



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**Statement of Five Year Housing Land Supply
1st April 2023**

Published June 2023

Five Year Land Supply Statement as at 1st April 2023

1.0 Requirement

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

Completions to Date

1.2 The housing completions table sets out the gross housing completions and losses which have been recorded for the first 10 years of the plan period:

Table 1: Housing Completions

	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	Totals
Gross Completions	312	462	440	585	508	671	586	799	871	618	5234
Losses	38	15	44	14	17	17	31	32	64	30	272
Net Completions	274	447	396	571	491	654	555	767	807	588	4962

1.3 During this ten year period the housing delivery being achieved was initially below the annual requirements set out. The last seven years have however seen completion rates pick up and we are now in a position where 1010 dwellings above the cumulative requirement have been achieved. This is illustrated in the table below:

Table 2: Delivery of Requirements to date

Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Cumulative net Completions	274	721	1117	1688	2179	2833	3388	4155	4962	5550
Cumulative Annual requirement	454	908	1362	1816	2270	2724	3178	3632	4086	4540
Cumulative Under/over supply	-180	-187	-245	-128	-91	109	210	523	876	1010

1.4 Planning Practice Guidance sets out that the level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach), then the appropriate buffer should be applied. The additional oversupply has been used to offset the shortfalls against requirements as set out in Planning Practice Guidance and since the 18/19 monitoring period the shortfall has been dealt with. Once the shortfall has been met no guidance is provided on dealing with overprovision against requirement. The purpose of the 5 year land supply is to ensure the housing requirement is met over the entirety of the Plan Period. The District Council have therefore adopted a cautious approach and spread the oversupply over

the remaining Plan period (the Liverpool approach) rather than removing it from just the first 5 years.

Buffer

- 1.5 The NPPF sets out that where there has been significant under delivery of housing over the last 3 years a 20% buffer should be added to improve the prospect of achieving the planned supply. This is determined through the results of the Housing Delivery Test. The Housing Delivery Test 2022 measurement has not yet been published (due January 2023) but Newark & Sherwood District are confident that delivery is above target so a 20% buffer is not required. A buffer of 5% to ensure choice and competition in the market for land has therefore been added to the requirement in accordance with paragraph 74 of the NPPF.

Table 3: Calculation of Annual requirement

Total Housing Requirement		9080
Less dwellings completed between 01/04/13 and 31/03/23 (10 Years)	5550	
Leaves a residual total of	3530	
Divided by remaining plan period 01/04/22 to 31/03/33 (11 Years)	353	
Multiplied by 5 to give a 5 year figure	1765	
Add 5% for flexibility as required by the NPPF	88.25	
Gives a total 5 Year Requirement of (5 year figure plus 5% flexibility)		1853
Divided by 5 to give an Annual requirement of		371

2.0 Supply

- 2.1 As at 1st April 2023 there are a total of 6,732 net new dwellings with an extant planning permission. As set out in the NPPF, to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.
- 2.2 It should be noted that, as established in the St Modwen judgment (paragraph 38), that does not mean that for a site to be considered deliverable it must be certain or probable that the housing will in fact be delivered upon it just that there is a 'realistic prospect'.
- 2.3 The schedule of sites with planning permission is appended to this report and details all permissions of 5 dwellings and above and indicates the number of dwellings on those sites anticipated to come forward over the 5 year period. Due to the large number of small permissions for between 1 and 4 dwellings summary figures have been provided.

Extant Planning Permission on Allocated Sites

- 2.4 15 allocated sites currently have an extant permission on all or part of the site. Some sites have more than one record attached to it where they are being developed in phases and/or by more than one developer. The total number of dwellings available on these sites is 5290, but a conservative estimate of 1,568 dwellings has been included within the 5 year supply.
- 2.5 No major outline consents in this category have been included within the 5 year supply.

Extant Planning Permission on Unallocated Large Sites

- 2.6 18 sites are included within this category with a total of 883 dwellings available. 5 sites are not anticipated to contribute to the supply as they are either outline consents or are sites which the authority does not believe will come forward. 438 dwellings have been included within the 5 year supply.

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

- 2.7 There are a total of 36 medium sites with permission for 224 dwellings within this category. There is one outline consent within this category and 6 sites with detailed permission which are not anticipated to contribute to the supply. A total of 177 dwellings have been included within the 5 year supply.

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

- 2.8 Within this category 6 sites have outline permission for 13 dwellings and 248 sites have full permission for 322 dwellings. In accordance with the definition of deliverability, all of these dwellings are considered to have a realistic prospect of delivery.

