

Land Availability Assessment May 2022



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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1 Introduction

Disclaimer: The Land Availability Assessment (LAA) is a technical document that identifies and assesses potential housing and employment 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 inform decision making about future land allocations in the emerging Bassetlaw Local 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) and Planning Practice Guidance indicate that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of strategic housing and economic 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 Land Availability Assessment (LAA) provides assessments of land availability for housing, economic development and Gypsy and Traveller Accommodation in all areas of Bassetlaw. This LAA provides a review of sites included in previous Land Availability Assessments and it assesses new sites submitted since January 2022.
- 1.3 Key outputs include:
 - A list of all sites considered, cross-referenced to location maps
 - For the areas in the emerging Bassetlaw Local Plan:
 - an assessment of each site in terms of its suitability for development, availability and achievability (including whether the site is viable);
 - clearly evidence 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 from being developed for other suitable uses, and sites that have been discounted or omitted from this stage of the assessment are not necessarily precluded from securing planning permission.

1.5 This LAA 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.

1.6 Partners have also been involved in the site assessment process to ensure sites proposed for allocation are capable of delivering sustainable development. The following partners were consulted on sites where relevant:

- Severn Trent Water
- Water Management Consortium and Doncaster East Internal Drainage Board
- Network Rail
- National Highways
- The Coal Authority
- Anglian Water
- Natural England
- Historic England
- Woodland Trust
- D2N2 LEP
- Stagecoach
- Sport England
- National Trust
- Sustrans
- Nottinghamshire Wildlife Trust
- Western Power Distribution
- Northern Power Grid
- NHS CCG
- Open Reach
- National Grid
- Nottinghamshire County Council (Highway Authority, Education, Lead Local Flood Authority, Historic Environment Records, Older people and supported housing, Minerals and Waste)
- Lincolnshire Archaeology
- Environment Agency
- Canal and River Trust

1.7 Upon completion of the Land Availability Assessment, the sites assessed as potentially suitable for allocation (reasonable alternative sites) will be taken forward for further consideration, through the site selection process. These sites will require further, more detailed assessment work to be undertaken, such as Landscape Impact, Flood Risk Assessment, impact on European sites protected under the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations), Strategic Transport Assessment, and Sustainability Appraisal.

- 1.8 National Policy requires Local Planning Authorities to review the Land Availability Assessment on a regular basis to ensure enough land is identified to meet the needs of the District. In accordance with national policy, the Council has reviewed sites in the LAA and identified a small number of sites which could potentially become site allocations in the Local Plan. All sites and site assessments are identified in the Appendices. These sites have been taken forward through the Sustainability Appraisal for further consideration.

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 Statement¹. 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.
- 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'².

¹ [Bassetlaw District Council's 5 Year Housing Land Supply Statement](#)

² *National Planning Policy Framework, Annex 2: Glossary*

- 2.5 The approach taken to employment land is not as prescriptive by national policy. However, the Council has followed the same broad process for assessment; considering suitability, availability and deliverability.

STAGE 1: Site Identification

- 2.6 Sites with the potential for small-scale through to large-scale housing development are considered in line with PPG recommendations. Site density assumptions are set out below.

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

Table 1. Density assumptions

- 2.7 Housing/employment 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 Draft Bassetlaw Local Plan
 - Sites from the previous Bassetlaw SHLAA where landowners/agents have provided a renewed expression of interest
- 2.8 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
 - Type and scale of development
 - Ownership details
 - Market interest
 - Potential timeframe for development

- 2.9 It should be noted that, in the Initial Draft Bassetlaw Plan (2016) the Council put forward the concept of developing a 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.
- 2.10 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.
- 2.11 PPG 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, where appropriate, sites where planning permission has expired or been refused, and broad locations for development have also been included in the assessment.

STAGE 2: Site Assessments

- 2.12 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 criteria. These include potential physical constraints and the willingness of a developer to invest in a site.

Site Availability

- 2.13 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.
- 2.14 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.
- 2.15 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.

