ‘A revised Housing Position Paper was produced and published, which set out the details of the updated figures. The revised approach is robust [our emphasis] and the figure of 7.61 years (December 2012) puts the Council in a good position to deliver sufficient numbers of dwellings for the first stage of the plan. The revised land supply figure would ensure that even if the Council was a persistent under-deliverer, the buffer of 20% of housing advised by the Framework would be met.’

The amended Housing Position Statement referred to in Point 31 can be viewed by following the link at the Newark and Sherwood District Council website, and is the basis of our calculation of the current 5 year supply statement.
### Five Year Housing Land Supply in the Newark and Sherwood District as at 1st April 2013

**Figure 31**

**Five Year Housing Requirement:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark and Sherwood Core Strategy Adopted DPD Requirements (2006-2026)</td>
<td>14800</td>
</tr>
<tr>
<td>Less actual completions and projections (April 2006-March 2014)</td>
<td>2919</td>
</tr>
<tr>
<td>Leaves a residual requirement of (14800-2919)</td>
<td>11881</td>
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<tr>
<td>Divide by the remaining period of 12 years (April 2014-March 2026)</td>
<td>12</td>
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<tr>
<td>Equals an annual requirement of</td>
<td>990.08</td>
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<tr>
<td>Therefore the housing provision required for the 5 year period is</td>
<td>4950</td>
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**Available 5 Year Housing Supply:**

<table>
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<tr>
<th>Description</th>
<th>Requirement</th>
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<tr>
<td>Extant permissions as at April 2013 are 6214 less 1167 not considered deliverable within 5 years</td>
<td>5047</td>
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<tr>
<td>Strategic Sites allocated within the Adopted Core Strategy and could come forward within 5 year</td>
<td>1350</td>
</tr>
<tr>
<td>Other informally identified sites which could come forward within 5 years: Sites allocated in the Publication Allocations and Development Management DPD</td>
<td>1286</td>
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<tr>
<td>Therefore the amount of housing that can be built on available and deliverable sites for the 5 year period is</td>
<td>7683</td>
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**Calculation of Five Year Housing Land Supply:**

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<tr>
<td>Dwellings on available sites for the 5 year period</td>
<td>7683</td>
</tr>
<tr>
<td>Divide by the housing provision required for the 5 year period</td>
<td>4950</td>
</tr>
<tr>
<td>Times by 100</td>
<td>100</td>
</tr>
<tr>
<td>Equals a five year land supply of</td>
<td>155.21</td>
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<td>Which equates to</td>
<td>7.76 Years</td>
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Section 7

Appendix

Figure 1: Areas of Newark & Sherwood

Figure 2: Contingent Sites (other sites not included previously but identified in SHLAA)

Figure 3: Illustrative Housing Trajectories as at 01/04/2013
### Contingent sites (other sites not included previously but identified in SHLAA)

**Figure: 2**

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<th>SHLAA Ref</th>
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<th>15/16</th>
<th>16/17</th>
<th>17/18</th>
<th>18/19</th>
<th>19/20</th>
<th>20/21</th>
<th>21/22</th>
<th>22/23</th>
<th>23/24</th>
<th>24/25</th>
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<th>Totals</th>
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### Appendix Figure 3: Illustrative Local Development Framework Housing Trajectory as at 01/04/2013

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<td>Allocated Site (Currently allocated and sites in submitted LDF/DPD) - Land East of Newark</td>
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