



**Statement of Five Year Housing Land Supply  
1<sup>st</sup> April 2018**

**Published September 2018**

## **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 31<sup>st</sup> March 2018.
- 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 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2023. 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. Future documents will be produced in accordance with the planning practice guidance which has been produced to accompany the revised National Planning Policy Framework published in July 2018.
- 1.5. The LPA is satisfied that it can demonstrate a 5YLS of 6.11 years when including a 20% buffer as suggested under the provisions of the previous NPPF. Whilst the detail set out in the new NPPF and clarified in the new planning practice guidance published on 13th September seek additional details to be published as part of any annual position statements, the District Council is content that the evidence underpinning the 5YLS is sufficiently robust and based on appropriate evidence from site owners and developers that it may still be relied upon.

## 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 with the Amended Core Strategy DPD being examined by Inspector Paul Griffiths. The two day examination hearing was held between Thursday 1<sup>st</sup> February and Friday 2<sup>nd</sup> February 2018. As part of the examination hearing the Inspector identified a number of Main Modifications to rectify issues of legal compliance and/or soundness with the Amended Core Strategy. None of these modifications relate to the conclusions of the Strategic Housing Market Assessment (SHMA) which was produced in conjunction with the neighbouring authorities of Ashfield and Mansfield, under the Duty to Cooperate, to establish the revised housing need figures for the Housing Market Area.
- 2.6. The SHMA 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 figure has been taken through the Plan Review process and forms the Requirement for the Amended Core Strategy DPD.

2.7. 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.

### Buffer

2.8. 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.

2.9. 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
2014/2015	447	740	-293	454	-7
2015/2016	396	740	-344	454	-58
2016/2017	571	740	-169	454	+117
2017/2018	490	740	-250	454	+35
Total	4,340	8,880	-4,052	2,270	-92

2.10. 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 the first three years, but the last two monitoring years has seen over-delivery which in effect cancels out the under-delivery for approximately two and a half of the preceding three years. Despite this more recent positive delivery the Council still considers it appropriate to consider the impact of the 20% buffer on the five year land supply calculation, alongside the 5% buffer.

## Shortfall

2.11. Between 2013 and 2018 2,178 dwellings have been completed in Newark & Sherwood out of the required 2,270. This has led to a shortfall of 92 units, down from 245 at its highest.

### Requirement Summary showing 5% and 20% buffers

Housing Target 2018 - 2023 (454*5)	2,270
Housing Shortfall (2013 - 2018)	92
<b>Housing Requirement 2018 - 2023 (5% buffer applied to target + shortfall)</b>	<b>2,480</b>
<b>Annualised Housing Requirement</b>	<b>496</b>

Housing Target 2018 - 2023 (454*5)	2,270
Housing Shortfall (2013 - 2018)	92
<b>Housing Requirement 2018 - 2023 (20% buffer applied to target + shortfall)</b>	<b>2,834</b>
<b>Annualised Housing Requirement</b>	<b>567</b>

### **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
- Windfall allowance

#### **Sites with planning permission**

3.4. There are currently 6,731 units on extant permissions in the District, only 2581 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 17% 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 some 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 early 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 Amended 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. In 2011 (and revised in 2014) outline permission was granted for 3,150 units, along with detailed permission for the Southern Link Road (SLR).
- 3.11. Following the grant of planning permission development was envisaged in 3 phases which would deliver associated sections of the Southern Link Road (SLR). Phase 1 of the SLR is now substantially complete, funded in part by an £11.2 million HCA loan (now Homes England). As a result delivery of 599 units within phase 1 can now be delivered. Avant and Bellway Homes are currently building out 237 dwellings.
- 3.12. The remainder of the SLR has full technical approval from Nottinghamshire County Council as local Highway Authority and Highways England as strategic Highway Authority. The SLR will come forward with the assistance of already committed grant from the Local Enterprise Partnership (£7M) and Newark & Sherwood District Council (£2.5M).
- 3.13. **NAP2B Land East of Newark:** Housing delivery on this site has not progressed as anticipated in the Adopted Core Strategy. Whilst detailed discussion with interested parties continues to take place it has been decided not to include an allowance for this site within the 5 Year Land Supply. This will of course be kept under review as discussions progress.
- 3.14. **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. This site has Outline consent for up to 1050 dwellings