- 2.16 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.
- 2.17 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 has not 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

- 2.18 The suitability of sites for housing/employment development will be assessed against the National Planning Policy Framework and policies in the emerging Bassetlaw Local 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.
- 2.19 Site suitability take 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 an international, European or nationally designated conservation 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 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
- 2.20 Sites can be discounted from further assessment at either stage, although the criteria at Stage 1 are more critical. During the second stage a balanced planning judgement will be made, weighed up against all relevant considerations, including specialist partner views and the proposed use.
- 2.21 In terms of character, Bassetlaw is a predominantly rural district with significant areas of 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 or in the case of employment land are expected to require access to the strategic road network, sites which have no clear relationship or proximity to the established built form of existing settlements have been assessed as unsuitable.
- 2.22 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.
- 2.23 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 and employment development are suitable for that use.
- 2.24 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 and Site Selection process, in terms of achievability. Housing 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. Employment sites which are identified as suitable, available and either deliverable or developable will be considered as potential site allocations, subject to further detailed assessments.

Site Achievability

- 2.25 Consideration will be given to the achievability of development on each site.
- 2.26 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 expenditure on site preparation to overcome identified physical constraints, and delivery factors such as the developer's own phasing schedules.

- 2.27 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

- 2.28 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. Updates to the LAA will reflect any changes in light of new evidence.

Assessment Assumptions

- 2.29 **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.
- 2.30 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):

Site size	Developable area
<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

- 2.31 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.
- 2.32 **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 or for employment use associated with the strategic road network, to be considered suitable a site must be in or adjacent to the existing developed footprint of the settlement. Sites separated from the development boundary or development footprint of a settlement may be considered suitable where they adjoin another site which does adjoin a development boundary/development footprint.

2.33 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

2.34 In accordance with the NPPF and PPG³, housing 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 housing 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.

2.35 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.

2.36 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/or where a site is being promoted through the Plan-making process provided that there are no significant physical, environmental or policy constraints.

2.37 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

³ [Government Guidance on 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.

- 2.38 Engagement with the development industry is a critical element of determining whether the identified supply of housing and employment land is deliverable. When preparing updates of housing and employment land supply, BDC engage with planning agents, developers and landowners to clarify their current position and anticipated timescales for sites coming forward and/or projected build and completion rates. This information is added to existing monitoring data, such as previous completion rates, known market interest and data from planning applications, indicating lead-in times for different stages of the planning and delivery processes.
- 2.39 In addition, an assessment of past housing delivery rates from 2016 to 2020 has been undertaken. This demonstrates that lead in periods are relatively short in Bassetlaw. A similar exercise has been undertaken for employment land delivery rates.
- 2.40 Taking into consideration historic trends and discussions with the development industry, the following development lead-in timescales have previously been identified:

Key Stages	Timescale (months)		
	Outline Application	Reserved Matters	Full Application
Determination of planning application	4	4	4
S106 (signed)	6	-	6
Discharge conditions	3	3	3
Site preparation	-	3	3
Time to first completion	-	4	4
Sub total	13	14	20
TOTAL	27		20

Table 3: Development lead-in times

- 2.41 It is likely to take at least 27 months from an outline permission being granted to the first completions on site, assuming there are no delays in getting all reserved matters granted, conditions discharged and legal agreements complied with (see Table 3). For full planning applications, the timescale is approximately 20 months.
- 2.42 Meetings with a range of developers and Registered Providers were held early in October 2020 to gain an understanding of development constraints and their future plans for delivering new homes in Bassetlaw. The following constraints to housing delivery were cited by developers and registered providers:

- Whilst the first Covid 19 lockdown had an initial impact on ceasing or reducing housing delivery, rates have increased to pre-lockdown rates and in some cases have exceeded them;
- Brexit is having an impact on labour supply in the building industry. In particular, bricklayers are in short supply. This could impact on housing delivery rates in the coming months and years;
- Modern methods of construction (for example flat pack homes) are expensive to produce and are not expected to be rolled out in large numbers at the present time;
- Demand for housing remains strong with rise in demand from buyers not being met by new properties coming on to the market. This imbalance could keep prices high.
- Registered providers who deliver both market and affordable homes are currently concentrating on only delivering affordable homes due to lending restrictions and uncertainty in the market.

