

Five Year Housing Land Supply Statement – Bassetlaw’s Housing Land Availability for the Period: 1 April 2021 to 31 March 2026

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Bassetlaw District Council



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1. Introduction

- 1.1 This document sets out Bassetlaw District Council's assessment of its current five year supply of housing land, from 1st April 2021 to 31st March 2026. It updated the previous statement produced in October 2020. The calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the District.
- 1.2 The assessment includes up-to-date information regarding permissions, commencements, and completions, including contributions from developers on when, and how quickly, sites are likely to come forward.
- 1.3 The National Planning Policy Framework (NPPF; 2021), requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. It also requires an additional buffer of 5%, 10% or 20% (depending on the status of the Local Plan and the latest Housing Delivery Test (HDT) results) to ensure choice and competition in the housing market and to provide a realistic prospect of achieving the planned supply.

2.0 Policy Background

- 2.1 The NPPF expects strategic policy-making authorities to follow the standard method in the PPG¹ (Paragraph: 034 Reference ID: 2a-034-20201216) for assessing local housing need. In terms of housing need, national policy now indicates that there is no requirement to address past under delivery (at the commencement of the plan period) if using the Standard Method. The affordability ratio used to establish the housing requirement takes account of past under delivery. Put simply, the baseline is reset because past under delivery has been taken into account in the calculation of housing need. As such, there is no requirement for the Council to add on the previous cumulative under delivery, as this would lead to double counting.
- 2.2 Due to the current adopted plan being over five years old, under the guidance of the Government's Housing Delivery Test, the annual housing requirement for the previous three years has been significantly reduced for Bassetlaw. This is due to the fact that the Housing Delivery Test calculation assesses housing delivery against 2014 based household projections².
- 2.3 The Council has also seen a significant increase in planning permissions being granted over the past few years and, subsequently, housing delivery. In light of these changes, Bassetlaw is no longer regarded as persistently under-delivering when measured against its housing requirement and has a healthy supply of land to accommodate new homes.

3. Methodology for Calculating the Five-Year Supply

- 3.1 The Housing Supply and Delivery PPG³ now prescribes a set format to the information that must be provided in annual five year land supply position statements. This includes:
 - For sites with detailed planning permission, details of the numbers of homes under construction and completed each year, with associated commentary;

¹ [Housing and Economic Development Needs Assessment](#)

² [HDT Measurement Rule Book](#)

³ Paragraph: 014 Reference ID: 68-014-20190722

- For small sites, details of their current planning status and record of completions;
- For sites with outline consent or allocated in adopted plans, information and clear evidence that there will be completions on site within five years;
- Permissions granted for windfall development and how this compares with the windfall allowance (if/where relevant);
- Details of demolitions;
- Total net completions from the plan base date by year; and
- The five-year land supply calculation clearly indicating buffers, shortfalls and the number of years of supply.

Completions from 2010 to 2021

- 3.2 Table 1 below sets out the net annual housing completions from the Bassetlaw Core Strategy base date in 2010. Full details can be found in the Bassetlaw Annual Monitoring Reports for each year⁴.

	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015		2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021
Dwellings completed	264	303	226	249	241		338	462	551	434	694	775

Table 1: Bassetlaw Housing Delivery 2010 to 2021

Windfall sites

- 3.3 The NPPF, 2021 defines windfall as ‘sites not specifically identified in the development plan’. Paragraph 71 of the NPPF allows local authorities to make an allowance for windfall sites as part of anticipated supply. However, local authorities may only make an allowance for windfall if they have ‘compelling evidence that they will provide a reliable source of supply’. In addition to this, any windfall allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 3.4 The PPG guidance on housing and economic land availability assessment states a windfall allowance may be justified in the five-year housing land supply calculations. The Council have taken a precautionary approach in analysing the windfall allowance which follows the approach set out in the Housing Land Supply Position, Housing Trajectory and Windfall Allowance Background Paper published in August 2021. This assessment of the five-year housing land supply, however, does not propose to include a windfall allowance as this may create double counting with extant consents that could be built out during this period.

What buffer has been applied to the five year housing requirement?

- 3.5 Whilst past under delivery does not need to be added on to the housing requirement when calculating the five year housing land supply, it does need to be taken into consideration when determining the percentage buffer to be applied.
- 3.6 Paragraph 74 of the NPPF (2021) additionally states that local authorities should identify the following buffers on top of their five-year housing land supply calculations:
- a) "5% to ensure choice and competition in the market for land; or

⁴ [Annual Monitoring Reports](#)

- b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”.
- 3.7 In order for a LPA to achieve a five-year housing land supply, the minimum level of housing delivery that it must be able to demonstrate is its five-year housing land supply requirement plus a 5% buffer. A 20% buffer is required where delivery against the HDT has fallen below 85% of the housing requirement (Footnote 41 of the NPPF).
- 3.8 The housing deliver test results for 2020 were published in January 2021: <https://www.gov.uk/government/collections/housing-delivery-test> indicated that in Bassetlaw delivery was 196% against the target of the last 3 years, and therefore a 5% buffer is appropriate to Bassetlaw for the calculation of the five-year housing land supply.

4. The Council’s Five-Year Housing Requirement

- 4.1 The first step in undertaking the five year land supply assessment is to calculate local housing need using the Standard Method set out in national guidance.
- 4.2 The Planning Practice Guidance (PPG) and updates to the NPPF; 2021 advise that ‘*where strategic policies are more than 5 years old or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement*’ (PPG: Housing Supply and Delivery, Paragraph: 003 Reference ID: 68-003-20190722). As the Council’s latest adopted Plan, the 2011 Core Strategy, is more than 5 years old, the Council therefore must measure its housing land supply against the area’s local housing need calculated using the Standard Method. In addition, in calculating the housing requirement figure, the guidance notes that the current year should be “*used as the starting point from which to calculate growth over that period*” (see Housing and Economic Needs Assessment, Paragraph: 004 Reference ID: 2a-004-20201216). The minimum need calculated using the Standard Method in the 2019/20 statement was 297 dwellings per annum which used 2019 as the base date, and 288 per annum for 2020/21 which used 2020 as the base date. The calculated figure for 2021/2022 using 2021 as the base is 281 dpa. The calculation is shown in Appendix 4.
- 4.3 Table 2 (below) sets out the five-year housing target for Bassetlaw over the period 1 April 2021 to 31 March 2026. This target is based on delivering 281 dpa over the five year period plus a 5% buffer, this equates to 295 dwellings per annum/1477 dwellings over the five year period.