- Persimmon Homes – have a legal interest, over the southern portion of the allocation resolution to grant for up to 1800 dwellings (16/00506/OUTM)
- Larkfleet Homes – have a legal interest in the central portion of the allocation and a resolution to grant for up to 350 dwellings (17/01266/OUTM)

### **Allocations & Development Management DPD Allocations**

3.15. 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 - Thoresby Colliery**

3.16. The Amended Core Strategy 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 (11<sup>th</sup> February 2017). The developers are progressing this development expediently with clearance of the site currently taking place. A planning application (16/02173/OUTM) currently has a resolution to grant for up to 800 dwellings.

### **Windfall Allowance**

3.17. 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.

3.18. 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.

<b>Year</b>	<b>Small sites (net windfalls)</b>	<b>Large sites (net windfalls)</b>	<b>Total net windfall completions</b>	<b>Total Net Completions</b>	<b>% of total completions that are windfalls</b>
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
2017/2018	66	148	214	490	44
<b>Total</b>	<b>476</b>	<b>1,233</b>	<b>1,709</b>	<b>2,544</b>	
<b>Average</b>	<b>79</b>	<b>206</b>	<b>285</b>	<b>424</b>	<b>68</b>

3.19. The above table is clear; windfall delivery makes a significant contribution towards completions in Newark and Sherwood District. On average 285 windfall completions are



achieved every year. Although the percentage of completions that are windfalls is decreasing, this is to be expected where allocations in the adopted Local Plan are now coming on stream.

- 3.20. 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.
- 3.21. 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 within urban areas and as rural affordable housing exceptions. The emerging Local Plan review rolls forward this approach. 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 3,461 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 (2018 - 2023) including 5 % buffer and meeting shortfall in the next 5 years		<b>496</b>
Total Deliverable Housing Supply	Large sites with planning permission	2035	<b>3,461</b>
	Medium and small sites with planning permission	546	
	Core Strategy Allocations	130	
	Site Allocations DPD Allocations	490	
	Plan Review Core Strategy Additional Strategic Site	160	
	Windfall allowance	100	
Total five year supply	Supply / Requirement (3,461 / 496)		<b>6.98</b>

Annualised Housing Requirement	Total annual housing requirement (2018 - 2023) including 20% buffer and meeting shortfall in the next 5 years		<b>567</b>
Total Deliverable Housing Supply	Large sites with planning permission	2035	<b>3,461</b>
	Medium and small sites with planning permission	546	
	Core Strategy Allocations	130	
	Site Allocations DPD Allocations	490	
	Plan Review Core Strategy Additional Strategic Site	160	
	Windfall allowance	100	
Total five year supply	Supply / Requirement (3,461 / 567)		<b>6.11</b>

- 4.3. As can be seen from the calculations above using the annual housing requirement from the emerging Local Plan, including either a 5% or 20% buffer and meeting the shortfall within the next five years the Council can clearly demonstrate in excess of a five year supply of housing land.
- 4.4. This statement sets out the Council's position as at 1<sup>st</sup> April 2018. 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.

## 5. Appendix – Supply details

### Large sites with planning permission

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 31.03.18	2018/2019	2019/2200	2020/2021	2021/2022	2022/2023	Counted in 5 year period
NAP2A	14/01978/OUTM	Bowbridge Lane (Land South of Newark)	2,913	0	2,913	0	0	43	80	80	203
NAP2A	16/02120/RMAM	Bowbridge Lane (Parcel 1)	173	0	173	36	40	48	49	0	173
NAP2A	17/01672/RMAM	Bowbridge Lane (Parcel 2A)	64	0	64	20	34	10	0	0	64
BL/HO/2	16/01144/FULM	Belle Vue Lane	21	0	21	21	0	0	0	0	21
Co/MU/1	12/00895/OUTM	Station Road (Braemar Farm)	65	0	65	0	0	0	25	40	65
Co/MU/1	16/01807/RMAM	Station Road/Swinderby Road (Land off)	40	0	40	20	20	0	0	0	40
Co/MU/1	17/01092/RMAM	Station Road (Land adjoining Braemar Farm)	35	0	35	0	10	25	0	0	35
ED/HO/1	16/01436/RMAM	Rufford Road	67	0	67	31	18	18	0	0	67
FA/HO/1	17/01055/RMAM	The Ridgeway/Milldale Road (Land off)	60	0	60	39	21	0	0	0	60
NAP 2C	14/00465/OUTM	Land North and East of Fernwood	1050	0	1050	0	20	50	65	65	200
OB/HO/1	14/01533/RMAM	North of Wellow Road	147	96	51	40	11	0	0	0	51
OB/HO/3	14/00669/FULM	Whinney Lane (Land at Ollerton and Bevercotes Miners Welfare)	88	70	18	18	0	0	0	0	18
RA/HO/1	17/00865/FULM	Top Street (Field reference 0790)	52	0	52	0	12	20	20	0	52
RA/HO/2	15/00523/RMAM 15/00522/FULM	Land off Warsop Lane	160	88	72	40	32	0	0	0	72