2.43 Engagement with a range of developers and agents informed the delivery rates for employment land identified in the Housing and Economic Development Needs Assessment 2020 and the Housing and Economic Development Needs Assessment Addendum (2022). It is acknowledged that unlike housing delivery rates, employment delivery is more likely to be site/business specific, and may be in response to the demands of a particular business. This reflects the views of developers and reflects past delivery rates in the District.

2.44 Taking into consideration views of the development industry, historic delivery trends in Bassetlaw, and the economy following Covid-19, the lead-in periods have been reviewed; it is not considered necessary to revise them at this point. This will be monitored annually and revised if trends show any change in lead in times.

2.45 Historic build rates in Bassetlaw for the majority of sites over 50 dwellings is in excess of 40 dwellings per annum for a full development year (i.e. once the site is established following site preparation). Although such sites can have a wide range of delivery rates - ranging from 90 dwellings per annum to 6 dwellings per annum in a small number of cases.

2.46 Lichfields "Stock and Flow: Planning Permissions and Housing Output, January 2017"⁴ sets out that sales outlets typically generate 30 to 40 sales per annum. This is consistent with the views of volume house builders and past delivery trends in the District that large scale sites developed by a single volume house builder will have an average build rate of 30-35 dwellings per annum. Therefore, the Council has taken a prudent approach

⁴ [Lichfields "Stock and Flow: Planning Permissions and Housing Output, January 2017"](#)

in assuming a delivery rate of 30 dwellings per annum unless written evidence is provided by an agent or developer. This information is detailed in Appendix 1.

- 2.47 Historic build rates also demonstrate that, once commenced, smaller sites of between 10 and 50 dwellings generally deliver within five years. The Council has therefore used this to inform delivery of such sites.
- 2.48 The loss of dwellings, demolitions and change of use from residential to another use, is deducted from the overall supply, however, this is typically a low figure in Bassetlaw.
- 2.49 **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 in town centres and other locations that are well served by public transport, 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. Strategic sites may be able to accommodate a range of densities across the site relevant to use, proximity to the existing built form and neighbouring land uses.
- 2.50 With regard to sites assessed for employment, results of the Economic Development Needs Assessment (2019), the Housing and Economic Development Needs Assessment (2020) and the Housing and Economic Development Needs Assessment Addendum (2022) have been taken into account in the assessment of suitability and deliverability. Physical and environmental constraints have also been identified where applicable.
- 2.51 Sites assessed for permanent gypsy and traveller accommodation have been subject to the same assessment process as the sites assessed for housing. The gypsy and traveller community has been consulted through the development of the Gypsy and Traveller Accommodation Needs Assessment (2019) and the 2022 Update to gain an understanding of the availability of land for new pitches.

STAGE 3: Windfall Allowance

- 2.49 Windfall sites are those 'sites not specifically identified in the development Plan'. NPPF, 2021 paragraph 71 as well as the PPG state, that where justified, windfall sites can contribute towards housing supply and also the employment supply. However, there is an emphasis that this should be on the basis of 'compelling evidence that they will provide a reliable source of supply'.
- 2.50 Monitoring records show that since 2011 windfalls have consistently delivered a significant proportion of Bassetlaw's housing completions.