Table 2: 5 Year Housing Requirement (1 April 2021 – 31 March 2026)		
	ANNUAL (dwellings)	5 YEARS
Basic Housing Target	281	1,405
Shortfall	N/A	N/A
5% (NPPF buffer)	14.05	72.25
TOTAL FIVE YEAR HOUSING TARGET	295	1477

5. Housing Land Supply

- 5.1 In order to calculate the current housing land supply it is necessary to determine what land is available and the likelihood of it coming forward during the specified five year period. Annex 2 of the 2021 NPPF provides a comprehensive definition of what constitutes 'deliverable' sites.
- 5.2 'Deliverable: 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. 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 five 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 five years.'

What is 'clear evidence' in respect of Category B sites?

- 5.3 In relation to Category B there is no definition of what constitutes 'clear evidence'; however, the PPG: Housing Supply and Delivery (ID: 68-007-20190722) provides examples of what type of material can be considered as providing clear evidence in support of Category B sites. It states:

'Such evidence, to demonstrate deliverability, may include:

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

- 5.4 In accordance with the above definition and the evidence required to demonstrate the deliverability of sites the Council includes the following categories within the housing land supply.

Category of Sites	Description
Major sites (10 or more dwellings) with full or reserved matters consent, or sites with an area of 0.5 hectares or more	Sites comprising ten or more new dwellings or sites with an area of 0.5 hectares or more with full planning consent which are deliverable
Minor sites (9 or fewer dwellings)	Sites of 9 or fewer dwellings with full or outline consent which are deliverable

Category of Sites	Description
Major sites (10 or more dwellings or 0.5 hectares or more) with outline planning permission	Sites comprising ten or more new dwellings or 0.5ha or more with outline planning consent where the landowner is in the process of submitting a reserved matters planning application and where development is well advanced on an earlier phase of a large site.
Neighbourhood Plan Allocations without planning permission	Sites allocated for housing in made Neighbourhood Plans where the landowner or developer is in the process of submitting a planning application and has indicated their intention to deliver development within 5 years.

Table 3: Categories and definitions of deliverable housing sites

- 5.5 While it may be possible to justify the inclusion of other sites at different stages within the planning system within the five-year supply, the Council has only included sites in the above categories where they have been determined to be deliverable. However, it should be noted that if outline planning permissions on Major sites and Neighbourhood Plan Allocations were not included i.e. only taking into consideration sites in category A of the NPPF definition in paragraph 3.4 above, Bassetlaw would still be in a position to demonstrate a five year housing land supply.

Delivery assumptions

- 5.6 Engagement with the development industry is an important element of determining whether the identified supply of housing land is deliverable. When preparing updates of this statement, BDC engages with planning agents, developers and landowners to clarify their current position and anticipated timescales for sites coming forward and/or projected build- out 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.
- 5.7 In addition, an assessment of past delivery rates from 2016 to 2020 has been undertaken. This local evidence shows that lead in periods are relatively short in Bassetlaw. On average it takes 27 months from grant of outline permission to first completion, assuming there are no delays in getting all reserved matters granted, conditions discharged and legal agreements complied with (see Table 4). For full planning applications, the timescale is approximately 20 months.
- 5.8 Based on the views of representatives from the development industry and local trends, and the assessment of delivery of development in Bassetlaw, the development lead-in timescales have in Table 4 have 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 4: Development lead-in times

- 5.9 The current situation with regard to the Covid 19 pandemic has been taken into consideration in housing delivery rates for the next five years. In order to gain an understanding of current housing delivery rates, meetings with a range of developers and Registered Providers were held early in October 2020.
- 5.10 Whilst the Covid 19 lockdown had an initial impact on reducing housing delivery, however, since the end of lockdown, rates have increased to pre-lockdown rates with 775 dwellings delivered in 2020/21 significantly higher than in 2019/20.
- 5.11 In September 2021 the government announced that for the 2021 Housing Delivery Test an adjustment will be made to the 2021 housing requirement. The measurement will use data relating to financial years 2017-18, 2018/19 and 2019/20, with a four-month adjustment applied to the housing requirement figures to account for fluctuations in construction output owing to the Covid-19 pandemic.
- 5.12 Taking into consideration views of the development industry, historic delivery trends in Bassetlaw, and the economy following the Coronavirus lockdown periods, it is not considered necessary to revise the lead-in times at this point. This will be monitored annually and revised if trends show any change in lead in times.

Build-out rates

- 5.13 Historic build rates in Bassetlaw demonstrate that 30 dwelling completions or more per annum is being achieved on the majority of large sites (sites over 50 dwellings). Sites of this size 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 (See Appendix 3 for details of annual delivery rates from 2016 to 2020).
- 5.14 The local analysis on build-out rates has also been supplemented with national evidence detailed in Lichfields' research 'Start to Finish' published in February 2020⁵. The analysis compares the size of site to its average annual build-out rate. It shows that larger sites deliver on average more dwellings per year than smaller sites. On sites of 50-99 dwellings the median average delivery is 27 dwellings per annum, whereas sites of 100-499 dwellings delivered a median of 54 dpa. There is significant variation in build-out rates between different sites examined. This, however, is broadly consistent with the views of volume house builders and past delivery trends seen in the District where large scale sites developed by a single volume house builder have an average build-out rate of 30-35 dwellings per annum.
- 5.15 Taking these factors into consideration, the Council has taken a prudent approach in assuming a delivery rate of 30 dwellings per annum on sites over 50 dwellings unless written evidence is provided by an agent or developer. This information is detailed in Appendix 3. Historic build rates shows that smaller sites of 10- 50 dwellings have strong delivery rates, typically delivering within five years once commenced. This has been factored into the delivery rates of sites.

⁵ [Lichfields Research Paper](#)

- 5.16 Demolitions and changes of use are deducted from the overall supply. This is typically a low figure in Bassetlaw.

6. Deliverable Supply

- 6.1 Appendices 1 and 2 list all known deliverable sites contributing to BDC's supply of housing land. This information is summarised in Table 5 below, which identifies a deliverable supply of 3,755 dwellings as at 1 April 2021. The total number of dwellings on minor sites (sites of 9 or fewer) is 719 dwellings.

Site Category	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	Five Year Total
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	
Major Sites with full planning consent	662	644	605	348	298	2557
Major Sites with outline planning consent	0	30	30	149	270	479
Minor sites (9 or fewer)	719					719
Minimum Five Year Supply (Net)						3,755

Table 5: Bassetlaw Five Year Housing Supply by category

7. Conclusions

- 7.1 Table 6 below shows that, inclusive of a 5% buffer (as per the latest HDT result), and based on the Standard Method calculation for local housing need, at 01 April 2021 the Council can demonstrate a housing land supply of 12.7 years.

