

**NEWARK & SHERWOOD DISTRICT COUNCIL**

**Housing Land  
Availability Study  
April 2009**

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## **1. Introduction**

- 1.1 The Housing Land Availability Study contains detailed information on large housing sites (i.e. sites with 10 or more dwellings) that have planning permission and all sites, irrespective of size, allocated for housing in the Newark and Sherwood Local Plan. It has been produced as part of the District Council's monitoring of the plan. The information on sites is as at April 2009.

The document deals with the Newark Sub-Area, the Western Sub-Area and the Southern Sub-Area in turn. These areas are identified and described in Section 2. Section 4 contains a summary of commitments (i.e. allocations and all planning permissions) by Sub-Area and Parish. Section 5 assesses the availability of housing land to 2026.

- 1.3 The Study is set out in tables and maps (Section 6). The tables are arranged alphabetically in Parish order. The maps are for identification purposes only. The information in the tables is as accurate as sources permit. However no guarantees can be given in respect of any errors or omissions. In particular the information is taken at points in time and, as such, may now be out of date.

## **2. Description of the Sub-Areas of the District**

- 2.1 For strategic and local plan purposes Newark and Sherwood is divided into 3 Sub-Areas. These are described below.

### Newark Sub-Area

- 2.2 The Newark Area covers the eastern part of Newark and Sherwood District, including both the urban and rural areas and contains 49% of the District's population. The Newark Urban Area covers the main built-up area of Newark and Balderton and is home to 36,995 people. The Newark Rural Area forms Newark's hinterland and consists predominantly of open countryside interspersed with 50 parishes ranging in size from Collingham, with a population of 2,730, to Kilvington with a population of 25. It has a total population of 17,230.

- 2.3

### Western Sub-Area

- 2.3 The Western Area has a population of 36,395 and covers the north-western part of Newark and Sherwood District. The area includes the larger parishes of Bilsthorpe, Blidworth, Clipstone, Edwinstowe, Ollerton, Boughton and Rainworth, with populations ranging from 3,210 to 6,580 and once centres of the mining industry, together with the smaller, rural parishes of Eakring, Kirton, Lindhurst, Perlethorpe, Walesby and Wellow. These are set within gently rolling, open countryside which varies from high quality landscape in the Sherwood Forest area to areas of relatively low landscape value where coal extraction has left scars. There are also areas of heathland and ancient woodland that form part of the Sherwood Forest.

### Southern Sub-Area

- 2.4 Located in the south-west of Newark and Sherwood District the Southern Area accommodates 19,470 people and covers part of the valley of the River Trent between Gunthorpe and Rolleston, together with the more elevated, mainly rural area to the north-west. The area consists predominantly of open countryside interspersed with some 20 parishes ranging in size from Southwell, with a population of 6,785, to Halloughton with a population of 85. The area has strong economic links with the Greater Nottingham conurbation.

### 3. **Definitions**

A number of abbreviations are used in the tables. These are explained below.

LPA Newark and Sherwood Local Plan Allocation

OPP Outline Planning Permission

DPP Detailed Planning Permission

UC Under Construction

PDL Previously Developed Land (i.e. 'Brownfield')

ha Hectares

4. Newark Sub-Area - Dwelling Commitments Summary (April 2009)

SETTLEMENT	With Outline Permission	With Full Permission	Under Construction	Total Committed	Local Plan Allocation
Alverton				0	
Averham			15	15	3
Balderton	8	36	412	456	10
Barnby		2	1	3	
Bathley			8	8	
Besthorpe			3	3	
Carlton/Trent		3	2	5	
Caunton		1	1	2	
Coddington		1	6	7	
Collingham		6	13	19	
Cotham			1	1	
Cromwell		2	2	4	
E. Stoke		1	1	2	
Egmanton		8		8	
Elston			4	4	
Farndon		1	1	2	
Girton			2	2	
Grassthorpe		1		1	
Harby		2	9	11	
Hawton				0	
Hockerton		5	2	7	
Holme			1	1	
Kelham		1	1	2	
Kersall				0	
Kilvington			1	1	
Kneesall				0	
Langford		1		1	
Laxton		1		1	
Maplebeck		2	2	4	
Meering				0	
Newark	106	494	551	1151	96
N. Clifton			4	4	
N. Muskham		2	9	11	
Norwell		2	1	3	4
Ompton				0	
Ossington		1	2	3	
S. Clifton		2	3	5	

