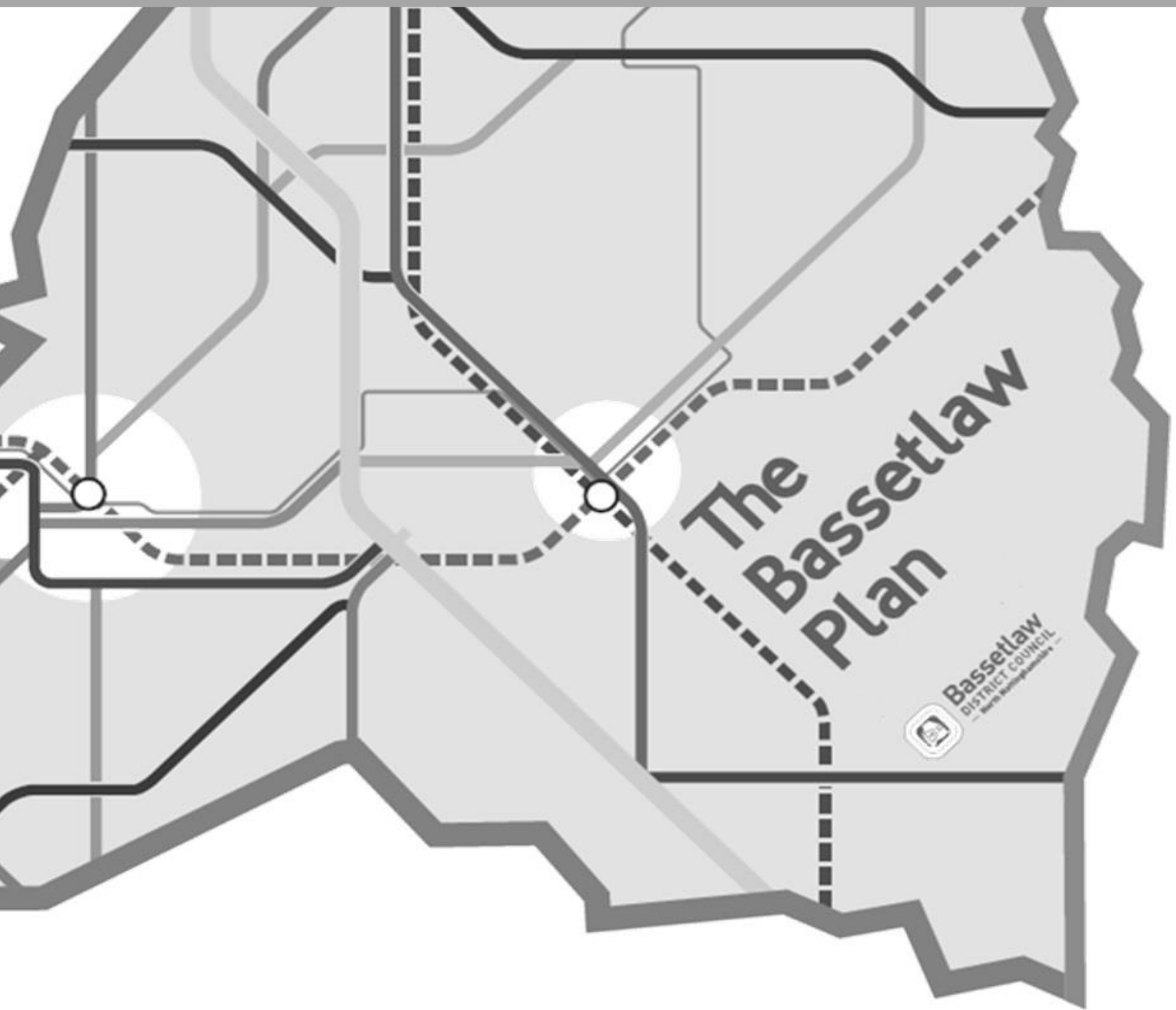


# Land Availability Assessment

January 2020

A BACKGROUND PAPER FOR THE BASSETLAW PLAN



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

# Contents

	<b>Page</b>
Introduction	2
Methodology	3
Housing Need in Bassetlaw	13
Conclusion	17
Glossary	18
<u>Appendices:</u>	
Appendix A: Methodology Flowchart	
Appendix B: Settlement Site Plans	
Appendix C: Draft Local Plan Housing Trajectory (2019 to 2037) Includes sites with planning permission, Neighbourhood Plan allocations, proposed LP allocations, pending pp sites (subject to s106)	
Appendix D: Harworth and Bircotes LAA - sites without planning permission	
Appendix E: Retford LAA – sites without planning permission	
Appendix F: Tuxford LAA – sites without planning permission	
Appendix G: Worksop LAA – sites without planning permission	
Appendix H: Potential new settlement LAA	