A. Setting the baseline of Local Housing Need (LHN) 2014-based projections ⁷ , over period 2021-2031 Bassetlaw average annual projected household growth	244.6	(53,35—50,904) /10
B. An adjustment to take account of affordability Bassetlaw median workplace-based affordability ratio 2020 ⁶ : 6.35	1.146875	[Local affordability ratio-4]/4] x0.25
C. Minimum annual local housing need figure	281	(adjustment factor+1) x projected household growth
Total Housing requirement over next 5 years LHN requirement (no shortfall as its based at 2021)	1405	281 x 5
E. Plus NPPF 5% buffer	1,475	(in line with NPPF and Housing Delivery Test)

⁶ 2020 Affordability ratio, Table 5c: (published 25 March 2021): [Housing Dataset](#)

F. Annual requirement over next 5 years	295	
G. Deliverable supply (Projected completions 2021/2022-2025/26)	3,755	
H. 5 year Housing Land Supply	12.7	3,755/295
I. Surplus dwellings	2280	

Table 6: Five year supply as at 1 April 2021

- 7.2 The approach taken by the Council is a cautious, and only includes those sites and allocations where development is considered likely to take place within the next five years. It is important to note that the objective is to maintain a minimum of five years' worth of housing supply plus the required buffer on an ongoing basis. The five-year housing land supply is always a snapshot in time based upon the current housing requirement as set by the Government's Standard Methodology.

Appendix 1: Supply of Major Sites deliverable within 5 Years

If you are a developer or site promoter and would like to provide an update on your site delivery then please email us at TheBassetlawPlan@bassetlaw.gov.uk

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Allocation	Address	Remaining Capacity April 1st 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Total Dwellings	Evidence/comments
Sites with Full planning permission - under construction											
Beckingham	18/00362/RES	Res	Land north of Station Road	21	21					21	As development has commenced it is expected that the delivery target will be met.
Carlton in Lindrick	18/01148/FUL	Full	Land east of Doncaster Road	92	35	35	22			92	As development has commenced it is expected that the delivery target will be met.
East Markham	16/00854/RES	Res	Former Poultry Factory, Mark Lane	30	30					30	As development has commenced it is expected that the delivery target will be met.
Harworth/Bircotes	61/10/00013	Full	Beverley Road	83	30	30	25			85	As development has commenced it is expected that the delivery target will be met.
Harworth/Bircotes	17/01566/RES	Res	Harworth Colliery (Jones), Scrooby Road	25	25					25	As development has commenced it is expected that the delivery target will be met.
Harworth/Bircotes	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	66	50	16				66	As development has commenced it is expected that the delivery target will be met.
Harworth/Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road	489	40	40	40	40	3	163	As development has commenced it is expected that the delivery target will be met.
Retford	01/08/00182	Full	Fomer Newell and Jenkins site, Thrumpton Lane	17	10	7				17	As development has commenced it is expected that the delivery target will be met.

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Allocation	Address	Remaining Capacity April 1st 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Total Dwellings	Evidence/comments
Retford	01/11/00242	Full	Idle Valley, Amcott Way	5	5					5	As development has commenced it is expected that the delivery target will be met.
Retford	16/01777/FUL	Full	Kenilworth Nurseries, London Road	53	30	23				53	As development has commenced it is expected that the delivery target will be met.
Retford	18/01445/RES	Res	Land west of Tiln Lane	33	30	3				33	As development has commenced it is expected that the delivery target will be met.
Retford	19/01477/RES	Res	Land west of Tiln Lane	107	30	40	30	7		107	As development has commenced it is expected that the delivery target will be met.
Retford	18/00748/FUL	Full	18-20 West Street	12	12					12	As development has commenced it is expected that the delivery target will be met.
Rhodesia	16/00725/FUL	Full	Former Dormer Tools (Walker & Sons), Shireoaks Road	5	5					5	As development has commenced it is expected that the delivery target will be met.
Rhodesia	18/00337/FUL	Full	Land south of Tylden Road	89	30	30	29			89	As development has commenced it is expected that the delivery target will be met.
Shireoaks	17/00271/RES	Res	Land north east of St Lukes School (Harron), Shireoaks Common	79	30	30	19			79	As development has commenced it is expected that the delivery target will be met.
Shireoaks	18/00648/RES	Res	Wood End Farm, Coach Road	13	13					13	As development has commenced it is expected that the delivery target will be met.

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Allocation	Address	Remaining Capacity April 1st 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Total Dwellings	Evidence/comments
Tuxford	19/01165/RES	Res	Land at Ashvale Road	86	35	35	16			86	As development has commenced it is expected that the delivery target will be met.
Worksop	16/01487/RES	Res	Land at Gateford Park (Barratt S81 7RD)	20	20					20	As development has commenced it is expected that the delivery target will be met.
Worksop	17/00033/RES	Res	Land at Gateford Park (Jones Homes)	108	40	40	28			108	As development has commenced it is expected that the delivery target will be met.
Worksop	18/00862/RES	Res	Thievesdale Phase 1	35	20	15				35	As development has commenced it is expected that the delivery target will be met.
Worksop	19/01408/RES	Res	South of Gateford Road	196	30	30	30	30	30	150	As development has commenced it is expected that the delivery target will be met.
Worksop	20/00109/RES	Res	Phase 2: Land at Ashes Park (originally 750 dwellings)	276	15	30	40	40	40	165	As development has commenced it is expected that the delivery targets will be met.
Worksop	20/00178/RES	Res	Thievesdale Phase 2	40	0	20	20			40	As development has commenced it is expected that the delivery target will be met.
Worksop	17/00053/FUL	Full	239 Sandy Lane	10	10					10	As development has commenced it is expected that the delivery target will be met.
Worksop	20/00183/FUL	Full	Former Mansfield Hosiery, Retford Road	54	32	22				54	As development has commenced it is expected that the delivery target will be met.

