



## **Statement of Five Year Housing Land Supply**

**1<sup>st</sup> April 2025**

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## **1.0 Introduction**

- 1.1 This document sets out Newark & Sherwood District Council's ('NSDC') assessment of its Housing Land Supply from 1 April 2025 – 31 March 2030. This Statement is intended to meet the requirements of the National Planning Policy Framework ('NPPF') 2025 and the Planning Practice Guidance (PPG).
- 1.2 On 7 February 2025, a revised version of the National Planning Policy Framework ('NPPF') was published and Paragraph 78 states that local planning authorities are required to identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to need updating).
- 1.3 Since the Amended Core Strategy DPD was adopted on 7<sup>th</sup> March 2019 and is now six years old, the housing requirement is determined using the Local Housing Need (LHN) calculated by the Standard Method.
- 1.4 Using the LHN figure does not mean that the strategic policies in the Amended Core Strategy DPD (ACS) are out of date. It simply complies with the requirements of the NPPF.
- 1.5 For clarity, the assessment of sites for Gypsies and Travellers has been carried out separately.

## 2.0 Requirement

### a) Local Housing Need

2.1 The Newark & Sherwood Amended Core Strategy DPD reached its fifth anniversary in March 2024. As a result, land supply calculations must now be based on Local Housing Need (LHN) calculated using the Standard Method. This calculation sets an annual requirement of **691 dwellings**, which equates to a five-year housing requirement of **3,455 homes**.

### b) Buffer

2.2 The NPPF has reintroduced the requirement for a buffer to be added to the supply:

- a. 5% to ensure choice and competition in the market for land; or
- b. 20% where there had been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c. From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

2.3 Footnote 40 of the NPPF states that the 20% buffer applies only where the Housing Delivery Test (HDT) shows delivery below 85% of the housing requirement. For the 2023 HDT (published December 2024, the latest available), Newark & Sherwood District Council delivered 2,270 dwellings against a requirement of 1,210 over the three-year period 2020–21 to 2022–23. This represents 188% delivery, well above the threshold. Therefore, only a 5% buffer is required.

### c) Past Performance

2.4 Table 1 shows past housing delivery. Please note that it excludes completions from communal accommodation, which are included in the Housing Delivery Test figures referenced above.

**Table 1: Past Performance**

Year	Gross Completions	Losses	Net Completions
2013/14	312	38	274
2014/15	462	15	447
2015/16	440	44	396
2016/17	585	14	571
2017/18	508	17	491
2018/19	671	17	654
2019/20	586	31	555
2020/21	799	32	767
2021/22	871	64	807
2022/23	618	30	588
2023/24	651	22	629
2024/25	598	35	563
<b>Totals</b>	<b>7,101</b>	<b>359</b>	<b>6,742</b>

2.5 As shown in Table 1, over the 12-year plan period since 2013/14, housing delivery has averaged 592 gross dwellings per annum and 562 net dwellings per annum.

**d) Five Year Land Supply Requirement**

2.6 The table below shows the calculation used to determine the five-year housing land supply requirement, which forms the basis for assessing the Council's housing land supply position.

**Table 2: Five Year Land Supply Requirement Calculation**

A	Annual Housing Requirement (LHN)	691
B	+ 5% Buffer	35
C	Total Dwellings Per Annum (A+B)	726
	<b>Five Year Requirement (C * 5)</b>	<b>3,628</b>

### 3.0 Supply

3.1 As at 1<sup>st</sup> April 2025, there are a total of **7,535 net new dwellings** with an extant planning permission. Under the NPPF, a site is considered deliverable if it is available now, in a suitable location for development, and achievable with a realistic prospect of housing being delivered within five years. Specifically:

- 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.

3.2 There is no complete definition of 'clear evidence', however the PPG provides a non-exhaustive list of what type of material can constitute clear evidence in support of Category B sites. It states:

*"Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."*

3.3 Given there is no exhaustive definition of 'clear evidence', it is ultimately a matter of planning judgement as to whether clear evidence is provided.