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 31.03.18	2018/2019	2019/2200	2020/2021	2021/2022	2022/2023	Counted in 5 year period
SO/HO/1	16/02169/OUTM	Allenby Road (Land off)	67	0	67	0	0	20	27	20	67
SO/HO/6	15/00994/FULM	Burgage Lane (Rainbows)	32	21	11	11	0	0	0	0	11
SO/HO/5	15/00475/OUTM	Lower Kirklington Road (High Gables)	12	0	12	0	0	6	6	0	12
SO/HO/2	15/01295/FULM	Nottingham Road (Springfield Bungalow)	38	0	38	0	12	12	14	0	38
ST/MU/1	14/00161/FULM	Hemplands Lane (Land to the rear of 9-18 Hounsfild way off)	50	0	50	0	20	30	0	0	50
N/A	16/02086/OUTM	Maid Marion Avenue (Land North of)	51	0	51	0	0	10	21	20	51
N/A	16/01618/OUTM	Oldbridge Way (Land at)	113	0	113	0	0	13	35	35	83
N/A	17/00582/FULM	Cavendish Way (Cavendish Park)	107	0	107	50	50	7	0	0	107
N/A	14/01308/FULM	Cavendish Way (Cavendish Park)	92	83	9	9	0	0	0	0	9
N/A	16/00139/RMAM	Cavendish Way (Cavendish Park)	161	0	161	0	10	35	35	35	115
N/A	13/00458/OUTM	West of Waterfield Way	100	0	100	0	26	50	24	0	100
N/A	16/00135/FULM	High Street (Edwinstowe House)	34	0	34	0	10	17	7	0	34
N/A	16/00313/OUTM	Ollerton road (Rear of The Villas)	35	0	35	0	0	8	10	10	28
N/A	16/01881/FULM	Elston Lane (Land off)	10	0	10	0	10	0	0	0	10
N/A	14/01469/OUTM	Southwell Road	48	0	48	24	24	0	0	0	48
N/A	05/02257/FULM	35 Beacon Hill Road	16	0	16	0	0	0	0	0	0
N/A	10/01256/FULM	Beacon Hill Road	189	165	24	24	0	0	0	0	24

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 31.03.18	2018/2019	2019/2200	2020/2021	2021/2022	2022/2023	Counted in 5 year period
N/A	01/01496/FUL	Castlegate	10	0	10	0	0	0	0	0	0
N/A	15/00036/FULM	Land at 207 Hawton Road	20	0	20	0	0	0	10	10	20
N/A	16/00124/FULM	Land off Millgate	34	0	34	0	0	34	0	0	34
N/A	16/00741/FULM	Mount Lane (Former Piano School)	10	0	10	0	0	0	10	0	10
N/A	05/01984/FULM	Land off Northgate	99	0	99	0	0	0	0	0	0
N/A	07/01608/RMAM	Land off Northgate	90	0	90	0	0	0	0	0	0
N/A	15/01307/FULM	17 Northgate	12	0	12	0	0	0	0	12	12
N/A	02/01094	Potterdyke/Pelham Street	14	0	14	7	7	0	0	0	14
N/A	05/02273/FULM	Forest Road (Sherwood Energy Village)	184	15	169	0	0	0	0	0	0
N/A	16/00902/FULM	Sherwood Energy Village (Land opposite Darwin Court, Darwin Drive)	51	14	37	37	0	0	0	0	37
N/A	06/01180/FULM	Main Street (Old Grange Farm)	15	0	15	0	0	0	0	0	0
			<b>6629</b>	<b>552</b>	<b>6,077</b>	<b>427</b>	<b>387</b>	<b>456</b>	<b>438</b>	<b>327</b>	<b>2,035</b>