- 2.60 Analysis of past completions shows that, over the past 10 years, 1149 new dwellings have been built on sites of 9 or less dwellings, that have not been allocated but may have been identified in previous LAAs in or adjoining the settlements.
- 2.61 This gives an average of 115 dwellings per annum completions on small sites. The Council therefore considers that on balance based on the evidence a 100 dwellings would represent a modest and realistic allowance for windfall sites as part of anticipated supply in a Local Plan.
- 2.62 Bassetlaw has a strong employment land supply with a significant proportion of land with planning permission. Monitoring shows that economic development activity in Bassetlaw is currently maintaining pre-pandemic levels of economic growth. But given the strong historic trends for employment land in the district the HEDNA 2022 recommends providing for a buffer in employment terms of around 10%. This allowance is designed to accommodate windfall sites that are likely to come forward in the plan period, such as in existing employment sites, in the town centres and in the rural area for local business growth.

STAGE 4: Assessment Review

- 2.62 Once the sites and broad locations 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. In Bassetlaw the delivery of employment land responds to the demands of the market. Sites with planning permission, particularly those associated with the main road network (A1/A57) and that are being actively promoted are expected to deliver in the early-mid part of the plan period. This has been informed from discussions with agents/developers through the HEDNA. This is caveated with an assessment of the likelihood of sites coming forward as anticipated.
- 2.63 In addition to newly submitted or identified sites, sites assessed in previous iterations of the Land Availability Assessment are reviewed and assessments are updated where changes have occurred with regard to planning status, suitability, availability and deliverability. Sites that are under construction or where development is complete are removed from the LAA as they are no longer available.
- 2.64 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.

STAGE 5: Final Evidence Base

2.65 Sites included in the Land Availability Assessment will be categorised on the following basis:

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

2.66 The appendices to this report contains the following information:

- The LAA Methodology Flowchart
- Site Plans
- Bassetlaw Land Availability Plan Housing Trajectory (2020 to 2038)
- A list of assessed LAA potential employment sites without planning permission (Appendix L)
- A list of assessed LAA potential housing sites without planning permission (Appendix D, E, F, G, H, I, J and K), 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 and Supply in Bassetlaw District

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 publication version of the Bassetlaw Local Plan are based on a calculation of housing need using the Standard Method, as identified by the Housing and Economic Needs Assessment PPG⁵ and a further assessment of need in relation to economic growth in Bassetlaw up to 2038.
- 3.3 The Regulation 19 Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum sets the housing target from 2020 to 2038 at 10,476, which equates to 582 dwellings per annum.
- 3.4 The Bassetlaw Local Plan Housing Requirement differs from the current annually published Bassetlaw Five Year Housing Land Supply Statement⁶ housing requirement figure which uses the Standard Method target of 288 dwellings per annum. This approach accords with national guidance⁷ as the current Core Strategy was adopted over five years ago (in 2011).

Housing Land Supply

- 3.5 Table 4 provides detail on Bassetlaw's current Housing Land Supply up to 2038 at 1st April 2022 (sites with planning consent, Neighborhood Plan Allocations, and windfall allowance). This is the status of the land supply before any site allocations are identified in the emerging Local Plan and the Worksop Central DPD.

⁵ [Government Guidance on HEDNAs](#)

⁶ [Bassetlaw District Council's 5 Year Land Supply](#)

⁷ [Government Guidance on HEDNAs](#)

Housing Supply Source	2020 2025 (Dwellings)	2025 2030 (Dwellings)	2030 2035 (Dwellings)	2035 2038 (Dwellings)	Total Dwellings 2020 to 2038
Full pp – Major sites under construction	3009*	494	150	10	3663
Full pp – Major sites not commenced	468	93	0	0	561
Outline pp – Major sites	199	945	843	305	2292
Minor sites with pp (9 or fewer)	724*	296	0	0	1020
Neighbourhood Plan Allocations without pp	9	429	0	0	438
Windfall allowance	0	400	500	300	1200
TOTAL	4409	2657	1493	615	9174
Housing Requirement	2910	2910	2910	1746	10,476

Table 4 Existing land supply (not including LAA sites without planning consent)

* includes completions in 20/21 (775 dwellings) and completions in 21/22 (766 dwellings)