3.4 Appendix 1 provides a schedule of sites with planning permission, listing all permissions for five or more dwellings and showing the number of homes expected to come forward within the five-year period. As there are many small permissions for 1-4 dwellings, these are summarised as overall figures.

**a) Extant Planning Permission on Allocated Sites**

3.5 14 allocated sites currently have an extant permission on all or part of the site, providing a total capacity of 6,471 dwellings. Some sites appear more than once in the records because they are being developed in phases or by multiple developers. A conservative estimate of 1,848 dwellings has been included in the five-year supply. This figure reflects allowances for the outline permissions listed below.

**Outline Permissions on Allocated Sites**

3.6 Under the NPPF, outline planning permissions can only count towards the five-year housing land supply if the Council can demonstrate '*clear evidence*' for these sites to be considered deliverable.

3.7 The Council have only included 2 outline permissions that fall under this category (Category 'B') of the NPPF's definition of deliverable. These are:

- ShAP4 - Thoresby Colliery (16/02173/OUTM)
- NAP2a - Bowbridge Lane (Land South of Newark) (14/01978/OUTM)

3.8 An allowance of 6 dwellings within the five-year period has been included for Thoresby Colliery (16/02173/OUTM). The site is part of a large strategic development under construction, with 252 dwellings already completed across two parcels as of 31<sup>st</sup> March 2025. A Reserved Matters approval (23/02156/RMAM) has been granted for 114 dwellings (Phase 4), and a further 93 dwellings for Phase 5 have also been approved (22/01934/RMAM). In addition, an outline application is pending to increase the overall site capacity from 800 to 990 dwellings. The Council considers this sufficient evidence to justify an allowance in the fifth year of the housing land supply.

3.9 An allowance of 50 dwellings within the five-year period has been included for Bowbridge Lane (Land South of Newark) (14/01978/OUTM). This site is part of a large strategic development currently under construction, with 571 homes already completed across five parcels as of 31<sup>st</sup> March 2025. The master developer, Urban and Civic, prepares each parcel before releasing it to the market. The Council considers this sufficient evidence to justify an allowance in the fifth year of the housing land supply.

**b) Extant Planning Permission on Unallocated Large Sites**

3.10 This category includes 16 sites, providing a total capacity of 722 dwellings. A conservative estimate of 344 dwellings has been included in the five-year supply.

3.11 5 of these sites are not expected to contribute to the supply because they have outline consent without clear evidence of delivery or are considered unlikely to come forward.

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

3.12 This category includes 30 medium sites with permission for a total of 180 dwellings. It also contains one site that is not expected to contribute to the supply. Overall, 172 dwellings have been included in the five-year housing land supply.

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

3.13 Within this category, 11 sites have outline permission for 18 dwellings and 229 sites have full permission for 308 dwellings. Overall, 231 dwellings have been included in the five-year housing land supply.

**e) Remaining Allocated Sites within the Amended Core Strategy DPD**

3.14 No dwellings are included within the five-year housing land supply from this category.

**f) Remaining Allocated sites within the Allocations & Development Management DPD**

3.15 No dwellings are included with the five-year housing land supply from this category.

**g) Additional Sources of Supply**

3.16 An additional source of supply is that of specialist accommodation. This is broken down into the following three categories:

*i. C2 Specialist Accommodation*

3.17 In the guidance on how to calculate a five-year housing land supply, the PPG states that local planning authorities '*will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.*'

3.18 To establish the amount of accommodation released in the housing market, the guidance indicates that authorities should base calculations on the average number of adults living in households using the published Census data.

3.19 The ratio used in the Housing Delivery Test Measurement Rule Book that is applied to 'other' communal accommodation (which includes all types except student accommodation) is 1.92. This has been calculated by dividing the total number of adults living in all households by the total number of households in England.

3.20 This category currently contains one site, providing 12 bedspaces. Using the methodology outlined above, this is equivalent to 6 dwellings. Therefore, an allowance of 6 dwellings is expected within the five-year period.