# 1 Introduction

The Land Availability Assessment (LAA) is a technical document that identifies and assesses potential housing land. The LAA does not make decisions about which sites should be developed, nor change their status within the planning system. Instead, the LAA will be used to support decision-making about future land allocations in the emerging Bassetlaw Plan. The information provided in this document is not binding on any future recommendation that may be made by the Council or any formal decision of the Council through the planning process.

- 1.1** The National Planning Policy Framework (NPPF) states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- 1.2** The Bassetlaw LAA provides assessments of land availability for economic development in all areas of Bassetlaw, and land available for residential development in the three main towns of Worksop, Retford, Harworth & Bircotes, Tuxford and large sites which could accommodate a new settlement. Due to the proposed approach to the emerging Local Plan Spatial Strategy the Council considers that it is not necessary to assess sites for residential use in other areas at this time. With the exception of Tuxford, with regard to housing allocations in rural areas, sites will be reviewed/assessed as part of the Neighbourhood Plan process as and when Neighbourhood Plans are brought forward.
- 1.3** This Land Availability Assessment will supersede the 2018 LAA Housing Paper. Key outputs include:
  - A list of all sites considered, cross-referenced to location maps
  - For the proposed growth areas in the emerging Bassetlaw Plan:
    - an assessment of each site in terms of its suitability for development, availability and achievability (including whether the site is viable);
    - clearly evidence/justify those which have been discounted;
    - an assessment of the likelihood of sites coming forward and possible timescales for delivery; and
    - the potential capacity of each individual site, along with an overview of site specific constraints and an indication of how obstacles to site delivery may be overcome

- An indicative trajectory of anticipated development potential.
- 1.4** Sites that are included in the LAA are not precluded them from being developed for other suitable uses, while sites that have been discounted or omitted from this stage of the assessment are not necessarily precluded from the possibility of securing planning permission.
- 1.5** This LAA report sets out the methodology, the assessment findings, a discussion of assumptions made, along with an explanation of why particular sites have been assessed as having no development potential at this time.

## 2 Methodology

### Background

- 2.1** In line with the NPPF a local authority is required to identify and update annually 'a supply of specific deliverable sites sufficient to provide five years' worth of housing compared against objectively assessed housing need'. There is also a requirement for local authorities to identify strategic employment sites and to address the specific locational requirements of different employment sectors.
- 2.2** 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 five years. Sites that are not major development (fewer than 10 dwellings), and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Major sites with outline planning permission, sites with permission in principle, and allocated in the development plan or identified on a brownfield register should only be considered deliverable within five years where there is clear evidence that housing completions will begin on site within five years.
- 2.3** Sites which are identified as deliverable for housing within five years form part of the five year housing land supply, which is published annually in the Five Year Housing Land Supply Statement<sup>1</sup>. The assessment also identifies sites which cannot be delivered within five years, but are unencumbered by major constraints and are considered developable. These sites will inform the housing trajectory beyond the next five years.

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<sup>1</sup> <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/planning-policy-monitoring-research/five-year-housing-land-supply-statement.aspx>

**2.4** For a site to be considered developable the NPPF states that it should be ‘in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged’<sup>2</sup>.

**STAGE 1: Site Identification**

**2.5** Sites with the potential for small-scale through to large-scale development are considered in line with NPPG recommendations. Assuming an indicative site densities appropriate to their setting (i.e. in keeping with the prevailing character of the surrounding area) and capable of delivering five or more dwellings. Site density assumptions are set out below.

