



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**Statement of Five Year Housing Land Supply
1st April 2020**

Published August 2020

Five Year Land Supply Statement as at 1st April 2020

1.0 Requirement

- 1.1 National planning policy requires all local authorities to identify a supply of specific deliverable sites to provide five years worth of new housing against their requirements. The strategic housing requirement for Newark and Sherwood is 9080 dwellings as set out within the Adopted Amended Core Strategy DPD (March 2019). This requirement is for the 20 year Plan period which runs from 2013 to 2033. This is equivalent to 454 dwellings per annum and is used as a basis for calculating the authority's five year supply requirement.

Completions to Date

- 1.2 The housing completions table sets out the gross housing completions and losses which have been recorded for the first seven years of the plan period:

Table 1: Housing Completions

Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Totals
Gross Completions	312	462	440	585	508	669	586	2975
Losses	38	15	44	14	17	15	34	143
Net Completions	274	447	396	571	491	654	552	3385

- 1.3 During this seven year period the housing delivery being achieved was initially below the annual requirements set out. The last 4 years have however seen completion rates pick up and we are now in a position where 207 dwellings above the cumulative requirement have been achieved. This is illustrated in the table below:

Table 2: Delivery of Requirements to date

Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Cumulative Completions	274	721	1117	1688	2179	2833	3385
Cumulative Annual requirement	454	908	1362	1816	2270	2724	3178
Cumulative Under/over supply	-180	-187	-245	-128	-91	109	207

- 1.4 Planning Practice Guidance sets out that the level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. During the last three years, oversupply has been used to offset the shortfalls against requirements as set out in Planning Practice Guidance. Once the shortfall has been met no guidance is provided on dealing with overprovision against requirement. The purpose of the 5 year land supply is to ensure the housing requirement is met over the entirety of the Plan Period. The District Council have therefore adopted a cautious approach and spread the oversupply over the remaining Plan period (the Liverpool approach) rather than removing it from just the first 5 years.

Buffer

- 1.5 The NPPF sets out that where there has been significant under delivery of housing over the last 3 years a 20% buffer should be added to improve the prospect of achieving the planned supply. This is determined through the results of the Housing Delivery Test. Newark & Sherwood District delivered 135% of the housing required as set out in Housing Delivery Test 2019 measurement published in February 2020; so a 20% buffer is not required. A buffer of 5% to ensure choice and competition in the market for land has therefore been added to the requirement in accordance with paragraph 73 of the NPPF.

Table 3: Calculation of Annual requirement

Total Housing Requirement		9080
Less dwellings completed between 01/04/13 and 31/03/20 (7 Years)	3385	
Leaves a residual total of	5695	
Divided by remaining plan period 01/04/20 to 31/03/33 (13 Years)	438.08	
Multiplied by 5 to give a 5 year figure	2190.38	
Add 5% for flexibility as required by the NPPF	109.52	
Gives a total 5 Year Requirement of (5 year figure plus 5% flexibility)		2300
Divided by 5 to give an Annual requirement of		460

2.0 Supply

- 2.1 As at 1st April 2020 there are a total of 7,751 net new dwellings with an extant planning permission. As set out in the NPPF, to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.
- 2.2 It should be noted that, as established in the St Modwen judgment (paragraph 38), that does not mean that for a site to be considered deliverable it must be certain or probable that the housing will in fact be delivered upon it just that there is a 'realistic prospect'.
- 2.3 The schedule of sites with planning permission is appended to this report and details all permissions of 5 dwellings and above and indicates the number of dwellings on those sites anticipated to come forward over the 5 year period. Due to the large number of small permissions for between 1 and 4 dwellings summary figures have been provided.

Extant Planning Permission on Allocated Sites

- 2.4 14 allocated sites currently have an extant permission on all or part of the site. Some sites have more than one record attached to it where they are being developed in phases and/or by more than one developer. The total number of dwellings available on these sites is 6100, but a conservative estimate 1,478 dwellings has been included within the 5 year supply.
- 2.5 No major outline consents in this category have been included within the 5 year supply.

Extant Planning Permission on Unallocated Large Sites

- 2.6 25 sites are included within this category with a total of 1071 dwellings available. 5 sites are not anticipated to contribute to the supply as they are either outline consents or are sites which the authority does not believe will come forward. 765 dwellings have been included within the 5 year supply.