3.21 Please note that all ratio calculations are applied on a site-by-site basis.

*ii. Houses in Multiple Occupation*

- 3.22 For planning purposes, a house in multiple occupation (HMO) with 3 to 6 residents falls under Use Class C4. HMOs with more than 6 residents are classed as '*sui generis*'. Therefore, two different approaches are used for including HMOs in the housing land supply.
- 3.23 Where an HMO accommodates six or fewer residents, it is counted as one dwelling. For HMOs with more than six residents, the number of clusters (a group of rooms in a HMO serving as separate accommodations for two or more persons but sharing a common kitchen, bathroom and toilet) is calculated by dividing the total number of residents by six, with any remainder counted as an additional cluster.
- 3.24 This category currently contains two sites, providing accommodation for 20 people. Using the methodology outlined above, this is equivalent to 4 dwellings. Therefore, an allowance of 4 dwellings is expected within the five-year period
- 3.25 Please note that all ratio calculations are applied on a site-by-site basis.

*iii. Student Accommodation*

- 3.26 According to the guidance on calculating a five-year housing land supply, all student accommodation; whether communal halls or self-contained units, can, in principle, count towards the supply.
- 3.27 To determine the amount of accommodation released to the housing market, the guidance advises using Census data on the average number of students living in student-only accommodation. The exception is studio flats, which are counted on a one-for-one basis.
- 3.28 The ratio applied to student accommodation, as set out in the Housing Delivery Test Measurement Rule Book, is 2.40. This figure is calculated by dividing the total number of students living in student-only households by the total number of student-only households in England.
- 3.29 There are currently 0 sites within this category.

## **h) Calculation of Supply**

3.30 The table below draws together the detail above to set out the deliverable supply.

***Table 3: Calculation of Supply***

<b>Supply anticipated within 5 years</b>	
Permissions on Allocated sites	<b>1,848</b>
Permissions on unallocated large sites (10 or more dwellings)	<b>344</b>
Permissions on unallocated medium sites (5-9 dwellings)	<b>172</b>
Permissions on unallocated small sites (1-4 dwellings)	<b>231</b>
Residual Amended Core Strategy DPD Allocations	<b>0</b>
Residual Allocations & Development Management DPD Allocations	<b>0</b>
Additional Sources of Supply - C2 Specialist Housing and HMOs	<b>9</b>
<b>Deliverable Supply</b>	<b>2,784</b>

## 4.0 Windfall Allowance

4.1 The NPPF (2025) permits Councils to include an allowance for windfall development. It states at Paragraph 75 that '*where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.*'

4.2 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 & medium sites (net windfalls)	Large sites (net windfalls)	Total net windfall completions	Total Net Completions	% of total completions that are windfalls
2013/2014	46	146	<b>192</b>	274	70%
2014/2015	97	268	<b>365</b>	447	82%
2015/2016	98	189	<b>287</b>	396	72%
2016/2017	64	309	<b>373</b>	571	65%
2017/2018	66	148	<b>214</b>	490	44%
2018/2019	182	174	<b>356</b>	654	54%
2019/2020	169	188	<b>357</b>	552	64%
2020/2021	127	293	<b>420</b>	767	55%
2021/2022	136	185	<b>321</b>	807	40%
2022/2023	107	49	<b>156</b>	588	27%
2023/2024	139	119	<b>258</b>	629	41%
2024/2025	94	37	<b>131</b>	563	23%
<b>Total</b>	<b>1,325</b>	<b>2,105</b>	<b>3,430</b>	<b>6,741</b>	<b>51%</b>
<b>Average</b>	<b>110</b>	<b>175</b>	<b>286</b>	<b>563</b>	<b>51%</b>
<b>Average Last 5yrs</b>	<b>121</b>	<b>137</b>	<b>257</b>	<b>669</b>	<b>38%</b>

4.3 Windfall development has been analysed since the start of the Plan Period in 2013. In doing so and establishing what might be an appropriate windfall allowance to include in the 5YR HLS, major development (i.e., 10 or more dwellings) windfall sites have been excluded. These are windfall sites which will likely have planning permission at the base date of the 5YR HLS period and have already been counted in the deliverable supply.