Remaining Allocated sites within the Adopted Amended Core Strategy DPD

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

Remaining Allocated sites within the Adopted Allocations & Development Management DPD

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

Windfall Allowance

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

Table 4: Historic Windfall Allowance

Year	Small and medium sites (net windfalls)	Large sites (net windfalls)	Total net windfall completions	Total Completions	% of total completions that are windfalls
2013/2014	46	146	192	274	70
2014/2015	97	268	365	447	82
2015/2016	98	189	287	396	72
2016/2017	64	309	373	571	65
2017/2018	66	148	214	490	44
2018/2019	174	182	356	654	54
2019/2020	169	188	357	552	65
2020/2021	127	293	420	767	55
2021/2022	136	185	321	807	40
2022/2023	91	49	140	588	24
Total	1068	1957	3025	5549	55
Average	107	196	303	555	

- 2.12 As can be seen the level of windfall completions, although fluctuating, make a significant contribution to the overall delivery position. The Amended Core Strategy supports appropriate windfall through Policies SP2 – Spatial Distribution of Growth and Policy SP3 – Rural Areas. Furthermore, flexibility afforded by policies in the NPPF, a more permissive stance regarding change of use from commercial to residential and changes to permitted development rights also mean that windfall delivery is likely to continue.
- 2.13 It is acknowledged that at the base date of the five year supply calculation a number of these windfall units will already have permission and would be counted in sites with planning permission. It is important to take account of committed windfall delivery across the five year period to ensure that the Council does not double count those sites that are already in the pipeline. As a result, it is proposed to only include a windfall allowance for the latter two years of the five year period, an annual allowance of 75 dwellings has been applied for the last 2 years of the five year period. Looking at the track record of windfall delivery this is considered to be a conservative figure.

Table 5: Calculation of Supply

Supply anticipated within 5 years		
Permissions on Allocated sites	1568	
Permissions on unallocated large sites (10 or more dwellings)	438	
Permissions on unallocated medium sites (5-9 dwellings)	177	
Permissions on unallocated small sites (1-4 dwellings)	335	
Residual Amended Core Strategy DPD Allocations	0	

Residual Allocations & Development Management DPD Allocations	0	
Windfall allowance for years 4 and 5	150	
Deliverable Supply		2668

3.0 Conclusion

Table 6: Five Year Supply Calculation

Annual requirement as set out in Table 3	371
Deliverable Supply as set out in Table 5	2668
Total Five year Supply supply/requirement	7.20 years

- 3.1 This statement sets out the Council’s position as at 1st April 2023. 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.

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Address	Total number of dwellings on site	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/ allocated*	2023/24	2024/25	2025/26	2026/27	2027/28	Total Identified Supply within 5 years
Extant Planning Permissions on Allocated												
21/01503/RMAM	Detailed	Bilsthorpe	Belle Eau Park (Noble Foods Ltd)	136	13	123	26	26	26	26	19	123
20/00873/FULM	Detailed	Bilsthorpe	Eakring Road	103	18	85	20	20	20	20	5	85
20/00475/FULM	Detailed	Blidworth	New Lane	81	20	61	20	20	21			61
21/02094/OUTM	Outline	Edwinstowe	Mansfield Road (Field Ref No 8890)	50	0	50						0
16/02173/OUTM	Outline	Edwinstowe	Thoresby Colliery	438	0	438						0
19/01016/RMAM	Detailed	Edwinstowe	Thoresby Colliery Phase 1	143	87	56	40	16				56
19/01865/RMAM	Detailed	Edwinstowe	Thoresby Colliery Phase 2	219	53	166	35	35	35	35	26	166
19/01053/RMAM	Detailed	Fernwood	Fernwood Meadows South	350	3	347	35	35	35	35	35	175
18/00526/RMAM	Detailed	Fernwood	Land North and East of Fernwood	1,050	281	769	90	90	90	90	90	450
20/00580/FULM	Detailed	Newark	Bowbridge Road (293)	87	0	87			40	47		87
10/01586	Outline	Newark	Bowbridge Lane (Land South of Newark)	2,504	0	2,504						0
16/02120/RMAM	Detailed	Newark	Bowbridge Lane (Parcel 1)	173	172	1	1					1
19/01164/RMAM	Detailed	Newark	Bowbridge Lane - parcels 4a & 4b	160	122	38	38					38
21/02093/RMAM	Detailed	Newark	Bowbridge Lane (Land south)	104	0	104	4	25	25	25	25	104
18/02279/OUTM	Outline	Newark	Lincoln Road (Yorke Dr and Lincoln Rd Playing Field) Total 320 net 194 as 4 have already been demolished	194	0	194						0
20/00275/FULM	Detailed	Newark	Lord Hawke Way	87	38	49	20	20	9			49
20/00317/FUL	Detailed	Newark	Millgate (61)	9	0	9	5	4				9