<b>Site Location</b>	<b>Assumed density (dwellings per hectare)</b>
Within urban areas	40 dph
Edge of urban areas (suburban)	30 dph
Village (suburban)	30 dph
Rural village	20 dph

Table 1. Density assumptions

**2.6** Sites which are considered as part of this LAA include:

- Sites with planning permission (full or outline) that are either under construction or not yet implemented
- Sites where the Council has resolved to grant planning permission, subject to the signing of a legal agreement
- Sites submitted in the Call for Sites
- Sites that have been promoted through representations made on the Initial Draft Bassetlaw Plan
- Sites from the previous Bassetlaw SHLAA where landowners/agents have provided a renewed expression of interest

**2.7** Sites that were submitted in the Call for Sites were required to provide the following information:

- Contact details
- Site address and location plan
- Site size
- Site description (including current use and neighbouring uses)
- Information about highways access and utilities provision
- Site constraints

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<sup>2</sup> National Planning Policy Framework, Annex 2

- Type and scale of development
- Ownership details
- Market interest
- Potential timeframe for development

**2.8** It should be noted that, in the Initial Draft Bassetlaw Plan (2016) the Council put forward the concept of developing an entirely new garden village capable of accommodating in excess of 1000 new dwellings, the delivery of which would be anticipated to go beyond the lifetime of this plan. Several sites have been submitted to the Council for consideration as a new settlement. These are included in the LAA.

**2.9** The Council will continue to accept new sites on an ongoing basis. New submissions will be assessed and included in each iteration of the LAA. New sites should be submitted using the form which is available on request from the Planning Policy Team.

**2.10** NPPG makes clear that plan makers should not simply rely on sites that they have been informed about but actively identify sites and broad locations for development that may have a part to play in meeting the needs of an area through a process of desktop review. As such, broad locations for development have also been included in the assessment.

## **STAGE 2: Site Assessments**

**2.11** The flowchart in Appendix A highlights the different stages of assessment, as agreed with Housing Market Area partners. These can be broadly broken down into two stages:

- Screening of sites against a series of fundamental availability and suitability criteria; and
- Assessment of sites against more specific suitability and achievability/ viability criteria. These include potential physical constraints and the willingness of a developer to invest in a site

### ***Site Availability***

**2.12** Availability is a fundamental element of the assessment criteria. Where a land owner is unknown after all reasonable investigation or does not want to put a site forward for development it will usually be considered unavailable and not warrant further assessment.

**2.13** A site will be considered available for development if it has been actively promoted for consideration through any call for sites and where the land owner has made clear that the site is available for development. This will be confirmed by information provided by land owners or other appropriate means. A site should be free from legal or ownership constraints and/or restrictive covenants. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

**2.14** Where legal and ownership constraints are identified as being ‘unresolvable’, sites will be assessed as ‘unavailable’. However, it is not uncommon for Sites to require some land assembly or require legal agreements to come forward. Where evidence has been provided that those constraints can be overcome this should not be considered as prohibitive to development coming forwards.

**2.15** Where any potential constraints on availability have been identified then a judgement will be made as to if and how these could reasonably be overcome. Consideration will also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. The promoters of LAA sites will be expected to provide information about land ownership, site availability and any market interest in the site when they suggest a site for inclusion.

**2.16** The inclusion of sites with planning permission will reflect the approach the Council applies to all sites currently included within the five year housing land supply. For major sites of 10 dwellings or more where development hasn’t commenced, efforts are made to contact landowners, developers and agents to ascertain the current situation and deliverability of sites with extant planning permission. Where deliverability is questionable sites will be discounted.

### ***Site Suitability***

**2.17** The suitability of sites for residential development will be assessed against policies in the National Planning Policy Framework and in the emerging Bassetlaw Plan. Where the development of a site would not comply with planning policy, a judgement is made regarding whether there is any prospect of making a scheme policy compliant.

**2.18** Suitability criteria taking account of the following criteria:

#### Stage One:

Sites will be taken forward for a more detailed assessment where they are:

- Capable of delivering 5 or more dwellings and/or 0.25ha or more of economic development
- Predominantly outside of a European or nationally designated site (e.g. SSSI)

#### Stage Two:

Sites will be assessed to identify any physical or environmental constraints such as:

- Level of flood risk affecting the site
- Relationship to neighbouring land uses and surrounding settlement
- Access to and impact on local highways
- Proximity to HS2 and/or major transport infrastructure



- Access to key services and facilities
- Hazardous risks and/or contamination
- Site topography/landscape quality
- Impact on designated and non-designated heritage assets
- Land stability
- Pylons or high voltage cables
- Impact on protected species and designated nature conservation sites/habitats

**2.19** Sites can be discounted from further assessment at either stage, although the criteria at Stage 1 are more critical. During the second stage there is more discretion involved and the assessment of a site will be taken in the round being weighed up against all relevant criteria.