4.4 Reviewing small site windfall completion data from the start of the Plan Period in 2013/14, the Council has delivered on average 110dpa. Windfall completions represent 51% of all completions. Over the last five years, windfall completions on small sites remains higher than at the beginning of the Plan period, providing on average 121dpa.

4.5 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. 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.

- 4.6 Since the emerging Amended Allocations & Development Management DPD does not include any new housing site allocations, it is expected that once the currently allocated sites are delivered, the proportion of windfall development will steadily increase for the foreseeable future.
- 4.7 It is acknowledged that at the base date of the five-year supply calculation, a number of these windfall sites 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.

#### Sources of Windfall

- 4.8 To help understand where windfall development is likely to come from in the future, an analysis of the previous use of small and medium developed windfall sites has been undertaken since the start of the Plan Period in 2013. By identifying the previous use of windfall sites, it has enabled a deeper analysis of the broad categories of use to understand the likely reliable sources of future windfall supply.
- 4.9 Reviewing these completions, there are a variety of sources of windfall development in the District. This is illustrated in Table 4. Since the start of the Plan Period in 2013, the largest proportions of windfall development have come from agricultural buildings / land, sites which have previously been in C-Use class and greenfield sites.

**Table 5: Source of Windfall Completions Since Start of Plan Period**

Source of Windfall	Total Delivery
Agricultural	263
B2 Use Class	1
B8 Use Class	61
C3 Residential Dwellinghouse	263
C2 Residential Institutions	22
E( a ) Retail	80
E( b ) Food & Drink	6
E( c ) Financial and Professional Services	65
E( d ) Indoor sport, recreation or fitness	7
E ( e ) Health or Medical Services	28
E ( f ) Creche, Day Nursery or Day Centre	4
E( g ) Uses Carried out in Residential Area	33
F1( a ) Education	15
F1( f ) Public Workshop	10
F2( b ) Halls or Meeting Places	23
F2 ( c ) Outdoor Sport and Recreation	1
Greenfield	168
Residential Garden	156
Sui Generis	116
<b>Total</b>	<b>1,322</b>

4.10 Given the rural nature of the district and changes in modern agriculture, it is reasonable to assume that windfall completions on previous agricultural buildings and greenfield sites will continue to provide a consistent source of windfall supply. It is also expected that windfall completions on B8 Use Class buildings will continue to provide a modest contribution, due to permitted development rights, as can development from former C3 Residential land and buildings.

4.11 Based on historical trends, the following sources of windfall development have been deemed to be inconsistent on an annual basis or very minor in nature. As such, they have been removed from the windfall allowance calculation as they are not considered a reliable source of supply at the current time:

- B2
- C2
- E(b)
- E(d)
- E(e)
- E(f)
- E(g)
- F1(a)
- F1(f)
- F2(b)
- F2( c )

4.12 When discounting these sources, Table 6 below details the windfall completions by year from what the Council considers to be a 'reliable' source of windfall development. On average, the Council has delivered 98dpa from these sources of windfall.

**Table 6: Sources of 'Reliable' Windfall Supply**

Source of Windfall	Total Delivery
Agricultural	263
B8 Use Class	61
C3 Use Class	263
E ( a )	80
E ( c )	65
Greenfield	168
Residential Garden	156
SG	116
<b>Total</b>	<b>1,172</b>
<b>Average</b>	<b>98dpa</b>

4.13 Based on the trend analysis above, the Council is satisfied that there is compelling and reliable evidence for a conservative windfall allowance of at least 90 dpa. This gives a total windfall allowance of **180** dpa for years four and five.

## 5.0 Five Year Land Supply Calculation

5.1 This statement sets out the Council's position as at 1<sup>st</sup> April 2025. 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.