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Allocation	Address	Remaining Capacity April 1st 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Total Dwellings	Evidence/comments
Total					628	446	299	117	73	1563	
Sites with Full planning permission - not commenced											
Beckingham	16/00877/FUL	Full	Rear of 1 to 29 Vicarage Lane	33	13	20				33	Granted pp on appeal July 2018. A number of applications to vary and discharge conditions have recently been granted.
Blyth	19/00819/RES	Res	Woodlea 55 Bawtry Road	10			10			10	Conditions discharged August 2020
Blyth	19/01432/RES	Res	Land at Bawtry Road	10			10			10	Conditions discharged October 2020
Carlton in Lindrick	19/01137/RES 22/09/2020)	Res	Firbeck Colliery	400			30	30	30	90	Not commenced. Full pp granted September 2020. This is a large brownfield site with very similar physical and environmental constraints to Harworth Colliery. A number of applications to vary and discharge conditions have recently been granted post base date most recently in July 2021.
Cuckney	15/01037/FUL	Full	Welbeck Colliery, Budby Road	65			30	30	5	65	Conditions discharged August 2018.
Harworth/Bircotes	20/00051/FUL	Full	Essex Road	120		30	30	30	30	120	A number of applications to vary and discharge conditions have recently been granted most recently in July 2021.

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Harworth/Bircotes	19/01280/FUL	Full	land at Common Lane	26		15	11			26	Various applications approved recently in July and March 2021 for amendments, and the discharge of conditions.
Hodstock/Langold	20/00916/RES	Full	Land east of Doncaster Road	165				30	30	60	Applications approved recently in July and March 2021 for non-material amendments and the discharge of conditions.
Mattersey	18/01411/RES	Res	Manor Farm, Breck Lane	17			17			17	Conditions discharged December 2019
Nether Langwith	16/01216/FUL	Full	South of Portland Road	15			15			15	Granted 17th July 2019
Nether Langwith	20/00634/RES	RES	South of Portland Road	24		20	4			24	RM approved 06/10/20.
North Leverton/Habblesthorpe	19/00265/RES	Res	Land south west of Orchard Lodge, Southgore Lane	15		10	5			15	Discharge of conditions July 2021, following RM approval in March 2019
Ranskill	19/01653/FUL	Full	South of Ranskill Churchyard, Great North Road	20		10	10			20	Discharge of Conditions 6, 8, 9, 12, 14 and 15, July 2021
Retford	18/01037/FUL	Full	Chapelgate	21	21					21	Granted full permission on 17 Sep 2019. Median lead-in times and build-rates have been applied.

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Retford	19/00455/FUL	Full	Church of St Albans	10		10				10	Discharge of Conditions 3, 4, 5 and 10, September 2021. Grant of full permission in August 2019.
Retford	18/00695/FUL	Full	Rear of Kenilworth Nurseries (Phase 2)	109		20	30	30	29	109	Discharge Conditions 3 7 9 12 13 of P.A 18/00695/FUL granted in August 2021. Median lead-in times and build-rates have been applied
Retford	20/01477/Res	Full	North Road (Trinity Farm) Phase 1	187			20	30	60	110	RM, approval of non-material amendments and discharge of conditions recently granted
Rhodesia	19/00852/FUL	Full	Land west of Queen Elizabeth Crescent	127		30	30	30	30	120	Allowed on appeal 1/12/20. Discharge of Conditions 3, 4, 5, 6, 7, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19 and 21 awaiting decision. Median lead-in times and build-rates have been applied.
Shireoaks	19/01642/FUL	Full	South of Woodend Farm	28		17	11			28	Phase 1 almost complete. Amendments applications and discharge of conditions recently granted.
Sutton cum Lound	20/00497/RES	Res	Gate Cottage and land Lound Low Road	33			11	11	11	33	20/00497/RES RM granted on 21/10/21. Also discharge of conditions recently approved.
Walkeringham	19/00945/RES	Res	Land south of Station Road	32		10	22			32	Several conditions have recently been discharged

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Worksop	20/01575/COU	Full	Former Police Station, Potter Street	26		6	10	10		26	Median lead-in times and build-rates have been applied
Total					34	198	306	231	225	994	
Outline Planning Permission											
Beckingham	15/01304/OUT	Out	North East of Durham Road	19				10	9	19	Reserved matters application submitted
Beckingham	17/00052/OUT	Out	South of Station Road	58					30	30	Reserved matters application awaiting decision
Beckingham	18/01491/RSB	Out	South of Station Road						10	10	Reserved matters application awaiting decision
Beckingham	18/01585/RSB	Out	Land between Walkeringham Road and Vicarage Lane						20	20	Reserved Matters Application 21/00183/RES for the Approval of Access, Appearance, Landscaping, Layout and Scale submitted in February 2021- awaiting decision.
Harworth/ Bircotes	61/09/00052	Out	Harworth Colliery, Scrooby Road	682				30	60	90	First phase complete, second two phases well advanced. The third phase is expected to continue directly after the second phases.
Harworth/ Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road	489				9	40	49	First phase commenced and progressing well. Barratt Homes. Various applications for discharge of conditions and amendments have recently been approved, including for hours of construction.

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Allocation	Address	Remaining Capacity April 1st 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Total Dwellings	Evidence/comments
Hayton	19/01002/OUT	Out	Land at Corner Farm	19					10	10	Permission granted on 21 February 2020
Mattersey and Thorpe	20/00349/OUT	Out	Land adjacent to Manor Farm, Breck Lane	25					10	10	RM application awaiting decision
Retford	19/00765/OUT	Out	Bracken Lane	71				30	30	60	RM applications and discharge of conditions awaiting decision
Retford	15/00495/RSB	Out	Land adj. 17 Durham Grove	10				10		10	Permission granted on the 5 July 2018
Retford	18/00069/OUT	Out	Longholme Road	60				30	30	60	RM applications and several discharge of conditions granted recently post base date.
Walkeringham	17/00353/OUT	Out	High Street	14					14	14	RM applications awaiting decision
Worksop	15/01477/OUT	Out	North of Thievesdale Road	97		30	30	30	7	97	Phase 1 commenced and progressing well. RM and several applications for discharge of conditions approved post base date.
Total						30	30	149	270	479	
Annual Totals (Full, Outline pp and allocations)					662	674	635	497	568	3036	
Planning permissions on sites of 9 or fewer (Minor sites)					144	144	144	144	143	719	

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Allocation	Address	Remaining Capacity April 1st 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Total Dwellings	Evidence/comments
Grand Total					806	818	779	641	711	3755	

Appendix 2: Supply of Small Sites with full and outline permission deliverable within 5 Years