17/00595/FULM	Detailed	Ollerton & Boughton	Petersmith Drive	305	147	158	40	40	40	38		158
20/01190/OUTM	Outline	Southwell	Lower Kirklington Road (Land R/O The Vineries)	45	0	45						0
15/01295/FULM	Detailed	Southwell	Nottingham Road (Springfield Bungalow)	38	32	6	6					6
Extant Planning Permissions on Unallocated Large Sites												
19/00854/OUTM	Outline	Balderton	Hawton Lane (Flowserve)	322	0	322						0
20/00642/FULM	Detailed	Bilsthorpe	Oldbridge Way (Land at)	120	70	50	35	15				50
15/00784/FULM	Detailed	Bulcote	Old Main Road (Bulcote Farm)	56	0	56		11	15	15	15	56
21/02182/FULM	Detailed	Collingham	Station Road (Land adj Braemar Farm)	29	0	29	9	20				29
16/00135/FULM	Detailed	Edwinstowe	High Street (Edwinstowe House)	34	21	13	7	6				13
18/00822/RMAM	Detailed	Edwinstowe	Ollerton road (Rear of The Villas)	28	0	28	8	10	10			28
20/02499/OUTM	Outline	Newark	Barnby Road (Grove Bungalow)	10	0	10						0
05/02257	Detailed	Newark	35 Beacon Hill Road	16	0	16				16		16
01/01496	Detailed	Newark	Castlegate	10	0	10						0
18/02035/FULM	Detailed	Newark	Hawton Road (207)	20	0	20		5	5	5	5	20
19/01947/FULM	Detailed	Newark	Jubilee Street (2)	14	0	14				7	7	14
22/00162/FULM	Detailed	Newark	Mills Drive (W Stubbs)	17	0	17		3	7	7		17
18/02034/FULM	Detailed	Newark	Northgate (17)	12	0	12		12				12
22/00262/FULM	Detailed	Newark	Victoria Street (10)	39	0	39	9	30				39
05/02273	Detailed	Ollerton	Forest Road (Sherwood Energy Village)	184	14	170		17	36	36	36	125
19/02279/OUTM	Outline	Ollerton	Latimer Way (Prospect House)	43	0	43						0
06/01180	Detailed	South Muskham	Main Street (Old Grange Farm)	15	0	15						0
21/02607/FULM	Detailed	Walesby	Houghton Way (Land adj)	19	0	19	4	5	5	5		19

Extant Planning Permissions Medium Sites (5-9 dwellings)											
21/01081/PIP	Outline	Balderton	Hawton Lane (Land R/O No.39) & Centenary Close (West of)	6	0	6					0
22/00263/FUL	Detailed	Balderton	Main Street (Land off)	5	0	5			2	3	5
20/00194/FUL	Detailed	Besthorpe	Collingham Road (West View Farm)	5	0	5		2	3		5
21/00933/FUL	Detailed	Bilsthorpe	The Crescent (Land at Eastwell Court)	8	0	8		8			8
21/00637/FUL	Detailed	Blidworth	Dale Lane (Sherwood House)	7	0	7			3	4	7
17/02325/FULM	Detailed	Bulcote	Old Main Road (Bulcote Farm)	9	0	9				4	5
06/01847	Detailed	Carlton on Trent	Main Street (Park Farm)	8	7	1			1		1
20/00772/FUL	Detailed	Clipstone	Goldcrest Lane And Skylark Way adj	9	0	9	3	3	3		9
18/02159/FUL	Detailed	Eakring	Main Street (Land adj Fish Pond Farm)	5	0	5	1	4			5
11/00219	Detailed	Eakring	Kirkington Road (Ponds Farm)	8	4	4		1	1	1	1
17/00284/FUL	Detailed	East Stoke	Moor Lane (Honies Farm)	5	1	4		1	1	1	1
16/01772/FUL	Detailed	East Stoke	School Lane (Hall Farm)	5	3	2	1	1			2
20/01963/FUL	Detailed	Lowdham	Station Road (13)	7	0	7			3	4	7
22/00351/FUL	Detailed	Newark	Albert Street (22)	9	0	9	4	5			9
21/00774/FUL	Detailed	Newark	Appleton Gate (83)	9	0	9			4	5	9
17/02213/FULM	Detailed	Newark	Bowbridge Road (Green Home)	9	0	9		3	3	3	9
11/01046	Detailed	Newark	Castlegate (Ye Olde Market)	9	0	9					0
21/00476/FUL	Detailed	Newark	Devon Road (Land at)	9	0	9		3	3	3	9
22/00733/RMAM	Detailed	Newark	Elm Avenue (Playing field)	9	0	9				4	5
21/02517/FUL	Detailed	Newark	Enright Close (2-4)	5	0	5				2	3
22/01591/FUL	Detailed	Newark	Eton Avenue (77C)	5	0	5			2	3	5