**Table 7: Five Year Land Supply Calculation**

<b>Housing Land Supply 2025-2030</b>	
<b>Requirement</b>	
Local Housing Need Requirement (dpa)	691
<b>Deliverable Supply</b>	
Permissions on Allocated sites	1,848
Permissions on unallocated large sites (10 or more dwellings)	344
Permissions on unallocated medium sites (5-9 dwellings)	172
Permissions on unallocated small sites (1-4 dwellings)	231
Specialist Accommodation	9
Residual Amended Core Strategy DPD Allocations	0
Residual Allocations & Development Management DPD Allocations	0
Windfall allowance for years 4 and 5	180
<b>Total</b>	<b>2,784</b>
<b>Five Year Land Supply Position</b>	<b>3.84 years</b>
<b>Supply Against Requirement</b>	<b>-841</b>

## **Appendix 1: Five Year Housing Land Supply Trajectory**

Planning Application Ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Address	G/B	Status	Dwellings Built on Site to Date	Total residual number of dwellings under construction, permitted/allocated*	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	Prior comps 24/25	Current Year 25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Total Identified Supply	Post Plan
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#### Extant Planning Permissions on Allocated Sites

22/02375/FULM	Detailed	Newark	NUA/Ho/10 - Lowfield Lane	G	NS	0	142	142	105			35	35	35	30	7		142	0	
21/01503/RMAM	Detailed	Bilsthorpe	Bi/Ho/2 - North of Kirklington Road (Noble Foods)	B	UC	62	74	136	74	28	20	20	20	14				74	0	
20/00873/FULM	Detailed	Bilsthorpe	Bi/Mi/1 - Eakring Road	G	UC	100	3	103	3	52	3							3	0	
22/01459/FULM	Detailed	Blidworth	Bl/Ho/1 - Dale Lane	G	NS	0	62	62	62			20	20	22				62	0	
20/00475/FULM	Detailed	Blidworth	Bl/Ho/3 - New Lane	G	UC	78	3	81	3	26	3							3	0	
21/02094/OUTM	Outline	Edwinstowe	Ed/Ho/2 - Mansfield Road	G	NS	0	50	50	0						20	20	10	50	0	
16/02173/OUTM	Outline	Edwinstowe	Thoresby Colliery (Residual)	B	NS	0	231	231	6						6	30	30	30	96	135
19/01016/RMAM	Detailed	Edwinstowe	Thoresby Colliery Phase 1	B	UC	127	16	143	16	25	16							16	0	
19/01865/RMAM	Detailed	Edwinstowe	Thoresby Colliery Phase 2	B	UC	125	94	219	94	36	36	36	22					94	0	
23/02156/RMAM	Detailed	Edwinstowe	Thoresby Colliery Phase 4	B	UC	0	114	114	114		14	25	25	25				114	0	
22/01934/RMAM	Detailed	Edwinstowe	Thoresby Colliery Phase 5	G	NS	0	93	93	86			14	36	36	7			93	0	
19/01053/RMAM	Detailed	Fernwood	Fernwood Meadows South	G	UC	59	291	350	175	14	35	35	35	35		35	35	35	280	11
18/00526/RMAM	Detailed	Fernwood	NAP2c - Land North and East of Fernwood	G	UC	535	515	1,050	515	173	103	103	103	103					515	0
16/00506/OUTM	Outline	Fernwood	NAP2c - Land south of Fernwood Meadows	G	NS	0	1,800	1,800	60				20	40	85	85	85	315	1,485	
20/00580/FULM	Detailed	Newark	NUA/Ho/8 - Bowbridge Road (293)	B	UC	0	87	87	87		10	20	20	20				87	0	
22/01528/RMAM	Detailed	Newark	NUA/Ho/4 - Yorke Drive	G/B	NS	0	207	207	105			35	35	35	35	35	32	207	0	
10/01586	Outline	Newark	NAP2a - Bowbridge Lane (Land South of Newark) (Residual)	G	NS	0	2,223	2,223	50			25	25	25	25	25	25	125	2,098	
21/02093/RMAM	Detailed	Newark	NAP2a - Bowbridge Lane (Land south), Phase 1, Parcel 6	G	UC	29	75	104	75	24	25	25	25					75	0	
23/01161/RMAM	Detailed	Newark	NAP2a - Bowbridge Lane (Land south, Phase 3, Parcel 5)	G	UC	0	281	281	235		25	45	45	60	60	46		281	0	
17/00595/FULM	Detailed	Ollerton & Boughton	OB/Mu/1 - Petersmith Drive	G	UC	240	65	305	65	54	35	30						65	0	
23/01836/RMAM	Detailed	Southwell	So/Ho/4 - Lower Kirklington Road (Land R/O The Vineries)	G	UC	0	45	45	45			5	20	20				45	0	
<b>Committed Losses</b>											-127	-50	-50	-27						
<b>Completed Sites</b>											20									
<b>Local Plan Allocation</b>																				