Area/Settlement	Number of dwellings with extant planning permission in the Housing Trajectory at 1/04/22
Worksop (including DPD area)	1114
Retford	715
Harworth & Bircotes	2006
Large Rural Settlements	1063
Small Rural Settlements	1053
Other Villages/Countryside	44
TOTAL	5995

Table 5: Number of dwellings with planning permission by sub-area at 1/04/2022

*NB. This does not include the 775 dwellings delivered in the first year of the Plan (2020/2021) which is also included in the supply for the Local Plan

- 3.6 With regard to sites with planning permission as at 1st April, 2022 the supply in Bassetlaw Housing Trajectory is currently 5995 dwellings. Table 5 shows the distribution of dwellings with planning permission in the Housing Trajectory in each area of the District.
- 3.7 With regard to Neighbourhood Plan site allocations, there are twelve 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.

Neighbourhood Plans	Number of dwellings from allocated land without planning permission at 1/04/2022
Large Rural Settlements	199
Small Rural Settlements	235
Other Villages	4
TOTAL	438

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

Housing supply from deliverable and developable LAA sites without planning consent

- 3.8 The assessment of LAA sites has established that there is a sufficient supply of potentially suitable sites currently without planning consent. The tables below provide details of potentially suitable sites in Worksop, Retford, Harworth & Bircotes, and Tuxford. The total number of dwellings from this source equates to 5695 dwellings. There are also other LAA sites without planning consent located in the large and small rural settlements. These will be considered through the Neighbourhood Planning process.
- 3.9 The sites in the following tables have been taken forward for further assessment. This includes assessment through the Sustainability Appraisal (SA), Habitats Regulations Assessment (HRA), landscape assessment, flood risk assessment, transport assessment, and heritage assessment and are identified as 'reasonable alternatives'. Results from the SA and HRA will inform decisions made on the suitability of sites for allocation in the Local Plan. The Bassetlaw Site Selection Paper includes details of the sites proposed for allocation and the reasoned justification.

Table 7. Harworth & Bircotes – Reasonable alternative LAA sites without Planning Consent

LAA Ref.	Address	Capacity (No. Dwellings)
LAA194	Land off White House Road	15
LAA222	Land off Blyth Road	178
LAA225	Land east of Styrrup Road	76
LAA226	Land south of Common Lane	78
LAA227	Rear of Corner Farm, west of Tickhill Road	12
LAA242	Brookside Walk/Thorsby Close	105
LAA288	Land off Thornhill Road	209
LAA346	North View Farm, Bawtry Road	75
LAA538	Harworth & Bircotes Town Centre Extension	0
Potential minimum number of dwellings on LAA sites without planning consent		748

Table 8. Retford – Reasonable alternative LAA sites without Planning Consent

LAA Ref.	Address	Capacity (No. Dwellings)
LAA002	Montagu House, London Road	18
LAA012	East of the Drive	70*
LAA022	Land north of Bigsby Road	250*
LAA012, LAA022, LAA539 (LAA539 formerly formed part of LAA221)	Land north and east of Bigsby Road	347
LAA034	Kenilworth Nurseries (remaining area without pp)	48*
LAA034, LAA165, LAA275	North and south of Grove Coach Road	250
LAA035	South of Railway Line, London Road	39
LAA071	Land off Tiln lane	124
LAA097	Land adjoining Montagu Cottage, Grove Road	15
LAA127	Fairy Grove Nursery, Grove Road	73
LAA133	Trinity Farm, North Road	294
LAA134	Trinity Farm Barns, North Road	11
LAA141	Land south of the Common, Ordsall	192*
LAA165	Grove Coach Road	96*
LAA246	South and east of Ollerton Road, Ordsall	120*
LAA246 & LAA247	South and east of Ollerton Road, Ordsall	270*
LAA246, LAA247 & LAA067	South and east of Ollerton Road, Ordsall	440*
LAA270, LAA276, LAA141, LAA508, LAA247 LAA246	West of Ollerton Road, Ordsall	1579
LAA275	North of Grove Coach Road	158*
LAA413	Former Elizabethan High School, Leafield	46
LAA472	Station Road	5
LAA490	Former St Michael's Care Home, Hallcroft Road	20
LAA485	Milnercroft allotments	5
LAA508	Land at Retford Golf Club	100*
LAA539	Land west of Longholme Road	27*
Potential minimum number of dwellings on LAA sites without planning consent		2826