S. Muskham		15	2	17	
S. Scarle					
Spalford		1		1	
Staunton				0	
Staythorpe			2	2	
Sutton/Trent		8	12	20	
Syerston				0	
Thorney			3	3	
Thorpe			3	3	
Weston			2	2	
Wigsley			1	1	
Winkburn			3	3	
Winthorpe			1	1	
<b>TOTALS</b>	114	599	1087	1800	113

**Western Area - Dwellings Committed Summary (April 2009)**

<b>SETTLEMENT</b>	<b>Outline Planning Permission</b>	<b>Full Planning Permission</b>	<b>Under Construction</b>	<b>Total Committed</b>	<b>Local Plan Allocations</b>
Bilsthorpe	6	21	65	92	47
Blidworth	2	16	23	41	
Boughton	1	4	18	23	
Clipstone	8	11	84	103	
Eakring		1	4	5	
Edwinstowe	2	8	53	63	
Kirton	2	3	3	8	
Lindhurst			2	2	
Ollerton	88	12	383	483	
Perlethorpe				0	
Rainworth	1		2	3	
Rufford	1		3	4	
Walesby	3	11	4	18	
Wellow				0	
<b>TOTALS</b>	114	87	644	845	47

**Southern Area - Dwellings Committed Summary (April 2009)**

<b>SETTLEMENT</b>	<b>Outline Planning Permission</b>	<b>Full Planning Permission</b>	<b>Under Construction</b>	<b>Total Committed</b>	<b>Local Plan Allocations</b>
Bleasby	1	3	1	5	
Bulcote		1		1	
Caythorpe		2		2	
Edingley		1	6	7	
Epperstone		8	19	27	
Farnsfield	1	10	9	20	
Fiskerton			6	6	
Gonalston		1	1	2	
Gunthorpe		1		1	
Halam		8	1	9	
Halloughton				0	
Hoveringham				0	
Kirklington		4	2	6	1
Lowdham			4	4	
Oxton		2		2	
Rolleston		1	11	12	2
Southwell	1	36	23	60	20
Thurgarton		2	2	4	
Upton		3	9	12	1
<b>TOTALS</b>	<b>3</b>	<b>83</b>	<b>94</b>	<b>180</b>	<b>24</b>

5. **Housing Land Availability Assessment (at April 2009)**

	<b>District Total</b>
<b><u>Land Required</u></b>	
RSS requirement 2006- 2026 (20 yrs)	14800
Completions 4/06 to 03/09	1160
Residual Requirement (17 yrs)	13640
Annual Average Requirement (Residual requirements/Remaining 17yrs)	802.35
Annual Average Completions Rate Since 2001	386.66
<b><u>Commitments</u></b>	
No. of dwellings with Outline Permission	231
No. of dwellings with Full Permission or Under Construction	2595
<b><u>Total</u></b>	<b>2826</b>
Averaged until 2026 (Total commitments/Remaining 17yrs)	166.23
<b><u>Additional Dwellings Required</u></b>	<b>10814</b>
Averaged until 2026 (Additional dwellings required/Remaining 17yrs)	636.11