Extant Planning Permissions on Medium Sites (5-9 dwellings)

- 2.7 There are a total of 40 medium sites with permission for 231 dwellings within this category. There are three outline consents within this category and 5 sites with detailed permission are not anticipated to contribute to the supply. A total of 176 dwellings have been included within the 5 year supply.

Extant Planning Permissions on Small Sites (1 - 4 dwellings)

- 2.8 Within this category 12 sites have outline permission for 30 dwellings and 258 sites have full permission for 319 dwellings. In accordance with the definition of deliverability, all of these dwellings are considered to have a realistic prospect of delivery.

Remaining Allocated sites within the Adopted Amended Core Strategy DPD

- 2.9 No dwellings are included with the 5 year land supply from this category.

Remaining Allocated sites within the Adopted Allocations & Development Management DPD

- 2.10 No dwellings are included with the 5 year land supply from this category.

Windfall Allowance

- 2.11 The table below sets out the number of net windfall completions that have taken place since the beginning of the plan period.

Table 4: Historic Windfall Allowance

Year	Small and medium sites (net windfalls)	Large sites (net windfalls)	Total net windfall completions	Total Completions	% of total completions that are windfalls
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
2018/2019	174	182	356	654	54
2019/2020	169	188	357	552	65
Total	714	1430	2144	3384	63
Average	102	204	306	483	

- 2.12 As can be seen the level of windfall completions, although fluctuating, make a significant contribution to the overall delivery position. The Amended Core Strategy supports appropriate windfall through Policies SP2 – Spatial Distribution of Growth and Policy SP3 – Rural Areas. Policy SP3 in the Amended Core Strategy removes the requirement for new housing to meet identified proven local needs and is therefore likely to result in increased levels of small scale windfall development as the Plan period progresses. 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 also mean that windfall delivery is likely to continue.
- 2.13 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 those 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 75 dwellings has been applied for the last 2 years of the five year period. Looking at the track record of windfall delivery this is considered to be a conservative figure.

Table 5: Calculation of Supply

Supply anticipated within 5 years		
Permissions on Allocated sites	1478	
Permissions on unallocated large sites (10 or more dwellings)	765	
Permissions on unallocated medium sites (5-9 dwellings)	176	
Permissions on unallocated small sites (1-4 dwellings)	349	
Residual Amended Core Strategy DPD Allocations	0	
Residual Allocations & Development Management DPD Allocations	0	
Windfall allowance for years 4 and 5	150	
Deliverable Supply		2918

3.0 Conclusion

Table 6: Five Year Supply Calculation

Annual requirement as set out in Table 3	460
Deliverable Supply as set out in Table 5	2918
Total Five year Supply supply/requirement	6.34 years

- 3.1 This statement sets out the Council’s position as at 1st April 2020. 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.

4.0 Covid 19

- 4.1 In producing this statement the council has taken into account the impact of the Covid 19 pandemic. Whilst the lockdown interrupted construction for a period, the sites within Newark and Sherwood have now resumed construction. Provided no further significant periods of lockdown affect the District the projections within the document are considered to be robust.

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Address	Total number of dwellings on site	Total number of dwellings built on site	Total residual number of dwellings	2020 /21	2021 /22	2022/ 23	2023/ 24	2024/ 25	Totals within 5 years
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Extant Planning Permissions on Allocated