*Not included in the total to avoid double counting

Table 9. Worksoop – Reasonable alternative LAA sites without Planning Consent

LAA Ref.	Address	Capacity (No. Dwellings)
LAA142	Bassetlaw Pupil Referral Centre	23
LAA147	Former Manton Primary School	100
LAA149	Talbot Road	51
LAA206	St. Annes, Mansfield Road	110
LAA219	Radford Street	120
LAA365	Gateford Toll Bar	45
LAA465	Car Park & Builders Yard, Gateford Road	30
LAA458, LAA462, LAA470	Medium Urban Extension Peaks Hill Farm & adjoining land	1080*
LAA210, LAA458, LAA462, LAA470	Large urban extension Peaks Hill Farm & adjoining land	1136
Potential minimum number of dwellings on LAA sites without planning consent		1615

*Not included in the total to avoid double counting

Table 10. Tuxford - LAA sites without Planning Consent

LAA Ref.	Address	Capacity (No. Dwellings)
LAA038	Eastwood Farm	30
LAA087	Lodge Lane	60
LAA089	Bevercotes Road	21
LAA090	Lincoln Road	154
LAA123	Adj. Brickyard Cottage	8
LAA158	56 Lincoln Road	9
LAA202	Land at St John's College Farm, off Newcastle Street	51
LAA243	Land off Gilbert Avenue	33
LAA476A	Ollerton Road	75
LAA477	Newcastle Street	59
LAA478	Lexington Gardens	6
Potential minimum number of dwellings on LAA sites without planning consent		506

Gypsy and Traveller LAA sites without planning consent

- 3.11 The following sites, in use by the Gypsy or Traveller community, have been assessed to determine if they are capable of expansion to meet permanent needs. Sites were visited in September / October 2019, and also in November/December 2021 and site owners were interviewed regarding their future accommodation requirements and site capacity.

Table 11. Potential sites for additional Gypsy and Traveller accommodation

LAA Ref.	Address	Number of authorised pitches at 2019	Capacity (No. Additional Pitches)
LAA521	Cheapside, Worksop	5	0
LAA522	Cleveland Hill, West Markham	2	0
LAA523	Daneshill, Daneshill Road	27	4
LAA524	North of Hayton, Smeath Lane	1	10
LAA525	Harehill Croft, Markham Moor	4	0
LAA526	The Paddock, East Drayton	1	1
LAA533	Longbow Caravan Park, Markham Moor	20	0
LAA536	Land east of Treswell	19	5
LAA540	Brough Lane, Elkesley	0	9
LAA541	Blyth Road, Blyth	0	4
Potential minimum number of pitches on LAA sites without planning consent			33

Reasonable Alternative Employment LAA sites

- 3.12 The following sites have been assessed as potentially suitable for new employment. They have been taken forward as reasonable alternatives through the site selection process. The site selection process considers additional evidence, such as landscape impact, flood risk, and highways impact. It also includes the Sustainability Appraisal and Habitats Regulation Assessment.

Table 12. Reasonable Alternative sites for new Employment

LAA Ref.	Location	Projected Provision of employment land (Ha)
LAA091	Bawtry Road, Harworth	33.5
LAA263	East of Markham Moor, Markham Moor	8.5
LAA320	Snape Lane, Harworth	41.3
LAA368	South of Markham Moor	15.9
LAA338	Apleyhead, Worksop	118.5
LAA369	High Marnham Power Station, Marnham	60