## HOUSING LAND AVAILABILITY (April 2009)

NEWARK SUB-AREA										
SITE REF	LOCATION	GRID REFERENCE (East/ North)	STATUS	PDL	AREA (ha.)	NO.OF DWELLINGS				OWNERS/DEVELOPERS/ COMMENTS
						Total	Comp'd	UC	Not St'd	
Av-001	AVERHAM.Pinfold Lane	476299/354552	LPA	No	0.03	*1				Part of site now incorporated into adjacent development
Av-002	AVERHAM.Manor Farm	476428/354448	DPP	No	0.43	11	0	11	0	
Av-003	AVERHAM.Manor Farm	476428/354448	LPA	No	0.08	*2				Some by Change-of-Use?
Ba-002	BALDERTON.Church Lane	482066/351549	LPA	No	0.35	10				
Ba-003	BALDERTON.Warwick Road	481820/351655	DPP	Yes	0.30	34	14	0	20	Acreholm Developments
Ba-004	BALDERTON.Balderton Hospital (PB)	482600/350400	DPP	Yes	46.84	1087	718	70	299	David Wilson Homes Ltd/Barratt Homes Ltd
Ba-005	BALDERTON. Main Street	482605/351770	DPP	No	0.55	14	0	0	14	Peveil Homes Ltd
Ne-003	NEWARK.Lombard Street	479800/353690	DPP	Yes	0.28	49	0	0	49	Priory Rose Properties Ltd. (3 by Change-of-Use)
Ne-005	NEWARK.Cow Lane	479859/354377	LPA	Yes	0.78	40				Bradford Moor(Iron & Steel)Co Ltd
Ne-006	NEWARK.Millgate	479223/353590	LPA	Yes	0.27	5				British Waterways/Newark & Sherwood D.C.
Ne-007	NEWARK.Edward Avenue	479384/353611	LPA	Yes	0.70	25				
Ne-009	NEWARK.Kelham Road	479190/354418	LPA	No	0.45	*16				
Ne-010	NEWARK.Castlegate	479555/353865	DPP	Yes	0.07	10	0	10	0	Kean Homes
Ne-011	NEWARK.Appletongate	480395/354530	DPP	Yes	0.18	12	0	10	2	Midland Estate Management Co Ltd
Ne-013	NEWARK.Sydney Street	480425/354328	DPP	Yes	0.14	10	0	10	0	Tanvic Group
Ne-014	NEWARK.Barnbygate	480558/353657	LPA	Yes	0.30	15				

\*Estimate

(PB) Planning Brief available

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## HOUSING LAND AVAILABILITY (April 2009)

NEWARK SUB-AREA										
SITE REF	LOCATION	GRID REFERENCE (East/ North)	STATUS	PDL	AREA (ha.)	NO.OF DWELLINGS				OWNERS/DEVELOPERS/ COMMENTS
						Total	Comp'd	UC	Not St'd	
Ne-022	NEWARK.Northgate	480127/354556	DPP	Yes	0.99	49	0	0	49	Fletchergate Ltd. (49 Change-of-Use)
Ne-023	NEWARK.Massey Street	480579/353741	DPP	Yes	0.52	27	0	27	0	Persimmon Homes Ltd
			DPP		0.72	38	36	2	0	
Ne-024	NEWARK.Farndon Road	478335/352588	DPP	Yes	0.31	13	0	13	0	Wiverton Properties Ltd
Ne-025	NEWARK. Albion Street	479805/353588	DPP	Yes	0.10	10	0	2	8	Lovell Urban Renewal Ltd
Ne-026	NEWARK. Northgate	480032/354513	DPP	No	0.64	99	0	0	99	Newark Property Development Ltd
Ne-027	NEWARK. Northgate	479894/354255	DPP	Yes	0.17	11	0	0	11	Max Hopewell
Ne-028	NEWARK. Northgate	480076/354483	DPP	Yes	1.01	90				Newark Property Development Ltd
Ne-029	NEWARK. Northgate	485946/370370	DPP	Yes	2.43	225	6	14	205	Barratt Homes/Caunton Management Ltd
Ne-031	NEWARK. Cromwell Road	480831/353452	DPP	Yes	0.33	20	0	20	0	Westleigh Developments Ltd
Ne-032	NEWARK. Farndon Road	478349/352742	DPP	Yes	0.13	17	0	17	0	
Ne-033	NEWARK. Barnby Gate (Mastercare)	480416/353568	OPP	Yes	1.38	100				Mr Gary Milliner
Ne-034	NEWARK. Beacon Hill Road	481079/353948	DPP	Yes	0.22	16			16	Kingswater Lindum Ltd
Ne-035	NEWARK. Bowbridge Road (The Bearings)	480097/353145	DPP	Yes	1.59	89	0	0	89	Spring Residential Ltd
Ne-036	NEWARK. Farndon Road	478449/352730	DPP	No	1.51	25	5	17	3	Stamford Homes Ltd
Ne-037	NEWARK, Millgate	479157/353551	DPP	No	2.20	69	0	0	69	
Ne-038	NEWARK, Grange Road (Grange Centre)	478985/352074	DPP	Yes	1.36	41	0	0	0	Newark College
No-001	NORWELL.School Lane	477243/361610	LPA	No	0.17	4				
SM-001	SOUTH MUSKHAM. Main Street	478906/356914	DPP	No	0.60	15	0	0	15	Stanforth (inc.s 4 by Change of Use)