17/01139/OUT	Outline	Bilsthorpe	Eakring Road	85	0	85						0
19/00072/RMAM	Detailed	Collingham	Station Road (Braemar Farm)	60	0	60		22	19	19		60
17/01092/RMAM	Detailed	Collingham	Station Road (Land adjoining Braemar Farm)	35	25	10	10					10
19/01203/RMA	Detailed	Collingham	Station Road (Braemar Farm)	5	0	5		2	3			5
19/02208/FUL	Detailed	Collingham	Station Road (Braemar Farm)	4	0	4				2	2	4
16/02173/OUTM	Outline	Edwinstowe	Thoresby Colliery	657	0	657						0
19/01016/RMAM	Detailed	Edwinstowe	Thoresby Colliery	143	0	143	13	30	35	35	30	143
16/01436/RMAM	Detailed	Edwinstowe	Rufford Road	67	32	35	10	10	10	5		35
17/01266/OUTM	Outline	Fernwood	Fernwood Meadows South	350	0	350						0
18/00526/RMAM	Detailed	Fernwood	Land North and East of Fernwood	1,050	3	1,047	80	90	90	90	90	440
18/00017/OUT	Outline	Lowdham	Epperstone Road (Land at)	1	0	1			1			1
10/01586	Outline	Newark	Bowbridge Lane (Land South of Newark)	2,608	0	2,608						0
16/02120/RMAM	Detailed	Newark	Bowbridge Lane (Parcel 1)	173	81	92	36	36	20			92
17/01672/RMAM	Detailed	Newark	Bowbridge Lane (Land East of Bowbridge Lane - Parcel2a)	64	62	2	2					2
19/01164/RMAM	Detailed	Newark	Bowbridge Lane - parcels 4a & 4b	160	0	160	20	40	40	40	20	160
19/00522/RMAM	Detailed	Newark	Bowbridge Lane (Land East, Parcel 1, Phase 2B)	145	4	141	40	40	40	21		141

18/02279/OUTM	Outline	Newark	Lincoln Road (Yorke Dr and Lincoln Rd Playing Field) Total 320 net 190	190	0	190						0
18/01499/FULM	Detailed	Ollerton & Boughton	Main Road Land adj Hollies Close	40	0	40		20	20			40
17/00595/FULM	Detailed	Ollerton & Boughton	Petersmith Drive	305	0	305	36	36	36	36	36	180
17/00865/FULM	Detailed	Rainworth	Top Street (Field reference 0790)	52	2	50	20	20	10			50
18/01645/RMAM	Detailed	Southwell	Allenby Road (Land off)	67	20	47	17	20	10			47
15/01295/FULM	Detailed	Southwell	Nottingham Road (Springfield Bungalow)	38	0	38		10	16	12		38
14/00161/FULM	Detailed	Sutton on Trent	Hemplands Lane (Land to the rear of 9-18 Hounsfield way off)	50	20	30	20	10				30

Extant Planning Permissions on Unallocated Large Sites

16/01618/OUTM	Detailed	Bilsthorpe	Oldbridge Way (Land at)	113	0	113		13	35	35	30	113
17/01729/FULM	Detailed	Bulcote	Old Main Road (Burton Joyce Car Centre)	43	0	43					43	43
08/01905	Detailed	Clipstone	Cavendish Way (Cavendish Park)	152	13	139	29	30	30	30	20	139
17/02051/RMAM	Detailed	Clipstone	West of Waterfield Way	171	87	84	40	44				84
18/00910/RMAM	Detailed	Edwinstowe	Fourth Avenue (Former Miners Welfare Institute)	28	21	7	7					7
16/00135/FULM	Detailed	Edwinstowe	High Street (Edwinstowe House)	34	0	34		10	17	7		34
18/00822/RMAM	Detailed	Edwinstowe	Ollerton road (Rear of The Villas)	28	0	28		8	10	10		28
18/00474/FULM	Detailed	Fernwood	Goldstraw Lane (The Water Tower)	13	0	13			6	7		13
19/01460/FULM	Detailed	Newark	Balderton Gate (Newark Municipal Building)	15	0	15			7	8		15

18/00125/FULM	Detailed	Newark	Beacon Hill Road (13, Newark Working Mens Club)	16	0	16	16						16
05/02257	Detailed	Newark	35 Beacon Hill Road	16	0	16							0
18/00973/FULM	Detailed	Newark	Bowbridge Road, The Bearings	62	3	59	27	32					59
01/01496	Detailed	Newark	Castlegate	10	0	10							0
18/02062/FULM	Detailed	Newark	Lindsay Ave (Land at)	10	0	10		5	5				10
19/01533/CPRIOR	Detailed	Newark	Lombard Street (41)	18	0	18		18					18
16/00741/FULM	Detailed	Newark	Mount Lane (Former Piano School)	10	0	10		5	5				10
05/01984	Detailed	Newark	Northgate	99	0	99							0
05/02004	Detailed	Newark	Northgate	90	0	90							0
18/02034/FULM	Detailed	Newark	Northgate (17)	12	0	12					6	6	12
18/00597/FULM	Detailed	North Muskham	Main Street (Land at)	16	1	15	7	8					15
05/02273	Detailed	Ollerton	Forest Road (Sherwood Energy Village)	184	14	170				17	36	36	89
16/00902/FULM	Detailed	Ollerton	Sherwood Energy Village (Land opposite Darwin Court, Darwin Drive)	51	39	12				12			12
19/00892/FULM	Detailed	Ollerton	Malkiln Close (Land at)	33	0	33	9	12	12				33
18/01898/OUTM	Outline	Ollerton & Boughton	Newark Road (Site of Red House Farm)	10	0	10							0
06/01180	Detailed	South Muskham	Main Street (Old Grange Farm)	15	0	15					7	8	15