LAA Ref.	Location	Projected Provision of employment land (Ha)
LAA432A	South of Gamston Airfield - Bunker's Hill part only, Elkesley	11.46
LAA456	Coalpit Lane, Elkesley	17.7
LAA468	Carlton Forest, Carlton in Lindrick	13.4
LAA527	South of Markham Moor (Part of LAA368)	13.8
LAA528	South of Markham Moor (Part of LAA368)	6.85
LAA532	Plumtree, Harworth	5.5
LAA535	Sandpit site Carlton Forest, Blyth Road, Worksop	7.8
LAA537	South of Gamston Airport	3.8
LAA538/HB001	Harworth and Bircotes Town Centre extension, Scrooby Road	Town centre uses
LAA580	Land to the North of Serlby Road, Harworth and Bircotes	7.4
LAA581	Land to the North of Old Coach Road – Manton Wood, Worksop	4.2

4 Conclusion

- 4.1 The housing requirement for the period 2020 to 2038 is 10,476 dwellings.
- 4.2 With regard to planning permissions, the housing land supply at 1st April 2022 equates to 5995 dwellings. An additional 766 dwellings were delivered between 1st April 2021 and 31st March 2022. Delivery between 1st April 202 and 31st March 2021 stood at 775 dwellings.
- 4.3 The number of dwellings from Neighbourhood Plan Allocations without planning permission currently equates to 438 dwellings. It is expected that this will increase as more Neighbourhood Plans are in the process of being produced.
- 4.4 An allowance has been added to the supply in anticipation of the minimum number of dwellings expected to be delivered on windfall sites. Past housing delivery has informed this allowance. A minimum of 1200 dwellings is expected beyond year 6 of the Local Plan. A buffer in employment terms equivalent to 10% has been built in to accommodate windfall sites expected to come forward during the plan period.
- 4.5 Following the adoption of a Masterplan for Worksop Town Centre the Council is progressing with the preparation of the Worksop Central Development Plan Document. A call for sites was undertaken and Regulation 18 consultation took place in June - July 2021. It is expected that the DPD will deliver 700 dwellings by 2038 contributing to meeting the housing requirement identified by the Local Plan's spatial strategy. Following the granting of planning permission 75 are included in the supply as commitments.
- 4.6 The minimum number of dwellings from LAA sites which are potentially suitable subject to policy change outside of Worksop Central area equates to 6075 dwellings (detailed assessments can be viewed in the appendices). These sites have been taken forward for further assessment through the Sustainability Appraisal and Habitats Regulation Assessment process. This will inform the Local Plan Site Selection process.
- 4.7 Of the ten sites assessed for permanent gypsy and traveller accommodation, five are considered potentially suitable for expansion. These sites can accommodate 24 pitches. These sites have been taken forward for further assessment through the Sustainability Appraisal and Habitats Regulation Assessment process. This will inform the Local Plan Site Selection process.
- 4.8 A total of 83 sites have been assessed for employment development. Of these, 16 are considered to be reasonable alternatives and have been taken forward for further consideration through the Sustainability Appraisal and Habitats Regulation Assessment process. This will inform the Local Plan Site Selection process.

Housing Requirement 2020 to 2038	
Bassetlaw Plan Total Housing Requirement 2020 to 2038	10,476 dwellings
Current Housing Supply to 2038	
Housing delivery 2020/21	775 dwellings
Housing delivery 2021/22	766 dwellings
Housing delivery from commitments between 2020 and 2038	5995 dwellings
Current Made Neighbourhood Plan allocations without PP	438 dwellings
New Local Plan Allocations	2742 dwellings
Proposed Allocations in Worksop Central DPD	635 dwellings
Windfall allowance (expected)	1200 dwellings
Total supply from 2020 to 2038 as at 1 April 2022	12,551 dwellings
Potential Capacity from LAA sites without Planning Consent	
Potential Housing Supply from LAA sites without planning consent located outside Worksop Central area (to consider for allocation in the emerging Local Plan)	6075 dwellings

Table 11: Bassetlaw Plan Housing Requirement and Housing Land Supply 2020 to 2038

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 unlicensed 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: Locally designated sites that are considered to have county-level biological or geological significance

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.