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Askham	14/00907/PDN	PDN	04/09/2014	Gamston Wood Farm	Upton	1	0	0	1	0
Babworth/Ranby	04/09/00013	Full	27/11/2009	Farm Cottages, Home Farm	Sutton Lane	1	0	0	1	0
Babworth/Ranby	04/10/00008	Full	24/09/2010	Morton Grange	Morton	1	0	0	1	0
Babworth/Ranby	17/01751/PDN	PDN	01/03/2018	Ranby Cottage Farm	Blyth Road	2	0	0	0	2
Barnby Moor	20/00601/FUL	Full	17/12/2020	Adjacent Ashmere	Great North Road	2	0	0	0	2
Beckingham	06/10/00027	Full	23/03/2011	Westgate	Station Road	1	1	0	0	1
Beckingham	16/00524/RSB	Full	16/06/2016	Railway Works	Station Road	1	0	0	0	1
Beckingham	19/00919/FUL	Full	10/09/2019	The Stables	Church Street	1	0	0	0	1
Beckingham	19/01472/FUL	Full	14/06/2018	Rear of 2	Church Street	1	0	0	0	1
Bevercotes	20/00474/FUL	Full	15/07/2020	Springvale Farm	Springvale Road	0	0	0	0	1
Blyth	57/10/00011	Full	20/05/2010	North of Hillcrest	Bawtry Road	1	0	0	1	0
Blyth	16/01125/FUL	Full	27/10/2016	North of Nawoc	Bawtry Road	3	0	1	2	0

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Blyth	17/00505/OUT	Out	09/08/2017	Land west of	Bawtry Road	4	0	0	0	4
Blyth	18/00644/RSB	Full	19/07/2018	Norton	Harworth Avenue	0	0	0	0	1
Blyth	18/00760/PDN	PDN	14/09/2018	Park Farm	High Street	2	0	0	0	2
Blyth	18/01289/FUL	Full	08/02/2019	Jubilee Farm	Retford Road	1	0	0	0	1
Blyth	18/00022/OUT	Out	10/05/2019	South of Pumping Station	Bawtry Road	9	0	0	0	9
Blyth	19/00536/OUT	Out	02/07/2019	Hillcrest	Bawtry Road	4	0	0	0	5
Blyth	19/00785/RES	Out	12/08/2019	Plot 3, 36	Retford Road	1	0	0	0	1
Blyth	19/00807/RES	Out	13/08/2019	(Plot 2,4 & 5) 36	Retford Road	3	0	0	0	3
Blyth	19/01390/OUT	Out	16/12/2019	Rear of 5	Retford Road	1	0	0	0	1
Blyth	19/01338/FUL	Full	18/02/2020	Rear of Aysgarth House	Spital Road	4	0	0	0	4
Blyth	20/00252/FUL	Full	17/11/2020	Park Farm	High Street	1	0	0	0	1
Blyth	20/00920/FUL	Full	24/09/2020	Kwetta	Harworth Road	0	0	0	0	1
Blyth	20/00970/FUL	Full	15/10/2020	Plot 4	Bawtry Road	1	0	0	0	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Bothamsall	19/00761/COU	Full	06/08/2019	Barns at Manor Farm	Main Street	1	0	0	0	1
Bothamsall	19/00774/PDN	PDN	31/07/2019	The Courtyard	Lound Hall	7	0	0	0	7
Carburton	20/00551/FUL	Full		Woodlands	Ollerton Road	0	0	0	0	1
Carlton-In-Lindrick	13/01089/RSB	Full	29/05/2014	Wigthorpe House	Wigthorpe Lane	1	0	0	1	1
Carlton-In-Lindrick	17/00001/FUL	Full	05/12/2017	Breck House	Blyth Road	0	0	0	0	1
Carlton-In-Lindrick	18/00496/RES	Res	29/06/2018	50	High Road	3	0	0	0	3
Carlton-In-Lindrick	18/00538/FUL	Full	10/07/2018	Field House Farm	Church Lane	2	0	0	0	2
Carlton-In-Lindrick	18/00572/FUL	Full	10/07/2018	North House Farm	The Green	1	0	0	0	1
Carlton-In-Lindrick	18/00634/FUL	Full	17/07/2018	North House Farm	The Green	2	0	0	0	2
Carlton-In-Lindrick	18/00697/FUL	Full	30/07/2018	North House Farm	The Green	2	0	0	0	2
Carlton-In-Lindrick	19/01536/FUL	Full	26/07/2018	North House Farm	The Green	2	0	0	0	2
Carlton-In-Lindrick	21/00208/OUT	Outline	23/03/2021	Adjacent to 9	Glamis Road	1	0	0	0	1
Clarborough/Welham	18/00084/FUL	Full	06/11/2018	West of Welham Hall	Little Gringley Lane, Welham	1	0	0	0	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Clarlborough/ Welham	19/00878/FUL	Full	03/09/2019	Rear of Apple Tree Cottage	Big Lane	1	0	0	0	1
Clarlborough/ Welham	19/01026/PDN	PDN	22/04/2020	Drive End	Little Gringley Lane, Welham	2	0	0	0	1
Clarlborough/ Welham	19/01225/OUT	Out	21/10/2019	Orchard House	Big Lane	4	0	0	0	4
Welham	20/00085/OUT	Out	19/01/2021	Welham Villa	Main Street	0	0	0	0	1
Welham	20/01221/COU	Full	11/11/2020	Adj Welham Park House	Welham Road	1	0	0	0	1
Cuckney	18/01604/FUL	Full	21/02/2019	Land west of Stone Cottage	Budby Road	2	0	0	2	0
Cuckney	19/00690/FUL	Full	02/12/2020	Playingfield /Allotments	Creswell Road	6	0	0	0	6
Darlton	18/00784/RSB	Full	19/09/2018	Pear Tree Farm	Broadgate	0	0	0	0	1
Dunham-On-Trent	17/00811/RSB	Full	10/08/2017	The Old Vicarage	Darlton Road	1	0	0	0	1
Dunham-On-Trent	18/00072/FUL	Full	21/06/2018	Home Farm	The Green	1	0	0	0	1
Dunham-On-Trent	18/01629/FUL	Full	23/05/2019	Land adjacent to April Cottage	The Green	2	0	0	1	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Dunham-On-Trent	19/01322/OUT	Out	04/12/2019	Land adjoining The Mount	Upper Row	1	0	0	0	1
East Drayton	15/09/00010	Full	22/10/2009	Land and buildings	Church Lane	1	0	0	1	0
East Drayton	17/00799/RES	Res	25/10/2017	Land to the side of Damon	Low Street	1	0	0	1	0
East Drayton	19/01201/FUL	Full	09/04/2020	Harrowside	Top Street	1	0	0	0	1
East Drayton	20/01021/FUL	Full	13/10/2020	Land adjacent The Bungalow	Top Street	1	0	0	0	1
East Markham	15/00348/FUL	Full	05/06/2015	Land adj Northolme	Priestgate	1	0	0	1	0
East Markham	15/00907/FUL	Full	20/01/2016	Asquiths Garage	High Street	1	0	0	1	0
East Markham	16/00557/RSB	Full	13/07/2016	Land opposite Holly House	High Street	9	0	0	0	9
East Markham	18/00093/RES	Res	02/05/2018	Land at Rachel	Top Cart Gaps	1	0	0	0	1
East Markham	18/00252/RES	Res	09/07/2018	Plot 6	Beckland Hill	1	0	0	0	1
East Markham	18/00265/RSB	Full	01/05/2018	Plot 7	Beckland Hill	1	0	0	0	1
East Markham	18/00894/RSB	Full	17/09/2018	Plot 3	Beckland Hill	1	0	0	1	0