Extant Planning Permissions Medium Sites (5-9 dwellings)

14/02186/FUL	Detailed	Balderton	70 Bullpit Road	7	5	2	2						2
17/00643/FUL	Detailed	Balderton	Main Street (Land off)	6	0	6			3	3			6
14/01714/FUL	Detailed	Balderton	69 Main Street	9	4	5	5						5
19/00331/OUT	Outline	Bilsthorpe	Farnsfield Road (Rose Cottage)	7	0	7							0
06/00593/FULM	Detailed	Bilsthorpe	The Crescent	7	0	7						7	7

15/01330/FUL	Detailed	Blidworth	Dale Lane (Sherwood House)	6	0	6				3	3	6
06/01847	Detailed	Carlton on Trent	Main Street (Park Farm)	8	4	4	2	2				4
18/01435/FUL	Detailed	Clipstone	Mansfield Road (127, The New Ritz)	8	0	8			4	4		8
18/01253/RMA	Detailed	Clipstone	Station Road Brookside	7	3	4	2	2				4
14/01242/FUL	Detailed	Clipstone	Vicars Court	8	7	1	1					1
15/00035/FUL	Detailed	Clipstone	Vicars Court	6	0	6		2	4			6
18/00799/FUL	Detailed	Coddington	Main Street (Land off)	7	0	7				3	4	7
18/02159/FUL	Detailed	Eakring	Main Street (Land adj Fish Pond Farm)	5	0	5				1	4	5
16/00819/FULM	Detailed	Eakring	Bilsthorpe Road (Land to the South of)	9	0	9		6	3			9
11/00219	Detailed	Eakring	Kirkington Road (Ponds Farm)	8	3	5		1		2	2	5
17/00284/FUL	Detailed	East Stoke	Moor Lane (Honies Farm)	5	1	4		1	1	1	1	4
16/01772/FUL	Detailed	East Stoke	School Lane (Hall Farm)	5	0	5		2	3			5
19/00446/FUL	Detailed	Edwinstowe	Mansfield Road (Manvers Arms Public House)	9	0	9		1	3	3	2	9
18/02304/FUL	Detailed	Fernwood	Great North Road (Newlands Balderton Hospital)	9	0	9		3	3	3		9
19/01225/FUL	Detailed	Newark	Albert Street (29A, Kirkby House, Renaissance)	5	0	5	5					5
17/01799/FUL	Detailed	Newark	Appleton Gate (11, National Probation Service)	5	0	5		2	3			5
17/02305/FUL	Detailed	Newark	Beacon Hill Road (Land to the East of Top Row)	7	1	6	1	2	3			6
17/02213/FULM	Detailed	Newark	Bowbridge Road (Green Home)	9	0	9		3	3	3		9
11/01046	Detailed	Newark	Castlegate (Ye Olde Market)	9	0	9						0
19/00504/OUTM	Outline	Newark	Elm Avenue (Playing field)	9	0	9						0