21/01276/FUL	Detailed	Newark	George Street (Newcastle Arms Public House)	7	0	7			3	4		7
04/02239	Detailed	Newark	London Road (65A)	5	0	5						0
11/00228	Detailed	Newark	Navigation Yard (Thorpe's Warehouse)	9	0	9						0
22/01328/FUL	Detailed	Newark	Northgate (94)	5	0	5				2	3	5
20/02133/FUL	Detailed	Newark	St Marks Place (Unit 8,9,10 and 11)	7	0	7	3	4				7
21/02697/FUL	Detailed	Newark	Victoria Street (Christ CofE School)	8	0	8	4	4				8
21/02019/CPRIOR	Detailed	Norwell	Carlton Lane (Willoughby Farm)	5	0	5		1	2	2		5
16/00372/FUL	Detailed	Ollerton & Boughton	Brake Lane (Boughton Pumping Station)	9	0	9						0
06/00635	Detailed	Ollerton & Boughton	Kirk Drive (Units 1 to 4)	12	10	2				2		2
21/00930/RMA	Detailed	Ollerton & Boughton	Newark Road (Site of Red House Farm)	9	0	9	2	3	4			9
891091	Detailed	Ossington	Main Street (Highland Farm)	5	3	2						0
16/01459/FUL	Detailed	Sutton on Trent	Old Great North Road (The Nags Head)	6	4	2				2		2
19/00746/FULM	Detailed	Thurgarton	Oxton Road (Bankwood Farm)	6	0	6				3	3	6
22/00947/FUL	Detailed	Thurgarton	Priory Road (Thurgarton Quarters Farm)	5	0	5				2	3	5
810282	Detailed	Upton	Main Road (Chapel Farm)	8	1	7						
Extant Planning Permissions Small Sites (if large number of sites totals can be used rather than a full list of sites)												
	Full		127 sites	164	15	149	29	30	30	30	30	149
	Full		121 sites	183	10	173	33	35	35	35	35	173
	Outline		1 Sites	2	0	2				1	1	2
	Outline		5 sites	11	0	11			1	5	5	11

Strategic sites Allocated in the Amended Core Strategy												
NAP2B	Allocation	Newark	Strategic Site (Land East of Newark)	1,000	0	1,000						0
NAP2C	Allocation	Fernwood	Strategic Site (Land around Fernwood)	1,800	0	1,800						0
Allocations within the Allocations and Development Managemet DPD												
NUA/Ho/1	Allocation	Newark	Land at the end of Alexander Avenue and Stephen Road	20	0	20						0
NUA/Ho/2*	Allocation	Newark	Land South of Quibells Lane	25	0	25						0
NuA/Ho/3	Allocation	Newark	Land on Lincoln Road	24	0	24						0
NUA/Ho/5	Allocation	Newark	Land North of Beacon Hill Rd and the Northbound A1 Coddington Slip Road	200	0	200						0
NUA/Ho/6*	Allocation	Newark	Land between 55 and 65 Millgate (residual allocation)	5	0	5						0
NUA/Ho/9	Allocation	Newark	Land on Bowbridge Road (Newark Storage)	150	0	150						0
NUA/Ho/10	Allocation	Balderton	Land North of Lowfield Lane	120	0	120						0
NUA/MU/3	Allocation	Newark	NSK factory, Northern Road	150	0	150						0
So/Ho/5	Allocation	Southwell	Land off Lower Kirklington Road	60	0	60						0
So/Ho/7	Allocation	Southwell	Southwell Depot	15	0	15						0
Lo/Ho/1	Allocation	Lowdham	Land adjacent to 28 Epperstone Road and	5	0	5						0
OB/MU/2	Allocation	Ollerton/ Boughton	Land between Kirk Drive, Stepnall Heights and Hallam Road	120	0	120						0
Bi/Ho/1	Allocation	Bilsthorpe	Adj Wycar Leys Kirklington Road	20	0	20						0
Ra/Ho/2*	Allocation	Rainworth	Land to the East of Warsop Lane Residual site	95	0	95						0

Ra/MU/1	Allocation	Rainworth	Land at Kirklington Road	6	0	6						0
Bl/Ho/1	Allocation	Blidworth	Land at Dale Lane	55	0	55						0
Bl/Ho/4	Allocation	Blidworth	Land at Dale Lane Allotments	45	0	45						0
Cl/MU/1	Allocation	Clipstone	Land at the former Clipstone Colliery	120	0	120						0
Totals				11916	1149	10767	532	573	521	531	361	2518