**2.20** Bassetlaw is a predominantly rural district with significant areas of open countryside and a large number of small villages. In this context it is inappropriate to include sites which are extremely unlikely to gain planning consent. Therefore, with the exception of sites assessed for their suitability as a new settlement, sites which have no clear relationship or proximity to the established built form of existing settlements have been assessed as unsuitable.

**2.21** Sites with planning permission are included in the Housing Trajectory in Appendix C. The suitability and achievability assessment outcomes of sites without planning permission are listed in Appendix D, E, F, G and H.

**2.22** The suitability of sites with planning permission has already been considered through the planning application process. It has therefore been assumed that all sites with planning permission for residential development are suitable for that use.

**2.23** Sites that are discounted at this stage (identified as unsuitable) will be recorded as such and will not be assessed further through the Sustainability Appraisal process and Site Selection Process, in terms of achievability. Sites which are identified as suitable, available and either deliverable or developable will inform the Council's housing land supply trajectory and will be considered as potential site allocations, subject to further detailed assessments.

### ***Site Achievability***

**2.24** Consideration will be given to the achievability of development on each site.

**2.25** Sites will be considered achievable where there is a reasonable prospect that housing or economic development will be completed on the site at a particular point in time. This is primarily a judgment about the economic viability of a site and the capacity of a developer to complete and let/sell a development at a competitive return while generating a land value sufficient to persuade a landowner to sell. However, this stage of assessment also considers market factors such as the presence of bad neighbours and

the economic viability of existing uses, cost factors such as site preparation costs to overcome identified physical constraints and delivery factors such as the developer’s own phasing schedules.

**2.26** Those sites which earlier in the assessment have been identified as suitable, but are not considered genuinely available for development, have been assessed as ‘unachievable’ because there is not a reasonable prospect that they will be developed at a particular point in time during the plan period covered by the LAA.

***Overcoming constraints***

**2.27** Where significant constraints have been identified through the site survey and assessment stages, consideration has been given to the actions that may be required to address them. As such, efforts have been made to reflect the timescales that could be involved in doing so and whether this may have any effect on the viability of a site. Landowners may submit additional evidence to demonstrate how constraints may be overcome. Later iterations of the LAA to be updated to reflect any changes in light of new evidence.

***Assessment Assumptions***

**2.28 Developable area:** The council will estimate the development potential of a site where this information has not been provided, or the information provided is considered to be inaccurate or inconsistent with other sites of similar characteristics.

**2.29** When developing sites it is usual for a proportion of the land to be given over to on-site infrastructure requirements such as access roads, public open space or other ancillary uses. Where a site is larger more area will normally be given over to infrastructure. Developable areas are calculated on the following assumptions (Site size (hectares) = Developable area):

<b>Site size</b>	<b>Developable area</b>
<0.65 hectares	100%
0.65 – 5.99 hectares	90%
6.00 – 10.00 hectares	80%
>10.00 hectares	60%

Table 2: Developable area assumptions of residential sites

**2.30** The potential of any site will also be informed by the other assessment criteria, and it is recognised that some sites will have a higher or lower capacity due to physical constraints and proposed use

**2.31 Relationship with associated settlements:** One of the most common factors that will determine a site's potential suitability is its relationship with the settlement to which it associates. With the exception of sites submitted for consideration as a new settlement, to be considered suitable a site must be in or adjacent to the existing developed footprint of the settlement. Sites separated from the settlement boundary may be considered suitable where they adjoin another site which does adjoin a settlement boundary.

**2.32** The development footprint of a settlement is defined as the continuous built form of the settlement and excludes:

- Individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement;
- Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement; and
- Agricultural buildings and associated land on the edge of the settlement

#### **Deliverable and developable sites**

**2.33** In accordance with the NPPF and PPG<sup>3</sup>, sites with extant full planning permission and minor sites (of 9 or fewer dwellings) with outline planning permission are considered deliverable i.e. housing delivery within the first five years of the Plan. Other sites identified in the Call for Sites where the principle of development is acceptable (e.g. within existing development boundaries and unaffected by any significant site constraints) are considered to be developable beyond five years.