16/01912/FUL	Detailed	Newark	George Street (Unit 3, The Old Maltings) (Basement Lighting)	6	0	6		3	3			6
16/02135/FUL	Detailed	Newark	Lincoln Road (96)	5	0	5		3	2			5
04/02239	Detailed	Newark	London Road (65A)	5	0	5						0
11/00228	Detailed	Newark	Navigation Yard (Thorpe's Warehouse)	9	0	9						0
17/00069/FUL	Detailed	Newark	Northgate (14, Northgate House)	8	6	2	2					2
18/02061/FUL	Detailed	Newark	St Marys Gardens (Land at)	7	1	6	3	3				6
16/00372/FUL	Detailed	Ollerton & Boughton	Brake Lane (Boughton Pumping Station)	9	0	9						0
06/00635	Detailed	Ollerton & Boughton	Kirk Drive (Units 1 to 4)	12	6	6	3	3				6
891091	Detailed	Ossington	Main Street (Highland Farm)	5	3	2						0
17/01846/FUL	Detailed	South Scarle	Red May Ind Est	6	0	6		6				6
16/01459/FUL	Detailed	Sutton on Trent	Old Great North Road (The Nags Head)	6	4	2		2				2
16/00529/FUL	Detailed	Thurgarton	Nottingham Road (Priory Farm)	5	2	3		3				3
19/00746/FULM	Detailed	Thurgarton	Oxton Road (Bankwood Farm)	6	0	6				3	3	6
810282	Detailed	Upton	Main Road (Chapel Farm)	8	1	7					7	7
19/01152/OUT	Outline	Weston	Main Street (Low Croft)	5	0	5						0

Extant Planning Permissions Small Sites

	Full		149 sites	187	8	179	35	36	36	36	36	179
	Full		109 Sites	154	13	141	28	28	28	28	28	140
	Outline		3 Sites	9	0	9			3	3	3	9
	Outline		9 Sites	21	0	21			7	7	7	21

Allocated sites within the Adopted Amended Core Strategy

NAP2B	Allocation	Newark	Strategic Site (Land East of Newark)	1,000	0	1,000							0
NAP2C	Allocation	Fernwood	Strategic Site (Land around Fernwood)	1,800	0	1,800							0

Allocations within the Allocations & Development Management DPD

NUA/Ho/1	Allocation	Newark	Land at the end of Alexander Avenue and Stephen Road	20	0	20							0
NUA/Ho/2	Allocation	Newark	Land South of Quibells Lane	86	0	86							0
NuA/Ho/3	Allocation	Newark	Land on Lincoln Road	24	0	24							0
NUA/Ho/5	Allocation	Newark	Land North of Beacon Hill Rd and the Northbound A1 Coddington Slip Road	200	0	200							0
NUA/Ho/6	Allocation	Newark	Land between 55 and 65 Millgate	10	0	10							0
NUA/Ho/8	Allocation	Newark	Land on Bowbridge Road	66	0	66							0
NUA/Ho/9	Allocation	Newark	Land on Bowbridge Road (Newark Storage)	150	0	150							0
NUA/Ho/10	Allocation	Balderton	Land North of Lowfield Lane	120	0	120							0
NUA/MU/3	Allocation	Newark	NSK factory, Northern Road	150	0	150							0
NUA/MU/4*	Allocation	Newark	Land at Bowbridge Road, (Elm Avenue)*	55	0	55							0
So/Ho/4	Allocation	Southwell	Land East of Kirklington Road	45	0	45							0
So/Ho/5	Allocation		Land off Lower Kirklington Road	60	0	60							0
So/Ho/7	Allocation	Southwell	Southwell Depot	15	0	15							0
Lo/Ho/1*	Allocation	Lowdham	Land adjacent to 28 Epperstone Road and	4	0	4							0

OB/MU/2	Allocation	Ollerton/Boughton	Land between Kirk Drive, Stepnall Heights and Hallam Road	120	0	120								0
Ed/Ho/2	Allocation	Edwinstowe	Land to the North of Mansfield Road	50	0	50								0
Bi/Ho/1	Allocation	Bilsthorpe	Adj Wycar Leys Kirklington Road	20	0	20								0
Bi/Ho/2	Allocation	Bilsthorpe	Noble Foods	55	0	55								0
Ra/Ho/2*	Allocation	Rainworth	Land to the East of Warsop Lane Residual site	95	0	95								0
Ra/MU/1	Allocation	Rainworth	Land at Kirklington Road	6	0	6								0
Bl/Ho/1	Allocation	Blidworth	Land at Dale Lane	55	0	55								0
Bl/Ho/3	Allocation	Blidworth	Land South of New Lane	100	0	100								0
Bl/Ho/4	Allocation	Blidworth	Land at Dale Lane Allotments	45	0	45								0
Cl/MU/1	Allocation	Clipstone	Land at the former Clipstone Colliery	120	0	120								0
Total				12,722	499	12,223	528	685	618	509	428			2,768