**Total delivery within five years from large sites with planning permission: 2,035**

**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	2018/2019	2019/2200	2020/2021	2021/2022	2022/2023	Counted in 5 years
14/02186/FUL	70 Bullpit Road	7	0	7	4	0	3	0	0	7
14/01714/FUL	69 Main Street	9	3	6	0	6	0	0	0	6
05/00775/FUL	The Crescent	7	0	7	0	0	0	0	0	0
06/01847/FUL	Main Street (Park Farm)	8	0	8	2	3	2	1	0	8
16/01973/FUL	Forest Road (Land between 139-141)	8	0	8	0	4	4	0	0	8
16/01974/FUL	Forest Road (Land between 177-179)	9	0	9	0	0	3	3	3	9
16/01972/FUL	Forest Road (Land between 67-69)	8	0	8	0	0	0	4	4	8
15/01153/FUL	Mansfield Road (former squinting cat PH)	9	0	9	0	0	5	4	0	9
14/01242/FUL	Vicars Court	8	0	8	0	8	0	0	0	8
15/00035/FUL	Vicars Court	6	0	6	0	0	0	2	4	6
15/02253/FUL	Main Street (The Plough)	6	0	6	0	3	3	0	0	6
16/00819/FULM	Bilsthorpe Road (Land to the South of)	9	9	9	0	0	0	6	3	9
11/00219	Kirkington Road (Ponds Farm)	8	3	5	1	2	2	0	0	5
17/00284/FUL	Moor Lane (Honies Farm)	5	0	5	0	0	2	3	0	5
16/01772/FUL	School Lane (Hall Farm)	5	0	5	0	0	2	3	0	5
17/00218/FUL	Staveley Court (Land at) phase 1	8	0	8	0	8	0	0	0	8
15/00122/FUL	Broomfield Lane (Silverwood)	5	0	5	5	0	0	0	0	5
05/02562/FUL	Station Road (Enfield House)	6	5	1	0	0	0	1	0	1
14/02020/FUL	Epperstone Road (Adjacent Brookfield) Lo/Ho/2	5	0	5	5	0	0	0	0	5
17/02305/FUL	Beacon Hill Road (Land to the East of Top Row)	7	0	7	0	0	2	2	3	7
11/01046	Castlegate (Ye Olde Market)	9	0	9	0	0	0	0	0	0

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2018/2019	2019/2200	2020/2021	2021/2022	2022/2023	Counted in 5 years
16/00314/FUL	George Street (Newark Boys Club)	7	0	7	0	7	0	0	0	7
16/01912/FUL	George Street (Unit 3, The Old Maltings) (Basement Lighting)	6	0	6	0	0	6	0	0	6
16/02164/FUL	Grange Road (Garages at)	5	0	5	5	0	0	0	0	5
15/01839/OUT	Hutchinson Road (Land to the North of)	7	0	7	2	5	0	0	0	7
16/02135/FUL	Lincoln Road (96)	5	0	5	0	2	3	0	0	5
04/02239	London Road (65A)	5	0	5	0	0	0	0	0	0
17/00041/FUL	Meldrum Crescent (Garage Court)	8	0	8	8	0	0	0	0	8
11/00228	Navigation Yard (Thorpe's Warehouse)	9	0	9	0	0	0	0	0	0
17/00069/FUL	Northgate (14, Northgate House)	8	0	8	0	4	4	0	0	8
15/00984/FUL	Adj Darwin Drive	7	0	7	0	3	4	0	0	7
16/00372/FUL	Brake Lane (Boughton Pumping Station)	9	0	9	0	9	0	0	0	9
06/00635	Kirk Drive (Units 1 to 4)	9	4	5	0	5	0	0	0	5
17/02105/FUL	Wellow Road (Majeka)	9	0	9	0	0	0	4	5	9
891091	Main Street (Highland Farm)	5	3	2	0	0	0	0	0	0
17/01846/FUL	Red May Ind Est	6	0	6	0	0	0	6	0	6
16/01459/FUL	Old Great North Road (The Nags Head)	6	0	6	2	2	2	0	0	6
16/00529/FUL	Nottingham Road (Priory Farm)	5	0	5	2	3	0	0	0	5
810282	Main Road (Chapel Farm)	8	1	7	0	0	0	0	0	0
	Small Full BF (on 147 sites)	225	6	219	36	37	36	37	36	182
	Small Full GF (on 106 sites)	161	16	145	24	24	24	24	24	120
	Small Out BF (on 6 sites)	10	0	10	0	2	2	2	2	8
	Small Out GF (on 10 sites)	23	0	23	0	3	5	5	5	18
		<b>690</b>	<b>41</b>	<b>649</b>	<b>96</b>	<b>140</b>	<b>114</b>	<b>107</b>	<b>89</b>	<b>546</b>