#### Extant Planning Permissions on Unallocated Large Sites

23/01755/RMAM	Detailed	Balderton	Hawton Lane (Flowserve)	B	NS	0	309	309	170		10	40	40	40	40	40	40	40	290	19	
20/00642/FULM	Detailed	Bilsthorpe	Oldbridge Way (Land at)	G	UC	118	2	120	2	15	2								2	0	
15/00784/FULM	Detailed	Bulcote	Old Main Road (Bulcote Farm)	G/B	NS	0	56	56	56			8	16	16	16				56	0	
21/02182/FULM	Detailed	Collingham	Co/L/1 Station Road (Land adj Braemar Farm)	G	UC	23	6	29	6	20	6								6	0	
22/02406/FULM	Detailed	Collingham	Woodhill Road (27, Tector Ltd)	B	NS	0	15	15	15			5	5	5					15	0	
16/00135/FULM	Detailed	Edwinstowe	High Street (Edwinstowe House)	B	UC	24	10	34	10	3	10								10	0	
18/00822/RMAM	Detailed	Edwinstowe	Ollerton Road (Rear of The Villas)	G	UC	0	28	28	0									0	28		
24/01689/CPRIOR	CPRIOR	Newark	Appleton Gate (20)	B	UC	0	16	16	16			16							16	0	
24/00842/RMAM	Detailed	Newark	Barnby Road (Grove Bungalow)	G	UC	0	10	10	10			3	4	3					10	0	
05/02257/FULM	Detailed	Newark	Beacon Hill Road (35)	B	UC	0	16	16	0									0	16		
01/01496/FULM	Detailed	Newark	Castlegate (The Gap Site)	B	UC	0	10	10	0									0	10		
23/02117/S73M	Detailed	Newark	Millgate (Land off)	G	UC	0	11	11	11		6	5						11	0		
22/00162/FULM	Detailed	Newark	Mills Drive (W Stubbs)	B	UC	0	19	19	19			5	7	7					19	0	
21/00699/FULM	Detailed	Newark	Stodman Street (32 former M&S)	B	UC	0	29	29	29			10	19						29	0	
05/02273/FULM	Detailed	Ollerton	Forest Road (Sherwood Energy Village)	B	UC	14	170	184	0								17	36	36	89	81
06/01180/FULM	Detailed	South Muskham	Main Street (Old Grange Farm)	B	UC	0	15	15	0										0	15	
<b>Committed Losses</b>											0										
<b>Completed Sites</b>											0										

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

23/00635/FUL	Detailed	Besthorpe	Collingham Road (West View Farm)	G	UC	0	5	5	5		3	2							5	0