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
East Markham	18/01187/RSB	Res	13/11/2018	Plot 8&9	Beckland Hill	2	0	0	0	2
East Markham	18/01344/OUT	Out	19/12/2018	Land adjacent to Ashlea	Plantation Road	1	0	0	0	1
East Markham	19/00388/FUL	Full	25/06/2019	Wayside	High Street	1	0	0	0	1
East Markham	19/00853/FUL	Full	15/10/2019	Kirkes Barn (Douglas house)	Church Street	1	0	0	0	1
East Markham	19/00980/RES	Res	16/10/2019	Land west of	Askham Road	9	0	0	0	9
East Markham	19/01312/OUT	Out	26/11/2019	Adjacent Highfield House	High Street	3	0	0	0	3
East Markham	19/01459/PIP	PIP	10/02/2020	Rosedean Farm	Mark Lane	9	0	0	0	9
East Markham	20/00114/COU	Full	30/06/2020	Salisbury House	York Street	6	0	0	0	7
East Markham	20/00444/FUL	Res	28/05/2020	Land adjoining The Wishbone	Beckland Hill	3	0	0	0	3
East Markham	20/00460/COU	Full	15/07/2020	Barn at	Askham Road	1	0	0	0	1
Eaton	18/01532/FUL	FUL	25/03/2019	South Lodge	London Road	5	0	0	0	6
Elkesley	18/00623/FUL	Full	14/08/2018	Manor Farm	Twyford Lane	5	0	0	0	5

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Elkesley	18/01197/FUL	Full	23/10/2019	Robin Hood Inn	High Street	4	0	0	0	4
Elkesley	19/01152/FUL	Full	10/10/2019	Manor Farm	Twyford Lane	4	0	0	0	4
Elkesley	20/00972/FUL	Full	06/10/2020	Robin Hood Inn	High Street	2	0	0	0	2
Everton	14/00387/RSB	Full	16/06/2014	Micklebring Lodge	Nutcroft Way	1	0	0	1	0
Everton	16/01711/FUL	Full	15/06/2017	Carr Hill Farm	Pasture Lane	0	0	0	0	1
Everton	18/00632/FUL	Full	19/07/2018	Stonegate Farm	Bawtry Road	7	0	0	0	7
Everton	19/00401/FUL	Full	23/05/2019	Sandy Garth	Mattersey Road	0	0	0	0	1
Everton	19/00385/RES	Res	06/07/2017	Land off	Mattersey Road	5	0	0	0	5
Everton	19/00915/OUT	Out	03/12/2019	West of Thyme Cottage	Chapel Lane	1	0	0	0	1
Everton	19/01632/RES	Res	02/10/2017	West of Stonegate Farm	Bawtry Road	9	0	0	0	9
Gamston	17/00831/FUL	Full	27/06/2018	Junction of Rectory Lane	Sandy Lane	1	0	0	0	1
Gamston	17/01333/COU	Full	20/12/2017	Jockey House Cottage	Brick Yard Road	1	0	0	1	0

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Gamston	19/00054/FUL	Full	23/05/2019	Old Elms	Rectory Walk	7	0	0	0	8
Gringley-On-The-Hill	23/04/00035	Full	25/08/2006	Land off	High Street	1	0	0	1	0
Gringley-On-The-Hill	20/00737/FUL	Full	17/08/2020	Colley Hill Cottage	High Street	0	0	0	0	2
Gringley-On-The-Hill	20/01192/FUL	Full	07/12/2020	Harwell House	Middlebridge Road	1	0	0	0	1
Grove	16/01267/FUL	Full	17/11/2016	Home Farm	Main Street	1	0	0	0	1
Grove	18/00809/FUL	Full	20/08/2018	Building at Blacksmiths Cottage	Main Street	1	0	0	0	1
Harworth/ Bircotes	13/00012/FUL	Full	10/02/2014	Rear of	Galway Mews	5	0	0	1	4
Harworth/ Bircotes	14/01619/FUL	Full	23/06/2015	Syringa Court	Main Street	8	0	0	8	0
Harworth/ Bircotes	18/00750/FUL	Full	18/09/2018	Hawthorns Bungalow	Bawtry Road	0	0	0	0	1
Harworth/ Bircotes	19/00367/COU	Full	31/05/2019	127B	Bawtry Road	1	0	0	0	2
Harworth/ Bircotes	19/01088/FUL	Full	27/11/2019	Adjoining 2	Colliery Road	2	0	0	0	2
Harworth/ Bircotes	20/00184/FUL	Full	25/01/2019	25-27	Rutland Crescent	5	0	4	0	1
Harworth/ Bircotes	20/01429/FUL	Full	06/01/2021	7	Grosvenor Road	1	0	0	0	1
Haughton	18/01296/FUL	Full	19/02/2019	Decoy House	Walesby Road	1	0	0	1	0

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Headon cum Upton	19/00896/FUL	Full	29/10/2019	Headon Manor Farm	Greenspots Lane	0	0	0	0	1
Hodsock/ Langold	62/12/00005	Full	15/06/2012	Hodsock Cottage	Hodsock Lane	0	0	0	1	0
Hodsock/ Langold	14/01194/FUL	Full	12/01/2015	Park View	Church Street	2	0	0	2	0
Hodsock/ Langold	18/01120/FUL	Full	18/12/2018	Dyscarr Grange Care Home	Doncaster Road	7	0	0	0	7
Hodsock/ Langold	20/01070/FUL	Full	12/10/2020	Land adjacent 3	Laburnum Road	1	0	0	0	1
Laneham	17/01008/OUT	Out	19/03/2018	Land fronting Eagle House	Main Street	1	0	0	0	1
Church Laneham	19/01422/FUL	Full	20/12/2019	Building at Manor House	Clayhough Lane	0	0	0	1	0
Lound	14/01329/FUL	Full	11/12/2014	Wetlands Animal Park	Lound Low Road	0	0	0	1	0
Lound	18/01325/FUL	Full	12/12/2018	22	Town Street	1	0	0	0	1
Lound	19/01512/OUT	Out	28/01/2020	Rear of The Bluebell Inn	Town Street	1	0	0	0	1
Marnham	30/09/00001	Full	21/04/2009	Church Farm	Church Street	3	1	0	0	2
Marnham	17/00721/FUL	Full	13/12/2017	The Grange	Holme Lane	5	0	0	0	5