**Total delivery within five years from medium and small sites: 546**

**Core Strategy Allocations**

<b>Core Strategy Allocation</b>		<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>Counted in 5 year period</b>
NAP 2A	Land South of Newark						Under sites with planning permission
NAP 2B	Land East of Newark	0	0	0	0	0	0
NAP 2C	Land Around Fernwood (Part)	0	0	10	60	60	130
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>60</b>	<b>60</b>	<b>130</b>

**Total delivery within five years from Core Strategy Allocations: 130**



**Site Allocations DPD Allocations:**

<b>ADM DPD</b>	<b>Address</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>Counted within 5 Years</b>
NUA/Ho/1	Land at the end of Alexander Avenue and Stephen Road	0	0	0	0	0	0
NUA/Ho/2	Land South of Quibells Lane	0	0	0	0	0	0
NUA/Ho/3	Land on Lincoln Road	0	0	0	0	24	24
NUA/Ho/4	Yorke Drive Estate and Lincoln Playing Fields	0	0	0	0	0	0
NUA/Ho/5	Land North of Beacon Hill Rd and the Northbound A1 Coddington Slip Road	0	0	0	0	0	0
NUA/HO/6	Land between 55 and 65 Millgate	0	0	0	0	0	0
NUA/Ho/8	Land on Bowbridge Road	0	0	0	0	0	0
NUA/Ho/9	Land on Bowbridge Road (Newark Storage)	0	0	0	0	0	0
NUA/HO/10	Land North of Lowfield Lane	0	0	0	10	35	45
NUA/MU/3	NSK factory, Northern Road	0	0	0	0	0	0
NUA/MU/4*	Land at Bowbridge Road, (Elm Avenue) (Part)	0	0	0	25	30	55
SO/HO/4	Land East of Kirklington Road	0	0	5	15	15	35
SO/HO/5*	Land off Lower Kirklington Road (Part)	0	0	0	0	0	0
SO/HO/7	Southwell Depot	0	0	0	0	0	0
LO/HO/1	Land adjacent to 28 Epperstone Road	0	0	1	0	0	1
OB/HO/2	Land adjacent to Hollies Close	0	0	0	25	0	25
OB/MU/1	Land at the rear of Petersmiths Drive	0	20	25	25	25	95
OB/MU/2	Land between Kirk Drive, Stepnall Heights and Hallam Road	0	0	0	0	0	0
ED/HO/2	Land to the North of Mansfield Road	0	0	0	0	0	0
BI/HO/1	Adj Wycar Leys Kirklington Road	0	0	0	0	0	0

BI/HO/2	Noble Foods	0	0	15	30	30	75
BI/MU/1	Land to the East of Kirklington Road	0	0	15	25	25	65
RA/MU/1	Land at Kirklington Road	0	0	0	0	0	0
BL/HO/1	Land at Dale Lane	0	0	0	0	0	0
BL/HO/3	Land South of New Lane	0	0	0	35	35	70
BL/HO/4	Land at Dale Lane Allotments	0	0	0	0	0	0
CL/MU/1	Land at the former Clipstone Colliery	0	0	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>20</b>	<b>61</b>	<b>190</b>	<b>219</b>	<b>490</b>

**Total delivery within five years from Site Allocations DPD Allocations: 490**

**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	0	0	10	75	75	160
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>75</b>	<b>75</b>	<b>160</b>

**Total delivery within five years from Site Allocations DPD Allocations: 160**

**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
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>100</b>

**Total delivery within five years from windfalls: 100**