



**Statement of Five Year Housing Land Supply
(01.04.17)**

Published July 2017

1. Introduction

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

2. Housing Requirement

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

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 Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be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

- 2.3. This guidance provides a clear steer as to the most appropriate requirement figures that should be used to calculate the five year land supply position.
- 2.4. It states that the starting point for calculating a five year land supply should be the requirement figures in an adopted Local Plan. Newark and Sherwood District has an adopted Core Strategy (2011). This document set the housing requirement for the Plan period 2006 – 2026 at 14,800 dwellings. The Core Strategy was produced in the context set by the East Midlands Regional Plan (RSS). The revocation of the RSS and the introduction of the NPPF signalled a step change in the approach to be taken in providing for housing in England. Rather than top down figures being set by Regional Plans, which may have redistributed needs across the region, housing targets must now be worked out at a Housing Market Area level by Local Planning Authorities working together to establish their full objectively assessed need (FOAN). This is acknowledged in the PPG where it states that evidence from revoked regional strategies may not adequately reflect current needs.
- 2.5. The Council has embarked on a Plan Review. As part of the new Plan production work, in conjunction with the neighbouring authorities of Ashfield and Mansfield, under the Duty to Cooperate, a Strategic Housing Market Assessment (SHMA) has been produced to establish revised housing needs figures for the Housing Market Area.
- 2.6. The SHMA uses the 2012 based sub national population projections as the starting point for the setting of the OAN. The 2012-based population and household projections suggest a need for about 1,074 dwellings per annum to be provided across the HMA, or 399 dpa for Newark & Sherwood (taking into account the 2013 midyear population data).
- 2.7. The projections are the starting point for setting the OAN, the PPG states that a SHMA should test the suitability of these figures in the local context. The SHMA carried out a review of past migration trends and unattributable population growth. Combining these projections suggests a housing need of 1,271 dwellings across the HMA, with figures of 469 in Ashfield, 356 in Mansfield and 446 in Newark & Sherwood. These are a reasonable local alternative to the nationally produced projections.

- 2.8. The demographic projections were also tested against various other factors which impact upon housing need. The first of these is economic growth and the impact of job provision and therefore housing requirements. The SHMA was produced at the same time as the Economic Land Feasibility Study which is looking at employment land requirements. GL Hearn used jobs data from this study to inform the SHMA. The analysis indicates that there would not be a need to adjust upwards the housing need (from the demographic-led projections) to take account of economic factors and that the likely job growth could be met by the expected demographic growth
- 2.9. The SHMA has also considered any potential adjustment that may be needed to the OAN as a result of market signals and the need for affordable housing. In combination these two factors are considered to represent a modest case for considering an adjustment to housing provision.
- 2.10. Following all of the above analysis the Study identified that the final OAN for Newark & Sherwood is **454 dwellings per annum**, which over the period the SHMA covers, 2013 to 2033, is 9,080 dwellings. The final SHMA was published in October 2015.
- 2.11. An appeal was held during November 2015 against the refusal of Newark and Sherwood District Council to permit a planning application for 48 dwellings on land at Southwell Road, Farnsfield, Nottinghamshire (APP/B3030/W/15/3006252). At the appeal the Council sought to rely on the SHMA as the most reasonable and up to date requirement figure for assessing the Council's 5 year land supply position. The appellants at this appeal argued that job forecasts contained in Employment Land Feasibility Study (ELFS) (obtained by NLP from Experian) may have underestimated the level of likely job growth in Newark and Sherwood and also that the participation rates used for older workers were too optimistic. They put forward a separate assessment of housing need identifying a level of housing growth of between 500-550 dpa.
- 2.12. The Inspector accepted the appellants argument, allowed the appeal and planning permission was granted. The rationale behind her decision is set out in the [Inspector's Report](#) of the appeal.
- 2.13. The Council acknowledges that the Inspector's decision is a material consideration in decision making, however, the council does not agree with the Inspectors reasoning in this matter.
- 2.14. In July 2016 the HMA Councils of the Nottingham Core HMA and the Nottingham Outer HMA¹ issued a [position statement](#) outlining their response to the Farnsfield Inspector's decision. The paper sets out the relevant conclusions from the Inspector's report followed by the response of the HMA Councils. The key points are highlighted below.
- 2.15. The Inspector commented that *"taking into account past trends and the level of economic growth seen in Newark and Sherwood since 2012, it appears that the level of economic growth anticipated within the HMA as a whole may underestimate that likely to occur in N&S"*.