**2.34** Irrespective of the Council's five year supply position and the implications of NPPF, some sites will also be considered 'deliverable (subject to policy change)' in the Land Availability Assessment where they have no significant constraints to delivery. This judgement will inform the housing trajectory for the Plan making process not the five year land supply assessment process.

**2.35** Sites will be considered deliverable where there is evidence of a developer's intention to submit a planning application in the near future (for example where pre-application advice has been provided and the Council has been informed of the landowner/developer's intention of submitting a planning application), and where a site is being promoted through the Plan making consultation process provided that there are no significant physical, environmental or policy constraints.

**2.36** Although some of these sites could potentially begin to see completions within years four and five of the current five year period, these will not be included in the Council's

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<sup>3</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

five year housing land supply as it is too early in the plan preparation process for proposals to carry any material weight. This is particularly the case where a change in policy is required to support the principle of development.

**2.37 Density of development:** A density of 30 dwellings per hectare is used to provide an indication of potential site capacity where landowners/agents have not stated a preferred number of residential units for a particular site. It is, however, recognised that higher densities may be appropriate on sites where less on-site infrastructure is required (e.g. on sites closer of a more urban character or where surrounding development density is at a higher level). Similarly, in rural areas it will be likely that lower densities will be more appropriate and density of development will not be uniformly imposed on prospective development sites.

**2.38 Build rate assumptions and Lead-in Times:** In addition to dialogues with developers and landowners, an assessment of housing delivery from 2016 to 2019 (Appendix A) has informed the approach taken to housing delivery in Bassetlaw. The assumptions about timescales for bringing development forward that are applied to the LAA trajectory were derived from an assessment of past delivery rates over the past three years<sup>4</sup>.

**2.39** With regard to annual build rates, sites of fewer than 50 dwellings average out at 20 dwellings per annum. The average build rate on sites of 50 or more dwellings is 41 dpa in a full construction year. However, one larger site is significantly exceeding this. It is clear that a build rate of 73 dwellings per annum has been achieved at Gateford Park, Worksop by Barratts. This confirms that discussions with Barratts/David Wilson Homes, where they estimated delivery of 50 dwellings per annum, greatly underestimated actual delivery. This accords with evidence from Lichfields<sup>5</sup> which suggests a build rate of 30 to 40 units per annum is typical on large sites.

**2.40** With regard to lead in timescales, sites with outline planning permission have performed very well; with lead in periods averaging out at just under three years. The assumptions set out in Table 2 (below) have been applied by Bassetlaw District Council in recent years when preparing the annual Five Year Housing Land Supply Statement.

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<sup>4</sup> See Appendix 1

<sup>5</sup> <https://lichfields.uk/media/2517/stock-and-flow-planning-permissions-and-housing-output.pdf>

Key Stages	Timescale (months)		
	Outline Application	Reserved Matters	Full Application
Determination of application	4	4	4
S106 (signed)	6	-	6
Discharge conditions	3	3	3
Site preparation	-	3	3
Start of completions	-	4	4
Sub total	13	14	20
<b>TOTAL</b>	<b>27</b>		<b>20</b>

Table 3: Lead-in time assumptions

### STAGE 3: Windfall Assessment

**2.41** A windfall allowance can be included in the five-year supply where there is compelling evidence as set out in paragraph 48 of the NPPF. Where broad locations rather than site allocations are to be used for years 6-15 these can include a windfall allowance. Bassetlaw District Council has chosen not to include any windfall in its land supply calculations at the current time. However, the Council does expect windfall sites to continue to be delivered where they are policy compliant. Based on the current level of housing delivery, it is expected that windfall sites will be particularly prevalent beyond ten years (from year 2029 onwards) when current planning consents have been built out/completed.

### STAGE 4: Assessment Review

**2.42** Once the sites and broad locations<sup>6</sup> have been assessed, the development potential of all sites can be collected to produce an indicative trajectory, setting out how much housing development can be provided and at what point in the future. This is caveated with an assessment of the likelihood of sites coming forward as anticipated.