\*Estimate

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## HOUSING LAND AVAILABILITY (April 2009)

WESTERN SUB-AREA										
SITE REF	LOCATION	GRID REFERENCE (East/ North)	STATUS	PDL	AREA (ha.)	NO.OF DWELLINGS				OWNERS/DEVELOPERS/ COMMENTS
						Total	Comp'd	UC	Not St'd	
Bi-002	BILSTHORPE.Eakring Road	465188/360244	LPA	No	0.38	*7				J Anderson
Bi-003	BILSTHORPE.Eakring Road	465000/360485	DPP	No	0.89	24	0	16	8	Carmalor Homes
Bi-004	BILSTHORPE.Kirklington Road	465175/360160	DPP	No	0.64	18	7	11	0	Ben Bailey Homes Ltd
Bi-005	BILSTHORPE.Mickledale Close	464285/361120	DPP	Yes	0.80	20	17	3	0	Langridge Homes Ltd
Bi-006	BILSTHORPE.Kirklington Road	465296/359801	LPA	No	1.67	40				Requires drainage improvements
Bi-007	BILSTHORPE.Eakring Road	465069/360795	DPP	Yes	0.76	*24	7	8	9	Rippon Homes
Bi-009	BILSTHORPE. The Crescent	464428/360831	DPP	Yes	0.20	17	0	0	17	Rivendell Contractors Ltd
Bi-002	BLIDWORTH.Mansfield Road	459272/356031	DPP	Yes	0.41	18	0	0	18	Commercial Properties PLC
CI-002	CLIPSTONE.Clipstone Drive	458960/363620	DPP	No	13.70	340	306	8	26	Bovis Homes (Central) Ltd/Barratt Homes (EM)/ Gleeson Homes (NE)
CI-003	CLIPSTONE. Mansfield Road	459474/363397	DPP	Yes	1.21	48	5	12	31	Ben Bailey Homes Ltd
Ed-003	EDWINSTOWE.Mansfield Road	461721/366499	DPP	Yes	5.41	151	103	30	18	Barratt Homes (EM)
OI-001	OLLERTON.Whinney Lane	466707/368199	OPP	Yes	1.53	65				
OI-002	OLLERTON.Newark Road	466511/367238	DPP	Yes	5.10	229	44	22	163	Miller Homes Ltd
OI-003	OLLERTON. Forest Road	466568/367530	DPP	Yes	5.43	184	0	13	171	Sherwood Environmental Village Ltd
OI-004	OLLERTON.Forest Road	466260/367863	OPP	Yes	0.17	23				Regal Leisure Ltd (2006) Pension Fund

\*Estimate

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## HOUSING LAND AVAILABILITY (April 2009)

SOUTHERN SUB-AREA										
SITE REF	LOCATION	GRID REF (East/ North)	STATUS	PDL	AREA (ha.)	NO.OF DWELLINGS				OWNERS/DEVELOPERS/ COMMENTS
						Total	Comp'd	UC	Not St'd	
Ep-001	EPPERSTONE.Main Street	464980/348510	DPP	Yes	7.54	45	22	3	20	Epperstone Developments Ltd (6 by Change-of-Use)
Fi-001	FISKERTON.Marlock Close	473600/351145	DPP	No	2.54	29	28	1	0	J S Bloor (Measham) Ltd. (1 by Change-of-Use)
Ki-001	KIRKLINGTON.Main Street	467852/357605	LPA	No	0.18	1				
Ro-001	ROLLESTON.Staythorpe Road	474555/352821	LPA	No	0.18	2				
Ro-002	ROLLESTON.Staythorpe Road	474427/352563	OPP	No	1.70	12		7	5	West-Meath Homes Ltd (1 by Change-of-Use)
So-002	SOUTHWELL.Nottingham Road	469782/353379	LPA	No	1.69	20				Beckett Builders
So-007	SOUTHWELL.Halam Road (PB)	469644/354123	DPP	Yes	3.03	54	42	8	4	Westbury Homes
So-011	SOUTHWELL, Church Street	470339/353695	DPP	Yes	0.90	13			13	The Governors Of The Minster School
Up-001	UPTON.Main Road	473864/354438	LPA	No	0.05	1				

\*Estimate

(PB) Planning Brief available

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