¹ Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Mansfield District Council, Newark and Sherwood District Council, Nottingham City council, Rushcliffe Borough Council

- 2.16. The HMA Councils consider that the forecast shift in terms of the distribution of jobs between the two HMAs (a greater focus on employment within the Nottingham Core) would not be predicted by relying solely on past trends in employment or the take up of employment space. Also the ELFS report takes full account of past employment delivery rates in formulating its conclusions. Newark & Sherwood's employment figures have been boosted as a direct result of the Dixons Mastercare (Know How) development which at 19.05ha comprised 46% of the District's entire B2/B8 industrial land completions over the 9 year assessment period. If this development were to be excluded from the figures, the net annual completion rate would fall from 3.67 ha to just 1.29 ha. This level of inward investment and associated increase in employment levels are seen as a one off development and should not be used as an indicator of future trends.
- 2.17. The Inspector commented that *"even if the level of economic growth projected within the SHMA is shown to be appropriate, it appears that the economically active proportion of the population would have to increase significantly amongst some cohorts in order to support projected future increases in jobs, unless an increase in inward migration occurred"*.
- 2.18. The HMA Councils consider the Inspector is wrong in assuming that the forecast level of jobs would stay constant if economic activity rates do not increase as assumed in the model. They consider that there would be fewer jobs forecast through the integrated suite of models locally, regionally and nationally. This question was put to Experian who agreed with the HMA. Experian have also carried out more detailed analysis on employment activity and the aging population and the HMA Councils are confident the participation rates adopted are sound.
- 2.19. The Inspector commented that *"I am not persuaded that the projected increases in economic activity are sufficiently realistic amongst all cohort s. [...] As a result, whilst taking into account the advice in the PPG referred to above and recognising that economic growth projections and the resulting implications for housing need are difficult to quantify, I consider that the balance of the evidence provided suggests that some further upward adjustment to the demographic housing need figures is likely to be justified in this case"*.
- 2.20. The HMA Councils consider that the past is not necessarily a guide to the future and cannot indicate how new policies and social changes are likely to impact on economic growth. Accepted drivers of change such as changes to state retirement age, decline of work based pensions, private pensions and longevity are key drivers towards greater participation of older workers in the workforce.
- 2.21. The report concludes that *"there are inherent uncertainties in forecasting future levels of economic output and jobs. However, the scenarios based on employment forecasts are able to make informed assumptions about likely changes in future particularly those of a demographic nature such as an aging workforce but also changes in the sectoral distribution of jobs with the shift to service based jobs and increasing dominance of Nottingham City as a service centre location. The HMA Councils consider that the ELFS Policy-on forecasts reflect the policy aspirations of the various key stakeholders and provide a robust basis for the future planning of the two HMAs"*
- 2.22. Whilst the SHMA has not yet been tested at examination, it is considered that it provides an objective and evidence based assessment of need. The Council has utilised the findings of the SHMA alongside a range of other evidence to determine the emerging Plan Review

housing target. The figure has further been considered through the Sustainability Appraisal as part of the Integrated Impact Assessment of the emerging Plan.

2.23. The proposed housing requirement of 454 dpa was included in the Preferred Approach (Strategy) Consultation that was conducted in July 2016 and reflected in the Sites and Settlements Paper consulted on in January 2017. It is included in the Publication version of the Plan Review Core Strategy that is due to be considered by the Council on the 11th July. The Publication version of the Plan is due to be published for representations the week commencing 17th July 2017. A specially arranged full Council meeting will consider the representations made with an anticipated submission to the Planning Inspectorate later this year.

2.24. A large amount of work has been undertaken, including consideration of a range of other issues (such as sustainability, landscape and ecology) to establish the revised housing target in the Plan review. Following this, and due to the progress that has been made through the Plan making process, the Council is confident that this is the most appropriate figure against which to assess housing land supply.

2.25. Indeed, using an emerging Local Plan target based on an as yet untested FOAN instead of out-of-date regional targets has been supported in several S78 appeal decisions around the country². The council considers that the housing requirement figures in the emerging Local Plan based on the up-to-date SHMA provide a more appropriate assessment of need than the Core Strategy.

Buffer

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

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

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

² Examples include: [APP/Y2620/W/14/3000517](#) and [APP/C3240/W/15/3003907](#)

Year	Actual Completions (net)	Core Strategy Target	Shortfall against Core Strategy Target	Emerging Local Plan Target	Shortfall against Emerging Local Plan Target
2014/2015	447	740	-293	454	-7
2015/2016	396	740	-344	454	-58
2016/2017	571	740	-169	454	+117
Total	4,338	8,140	-3,802	1,816	-128

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

Shortfall

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

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

Requirement Summary

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

3. Housing Supply

3.1. Paragraph 47 of the NPPF sets out the requirements for a housing site to be considered a deliverable site for the purposes of the 5 year land supply. It states that in order for a site to be considered deliverable it should be:

- Available – the site is available for development now
- Suitable – the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities
- Achievable – there is a reasonable prospect that housing will be delivered on the site within five years

3.2. In addition to the NPPF, the PPG identifies the type of sites which can be considered against these criteria. It states that deliverable sites can include those that are allocated for housing in a development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. It also states that a windfall allowance may be included, where appropriate.