**2.43** Where insufficient sites are identified to meet local need the Council may look on a site by site basis at any constraints identified to see if these could be reasonably overcome. If there is clear evidence that the needs cannot be met locally, it will be necessary to consider how these needs might be met within the wider HMA area in accordance with the duty to cooperate.

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<sup>6</sup> No broad locations have been included in the assessment at this stage. Although the Council is considering the possibility of a new village as part of the emerging Bassetlaw Plan, this is subject to more detailed scoping and feasibility work.

## **STAGE 5: Final Evidence Base**

**2.44** Sites included in the Land Availability Assessment will be categorized on the following basis:

- Unsuitable and/or Unachievable
- Deliverable within 0-5 years – either ‘now’ or ‘subject to policy change’
- Developable beyond 5 years

**2.45** The appendices to this report contains the following information:

- The LAA Methodology Flowchart
- Site Plans
- Draft Bassetlaw Plan Housing Trajectory (2019 to 2037)
- A list of assessed LAA potential housing sites without planning permission (Appendix C, D, E, F, G, and H), cross-referenced to location maps (Appendix B). This consists of:
  - an assessment of each site in terms of its suitability for development, availability and achievability;
  - Reasoned justification where sites have not been taken forward for further consideration as a site allocation;

# 3 Housing Need in Bassetlaw

## Local Housing Need

- 3.1** The NPPF requires Local Plans to meet identified housing need unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in the Framework indicate development should be restricted.
- 3.2** Current housing targets in the 2020 consultation draft Bassetlaw Plan are based on a calculation of housing need using the Standard Method, as identified by the Housing and Economic Needs Assessment PPG<sup>7</sup> and a further assessment of need in relation to economic growth in Bassetlaw up to 2037.
- 3.3** The 2020 consultation draft Bassetlaw Plan housing target from 2018 to 2037 is 9087, which equates to 478 dwellings per annum. From 2018 to 2019, 434 dwellings were delivered. This leaves a residual housing requirement of 8,653 dwellings from 2019 to 2037.
- 3.4** The Bassetlaw Plan Housing Requirement differs to the current annually published Bassetlaw Five Year Housing Land Supply Statement<sup>8</sup> housing requirement figure which uses the Standard Method target of 307 dwellings per annum. This approach accords with national guidance<sup>9</sup> as the current Core Strategy was adopted over five years ago (in 2011).

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<sup>7</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

<sup>8</sup> <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/planning-policy-monitoring-research/five-year-housing-land-supply-statement.aspx>

<sup>9</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

## Land Availability

Table 3: Potential housing delivery (no. of dwellings from sites with pp, NP Allocations, pending pps (subject to signing of a s106), and proposed LP allocations) on major sites (10 or more) and minor sites (9 or fewer)

Area/ Settlement	2019 – 2024	2024 - 2029	2029 - 2034	2034 - 2037	Total Potential Capacity
<b>Worksop (Major sites)</b>	599	889	630	322	2,440
<b>Retford (Major sites)</b>	496	494	166	70	1,226
<b>Harworth &amp; Bircotes (Major sites)</b>	500	655	600	160	1915
<b>Large Rural Settlements (Major sites)</b>	388	787	510	270	1,955
<b>Small Rural Settlements (Major sites)</b>	1026	293	0	0	1,319
<b>New Garden Village</b>	0	60	420	270	750
<b>Minor sites (9 or fewer)</b>	550	220	0	0	770
<b>TOTAL (Gross)</b>	<b>3559</b>	<b>3398</b>	<b>2326</b>	<b>1092</b>	<b>10,375</b>
<b>Demolitions</b>					<b>36</b>
<b>TOTAL (Net)</b>					<b>10,339</b>
<b>Housing Requirement</b>	<b>2404</b>	<b>2404</b>	<b>2404</b>	<b>1441</b>	<b>8,653</b>

Table 4: Number of dwellings to be delivered in each five year tranche from sites in the housing land supply (see Appendix B: Local Plan Housing Trajectory)

- 3.5** Table 4 (above) provides a summary of the total amount of housing that can be delivered in Bassetlaw, taking into account sites with planning permission and LAA sites proposed



for allocation. In addition to this, other sites are available but have been assessed as not suitable for allocation.