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Mattersey	16/00252/FUL	Full	25/04/2019	Stone House	Main Street	0	0	0	0	1
Mattersey	17/00200/COU	Full	19/04/2017	Mattersey Hill Farm	Ranskill Road	1	0	0	0	1
Mattersey	18/01074/FUL	Full	30/10/2018	Land at Laurels Farm	Main Street	5	0	0	0	5
Mattersey	18/01416/FUL	Full	21/12/2018	Mattersey Grange Farm	Broomfield Lane	3	0	0	0	3
Mattersey	18/01522/FUL	Full	23/08/2019	North of 4	Thorpe Road	4	0	0	0	4
Mattersey	20/01685/RES	Res	03/03/2021	Adjacent Gilberts Croft	Thorpe Road	5	0	0	0	5
Misson	19/00430/PDN	PDN	24/05/2019	Morton Villa Farm	Springs Road	2	0	0	0	2
Misson	19/00618/FUL	Full	13/08/2019	Bank End Farm	Bank End	0	0	0	0	1
Misson	19/01402/RES	Res	18/07/2018	Adjoining Delfin Cottage	Slaynes Lane	1	0	0	0	1
Misson	19/01635/FUL	Full	22/09/2020	Prospect Farm	Springs Road	0	0	0	0	1
Misson	19/01638/RES	Res	03/03/2020	Plot 1 north east of	Gibdyke	1	0	0	0	1
Misson	19/01639/RES	Res	03/03/2020	Plot 2 north east of	Gibdyke	1	0	0	0	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Misson	19/01640/RES	Res	03/03/2020	Plot 3 north east of	Gibdyke	1	0	0	0	1
Misson	20/00639/FUL	Full	21/10/2020	True Fate Equestrian centre	Bracken Hill Lane	1	0	0	0	1
Misterton	33/06/00008	Full	24/04/2006	30	Gringley Road	3	1	0	3	0
Misterton	33/10/00055	Full	15/03/2011	Land off	Albion Terrace	6	0	0	6	0
Misterton	13/00133/RES	Res	24/05/2013	11	Gringley Road	2	1	0	0	1
Misterton	18/00661/OUT	Out	17/07/2018	Notts CC Depot	Station Road	5	0	0	0	5
Misterton	18/01053/FUL	Full	30/10/2018	Rear of 123	Station Road	1	0	0	0	1
Misterton	19/00795/OUT	Out	14/10/2019	West of The Old Barn	Church Street	4	0	0	0	4
Misterton	19/01600/RES	Res	28/07/2020	Plot 1 Marsh Dene	Stockwith Road	1	0	0	0	1
Misterton	19/01631/RES	Res	28/07/2020	Plot 2 Marsh Dene	Stockwith Road	1	0	0	0	1
Nether Langwith	19/00844/FUL	Full	19/11/2019	The Barn	Main Road	1	0	0	0	1
Normanton-On-Trent	34/07/00014	Full	08/10/2007	The Methodist Church	South Street	1	0	0	1	0