3.3. For Newark & Sherwood, the housing land supply is made up of the following components:

- Sites with planning permission: large, medium and small sites with planning permission are considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years
- Core Strategy Allocations: a proportion of which are considered deliverable within the next five years
- Allocations & Development Management DPD Allocations: a proportion of which are considered deliverable within the next five years
- Plan Review Core Strategy Additional Strategic Site Allocation: a proportion of the site is considered deliverable within the next five years
- Windfall allowance

Sites with planning permission

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

Large sites with planning permission

3.5. In line with the guidance in the NPPF large sites with planning permission are considered deliverable until permission expires or there is clear evidence that schemes will not be implemented within 5 years.

3.6. To further support the assumed deliverability of large sites with planning permission the council has engaged with developers of the sites who have assisted in scoping the delivery trajectory of their site. For a number of large sites development is profiled beyond the 5 year period; there is no restriction to prevent these sites delivering faster if market conditions allow.

3.7. There are also a number of extant large site permissions which the council has not included in the supply as they have had permission for a number of years without movement on the site or where the Council anticipates a lapse in the permission shortly or there are two

applications on the same site (where one may prevent housing delivery). This discounting of sites where there is less certainty adds robustness to the supply.

Medium and small sites with planning permission

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

Core Strategy Allocations

- 3.9. The three strategic urban extensions at Newark were allocated in the core strategy in 2011. There has been delay in bringing these sites forward when compared with the trajectory as set out in the Core Strategy, however many of the hurdles that had prevented delivery have now been resolved and delivery is anticipated to accelerate in coming years. The allocations counted in the five year supply are all being rolled forward into the new Emerging Core Strategy as part of the Plan review.
- 3.10. **NAP2A Land South of Newark:** the Core Strategy envisaged this development taking place in four phases of 750 units each. This approach has been revised in light of the infrastructure asks of the development (reflected in the Local Plan review). In 2011 outline permission was granted for 3,150 units, along with detailed permission for the Southern Link Road (SLR).
- 3.11. In March 2014 the HCA agreed an £11.2 million loan to the developer. This was predicated on the physical delivery of a section of the SLR in order to unlock housing delivery. A number of loan condition precedents were set which included most critically the need to have let an infrastructure contract to build the road. The agreement with the HCA was also on the basis of delivering the A1-Bowbridge Road section of road. This was not identified in Phase 1 as originally approved. A revised S73 application was therefore also approved.
- 3.12. In July 2014 the Local Growth fund committed in principle £7 million to unlock the allocation, NSDC confirmed a grant of £2.5 million in addition to the LEP money – a total grant of £9.5m. The S73 application was approved in Jan 2015. The HCA loan was released in March 2015 with works on the first phase of the SLR starting in May 2015.
- 3.13. Phase 1 of the SLR is now largely completed; those parts that have been completed are available for public use. As a result delivery of 699 units within phase 1 can now be released. This forward delivery of significant infrastructure will assist in unlocking housing delivery across the wider site.
- 3.14. The first reserved matters application for 173 units has been approved. Most of the pre-site works have been carried out and housing start on site is expected this summer.
- 3.15. A second reserved matter application is anticipated shortly for c200 units.
- 3.16. Funding for phase 2 and 3 of the road is currently being sought from the Highways England Housing Growth Fund. Irrespective of the delivery timescales for the latter phases of the SLR the trigger points in the S106 set out that 699 units can be built out before phase 2 must commence. Therefore housing at the A46 end of the site could be brought forward in advance of the latter phases of the road being complete.

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

Allocations & Development Management DPD Allocations

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

Plan Review Core Strategy Additional Strategic Site Allocation - Thoresby Colliery

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

Windfall Allowance

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

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

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

3.26. The above table is clear; windfall delivery makes a significant contribution towards completions in Newark and Sherwood District. On average 299 windfall completions are achieved every year.

3.27. It is acknowledged that at the base date of the five year supply calculation a number of these windfall units will already have permission and would be counted in sites with planning permission. It is important to take account of committed windfall delivery across the five year period to ensure that the Council does not double count these sites that are already in the pipeline. As a result, it is proposed to only include a windfall allowance for the latter two years of the five year period, an annual allowance of 50 dwellings has been applied for the last 2 years of the five year period. Considering the track record of windfall delivery this is considered to be a conservative figure.

3.28. The council is confident that windfall delivery will continue to provide a reliable source of supply in the next five year period. The current Local Plan provides scope for infill windfall delivery in urban areas, within the main built up areas of villages where local need is identified, and as rural affordable housing exceptions. The emerging Local Plan review rolls forward this approach whilst providing greater opportunity for sustainable development within villages in the rural areas. Furthermore, flexibility afforded by policies in the NPPF, a

more permissive stance regarding change of use from commercial to residential and changes to permitted development rights mean that windfall delivery is likely to continue.

4. Conclusions

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

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

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

5. Appendix – Supply details

Large sites with planning permission

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

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

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

Medium and small sites with planning permission

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

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

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

Core Strategy Allocations

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

Total delivery within five years from Core Strategy Allocations: 500

Allocations & Development Management DPD Allocations:

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

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

Plan Review Core Strategy Additional Strategic Site Allocation:

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

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

Windfall Allowance:

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

Total delivery within five years from windfalls: 100