- 3.6** With regard to sites with planning permission, at 1<sup>st</sup> April 2019 the supply in Bassetlaw was 5452 dwellings. Since that time a further 1532 dwellings have been granted planning permission taking the total number to 6984 dwellings at 1<sup>st</sup> January 2020. Table 5 sets out the number of dwellings with planning permission in each area of Bassetlaw at 1<sup>st</sup> January 2020.

<b>Area/Settlement</b>	<b>Number of dwellings with planning permission at 1/1/2020 (Gross)</b>
Worksop	1,629
Retford	666
Harworth & Bircotes	1,915
Large Rural Settlements	1,330
Small Rural Settlements	1,409
<b>TOTAL</b>	<b>6,949</b>

Table 5: Number of dwellings with planning permission per settlement

- 3.7** With regard to Neighbourhood Plan site allocations, there are eight made Plans which contain site allocations. There are also a number of draft Neighbourhood Plans in progress which are seeking to allocate land for housing. The Housing trajectory (Appendix C) sets out the number of deliverable and developable dwellings (on sites without planning permission) which are allocated in made Neighbourhood Plans.

<b>Neighbourhood Plans</b>	<b>Number of dwellings from allocated land without planning permission at 1/1/2020</b>
Large Rural Settlements	202
Small Rural Settlements	338
<b>TOTAL</b>	<b>540</b>

Table 6: Number of dwellings from sites without planning permission allocated in Neighbourhood Plans

- 3.8** With regard to sites proposed for allocation, there is a supply of 2,881 dwellings up to 2037. Cottam can accommodate/deliver an additional 1150 dwellings beyond 2037.

Proposed housing site allocations	Number of dwellings from proposed housing allocations in the draft Bassetlaw Plan up to 2037
Worksop	1008
Retford	563
Tuxford	110
Cottam	450
New Garden Village	750
<b>TOTAL</b>	<b>2,881</b>

Table 7: Number of dwellings from sites proposed for allocation in the draft Bassetlaw Plan

3.9 The Housing Trajectory for the period up to 2037, shown in Figure 1, indicates that a sufficient number of new dwellings can be delivered on the sites included in the draft Bassetlaw Plan.

Figure 1: Land availability trajectory



## 4 Conclusion

- 4.1** The draft Bassetlaw Plan period runs from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2037. The housing requirement for the Plan period is 9087 dwellings. From is April 2018, 434 dwellings were delivered, this leaves a residual requirement of 8,653.
- 4.2** With regard to planning permissions, the housing land supply currently equates to 6949 dwellings. There are several sites which have been granted permission subject to the signing of a section 106 agreement. It is therefore anticipated that this will continue to increase.
- 4.3** The number of dwellings from Neighbourhood Plan Allocations without planning permission currently equates to 540. It is expected that this will increase as more Neighbourhood Plans are in the process of being produced/made.
- 4.4** The Council is proposing to allocate land for 2,881 dwellings in the consultation draft Bassetlaw Plan (January 2020). This will take the total housing land supply to 10,375 dwellings (Gross)/10,339 (Net) dwellings.

<b>Bassetlaw Plan Housing Requirement 2019 to 2037</b>	8,653 dwellings
<b>Housing Land Supply at 1<sup>st</sup> January 2020</b>	10,339 dwellings (net)
<b>Oversupply</b>	1,689 dwellings (19.5% buffer)

Table 8: Bassetlaw Plan Housing Requirement and Housing Land Supply 2019 to 2037



# Glossary of Terms

**Agricultural Land:** Agriculture is defined by Section 336(1) of the Town and Country Planning Act 1990 as including: horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. The quality of agricultural land is traditionally assessed by DEFRA to fall into one of six grades, in order that the Planning System can consider the effect of development proposals on agriculture.

**Annual Monitoring Report:** A report which is produced annually to establish what is happening in the district now and what may happen in the future, comparing trends against existing Local Plan policies to determine if changes need to be made.

**Brownfield Land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Conservation Area:** An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

**General aviation airfields:** Licenced or unlicenced aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity

**Greenfield Land:** See Brownfield Land

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets (e.g. Listed Buildings) and assets identified by the local planning authority (including local listing).

**High Risk Floodzone:** Land located in Floodzone 2 or Floodzone 3

**Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Local Wildlife Site:**

**Special Protection Areas:** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Site of Special Scientific Interest (SSSI):** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.