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Planning Application Ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Address	G/B	Status	Dwellings Built on Site to Date	Total residual number of dwellings under construction, permitted/allocated*	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	Prior comps 24/25	Current Year 25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Total Identified Supply	Post Plan	
04/02239/FUL	Detailed	Newark	London Road (65A)	B	UC	0	5	5	0											0	5
24/00914/FUL	Detailed	Newark	Mount Lane (The Mount Annex, Lincoln College)	B	NS	0	8	8	8			2	3	3						8	0
22/01328/FUL	Detailed	Newark	Northgate (94)	B	UC	0	5	5	5			2	3							5	0
24/01425/CPRIOR	Detailed	Norwell	Carlton Lane (Willoughby Farm)	G	NS	0	8	8	8		1	2	2	3					8	0	
24/00281/FUL	Detailed	Ollerton	Briar Road (Land off Church Road)	G	NS	0	5	5	5			2	3							5	0
23/01749/CPRIOR	Detailed	Ollerton & Boughton	Darwin Drive (E-Centre) Ground Floor	B	NS	0	8	8	8		8									8	0
23/01977/CPRIOR	Detailed	Ollerton & Boughton	Darwin Drive (E-Centre) First Floor	B	NS	0	7	7	7			7								7	0
23/02164/CPRIOR	Detailed	Ollerton & Boughton	Darwin Drive (E-Centre) Second Floor	B	NS	0	7	7	7			7								7	0
06/00635/RMA	Detailed	Ollerton & Boughton	Kirk Drive (Units 1 to 4)	B	UC	10	2	12	2					2						2	0
22/00852/FUL	Detailed	Ollerton & Boughton	Main Street (Ollerton Hall)	B	UC	0	8	8	8		2	2	2	2						8	0
21/00930/RMA	Detailed	Ollerton & Boughton	Newark Road (Site of Red House Farm)	G	UC	0	9	9	9		2	3	4							9	0
53891091	Detailed	Ossington	Main Street (Highland Farm, now Lamberts Lane)	G	UC	3	2	5	2		2									2	0
23/02276/CPRIOR	Detailed	Rufford	May Lodge Drive (Kennels Farm)	B	NS	0	5	5	5			2	2	1						5	0
24/00422/CPRIOR	Detailed	Spalford	Sand Lane, Manor Farm	G	NS	0	5	5	5			2	3							5	0
16/01459/FUL	Detailed	Sutton on Trent	Old Great North Road (The Nags Head)	B	UC	4	2	6	2			2								2	0
21/00379/FULM	Detailed	Thurgarton	Oxton Road (Bankwood Farm)	B	UC	0	6	6	6			3	3							6	0
22/00947/FUL	Detailed	Thurgarton	Priory Road (Thurgarton Quarters Farm)	B	UC	0	5	5	5			2	3							5	0
5981282	Detailed	Upton	Main Road (Chapel Farm)	G	UC	1	7	8	7		1	2	2	2						7	0
<b>Committed Losses</b>										-3		-3									
<b>Completed Sites</b>										22											

#### Extant Planning Permissions Small Sites (0-4 dwellings)

	Full, CPRIOR & LDC	229 sites			25	308	333	250	85	50	50	50	50	58			308	0
	Outline & PIP	11 Sites			0	18	18	15		5	5	5	5	3			18	0

#### Specialist Accommodation (\*Dwelling equivalent as per 5YR HLS Report)

HMO	24/00675/FUL	Detailed	Balderton	London Road, The Maples)	B	NS	0	2	2	2								2	0
HMO	24/00022/FUL	Detailed	Newark	Middlegate (42-46)	B	NS	0	2	2	2								2	0
C2	24/00234/FUL	Detailed	Fernwood	Cross Lane (Lancaster Grange Care Home)	B	NS	0	6	6	6								6	0

#### Residual Allocated sites (Currently allocated and sites in submitted LDF/DPD)

NAP2B	Allocation	Newark	Strategic Site (Land East of Newark)	G		0	1,000	1,000	0						25	50	100	175	825
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#### Allocated Sites in the Allocations & Development Management DPD (without permission)

	Sites Allocated in Allocations & Development Management DPD				0	811	811	0							204	244	215	663	148
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#### Windfall Allowance

					0	0	0	180		0	0	0	90	90	90	90	450	
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<b>Gross Supply</b>					1,583	9,510	11,093	2,784	598	372	451	558	703	700	750	697	698	11,597	4,876
<b>Completed Losses</b>									35									359	
<b>Net Supply</b>									563	372	451	558	703	700	750	697	698	11,238	16,114