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Normanton-On-Trent	34/08/00006/R	Full	07/07/2008	Church Farm	South Street	1	0	0	1	0
Normanton-On-Trent	18/00366/RSB	Full	18/07/2018	Land North of	Fledborough Road	1	0	0	0	1
Normanton-On-Trent	18/00662/FUL	Full	15/08/2018	South of The Grange	South Street	1	0	0	0	1
Normanton-On-Trent	18/01211/RES	Res	06/11/2018	Adjacent Holly Crest	Brotts Road	4	0	2	2	0
Normanton-On-Trent	19/00270/PDN	PDN	26/04/2019	Holly Crest Barns	Brotts Road	2	0	0	0	2
North Leverton/Habbleshthorpe	15/00634/FUL	Full	08/07/2015	Rose Cottage	Main Street	1	1	0	0	1
North Leverton/Habbleshthorpe	16/00691/FUL	Full	19/07/2016	Nandina House	Southgore Lane	1	0	0	1	0
North Leverton/Habbleshthorpe	1800045/RES	Res	08/08/2017	The Old Plough	Main Street	1	0	0	0	1
North Leverton/Habbleshthorpe	18/00690/RSB	Full	27/09/2018	The Cottage (Plum Tree Court)DN22 0AN	Main Street	8	0	0	9	0
North Leverton/Habbleshthorpe	18/01369/FUL	Full	05/02/2019	Plot 2 The Old Plough	Main Street	1	0	0	0	1
North Leverton/Habbleshthorpe	19/00708/OUT	Out	16/08/2019	Land at Orchard Lodge	Southgore Lane	9	0	0	0	9
North Leverton/Habbleshthorpe	20/00004/FUL	Res	19/03/2020	Olinda	Southgore Lane	8	0	0	0	9
North Wheatley	16/01411/FUL	Full	11/01/2017	Land at Narnia	Eastfield	2	0	1	0	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
North Wheatley	17/00188/FUL	Full	12/04/2017	Cherry Tree Cottage	Low Street	1	0	0	0	1
North Wheatley	17/00638/FUL	Full	18/07/2017	Land adjacent to Whitegates	Top Pasture Lane	2	0	0	1	1
North Wheatley	17/01152/FUL	Full	25/01/2018	Rear of The Old Plough	Top Street	3	0	0	0	3
North Wheatley	17/01660/FUL	Full	11/04/2018	Laburnum House	Low Street	3	0	1	0	2
North Wheatley	17/01666/RSB	Full	20/02/2018	Solent	Top Street	0	0	0	0	1
North Wheatley	18/00448/OUT	Out	25/07/2018	Land rear of Whitegates	Top Pasture Lane	6	0	0	0	6
South Wheathley	18/00651/FUL	Full	14/08/2018	Post Office & stores	Sturton Road	3	0	0	0	3
North Wheatley	18/01189/FUL	Full	15/11/2018	Sun Inn	Low Street	1	0	0	0	1
North Wheatley	19/00145/FUL	Full	13/06/2019	Adjacent Cotswold	Top Street	1	0	0	0	1
South Wheatley	19/01540/FUL	Full	11/08/2020	The Manor	Sturton Road	1	0	0	0	1
Ragnall	19/00218/RSB	Full	19/03/2019	Adjacent Briar Lea	Main Street	2	0	0	0	2
Ragnall	20/00443/PDN	PDN	28/05/2020	Vicarage Farm	Farhill Lane	2	0	0	0	2
Rampton	18/01110/FUL	Full	19/11/2018	Land south of	Treswell Road	9	0	0	0	9
Rampton	20/00922/OUT	Out	18/11/2020	Greenways	Retford Road	1	0	0	0	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Woodbeck	20/01250/FUL	Full	24/11/2020	Adjacent Hounds Lodge	Retford Road	1	0	0	0	1
Ranskill	17/00390/FUL	Full	06/06/2017	Land at The Old Mill	Station Road	1	0	0	1	0
Ranskill	17/00939/FUL	Full	21/09/2017	West of Wood Lea	Great North Road	5	1	3	0	1
Ranskill	18/00989/FUL	Full	18/07/2019	Folly Nook House	Folly Nook Lane	9	0	0	0	9
Retford	01/09/00211	Full	09/11/2009	63a	Cobwell Road	1	0	0	2	0
Retford	14/01269/FUL	Full	22/01/2015	5-11	Bridgegate	7	0	0	7	0
Retford	17/00442/RSB	Full	11/05/2017	Rear of 2	Longholme Road	1	0	0	1	0
Retford	17/00955/RSB	Full	03/10/2017	Rear of 55-57	Moorgate	3	0	0	1	2
Retford	17/01006/FUL	Full	29/09/2017	26-28	Grove Street	6	0	0	6	0
Retford	17/01418/FUL	Full	13/04/2018	Land at 4	Badgers Chase	1	0	0	0	1
Retford	17/01541/FUL	Full	21/02/2018	Rear of 106	Bigsby Road	1	0	0	0	1
Retford	17/01542/FUL	Full	08/03/2018	Rear of The Chase	Park Lane	4	0	0	0	4
Retford	17/01551/FUL	Full	13/03/2018	Willow Cottage Farm	Grove Coach Road	1	0	0	0	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Retford	18/00023/COU	Full	07/03/2018	19B	Grove Street	2	0	0	2	0
Retford	18/00141/FUL	Full	05/07/2018	Land adjacent 17 (Plot 1-4)	Durham Grove	4	0	0	1	3
Retford	18/00270/FUL	Full	23/04/2018	Adjacent 1	Blackstope Lane	1	0	0	0	1
Retford	18/00427/PDN	PDN	12/06/2018	Barns at White House Farm	Grove Lane	1	0	0	0	1
Retford	18/00558/COU	Full	15/08/2018	Northern Inn 57	Cobwell Road	3	0	0	0	4
Retford	18/00907/RSB	Full	13/09/2018	Land at 56	Ordsall Park Road	1	0	0	0	1
Retford	18/00912/RSB	Full	19/03/2019	West Retford Hall	Rectory Road	3	0	0	0	3
Retford	18/01051/FUL	Full	24/10/2018	Land at Ordsall House	All Hallows Close	1	0	0	0	1
Retford	19/00194/FUL	Full	17/04/2019	46-50	Bridgeway	4	0	0	0	4
Retford	19/01113/FUL	Full	12/11/2019	120	High Street	1	0	0	0	1
Retford	19/01501/COU	Full	21/01/2020	25-27	Devonshire Road	1	0	0	0	1
Retford	19/01617/FUL	Full	25/02/2020	West of 28	Milnercroft	2	0	0	0	2

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Retford	20/00271/FUL	Full	05/05/2020	North of 21 & south of 33	Union Street	5	0	0	0	5
Retford	20/00319/FUL	Full	30/06/2020	The Flying Scotsman	Hallcroft Road	3	0	0	0	3
Retford	20/00463/COU	Full	04/01/2020	33	Churchgate	2	0	0	0	2
Retford	20/01301/FUL	Full	17/12/2020	Station Garage	Station Road	8	0	0	0	8
Retford	20/01515/OUT	Out	25/01/2021	Land at 61	Cobwell Road	5	0	0	0	5
Retford	20/01565/RES	Res	26/01/2021	Adjacent 20	Ordsall Road	1	0	0	0	1
Rhodesia	69/08/00009	Full	27/05/2008	Lady Lea Farm	Rhodesia	2	1	0	1	0
Rhodesia	17/00506/FUL	Full	21/12/2017	South of 63	Mary Street	9	0	0	0	9
Rhodesia	20/00429/FUL	Full	15/07/2020	Land west of	Robertson Grove	2	0	0	0	2
Rhodesia	20/01105/FUL	Full	03/11/2020	North east of	Shireoaks Road	2	0	0	0	2
Saundby	18/00988/COU	Full	14/11/2018	Stables at Croft House	Gainsborough Road	1	0	0	0	1
Scrooby	20/01161/COU	Full	10/11/2020	Hawks Nest Cottage	Great North Road	1	0	0	0	1
Scrooby	20/01267/FUL	Full	03/12/2020	The Homestead	Gibbet Hill Lane	0	0	0	0	2
South Leverton	19/00429/OUT	Out	29/05/2019	Land at Priory Farm	Retford Road	5	0	0	0	5

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
South Leverton	19/01034/FUL	Full	27/09/2019	Unit 1 New Stud Farm	Retford Road	1	0	0	0	1
South Leverton	20/00982/FUL	Full	25/10/2020	Unit 2 New Stud Farm	Retford Road	1	0	0	0	1
Sturton-Le-Steeple	46/08/00002	Full	02/04/2008	Annexe at Springs Barn	Spring Lane	1	0	0	1	0
Sturton-Le-Steeple	46/11/00032	Full	06/01/2012	Orchard Cottage	Cross Street	1	1	0	1	0
Sturton-Le-Steeple	16/01540/RES	Res	28/02/2017	Land south of Rose Cottage	Leverton Road	5	0	0	5	0
Sturton-Le-Steeple	17/00898/FUL	Full	02/11/2017	Spring Cottage	Springs Lane	0	0	0	0	1
Sturton-Le-Steeple	17/01673/FUL	Full	29/03/2018	Littlewood House	Wheatley Road	1	0	0	0	1
Sturton-Le-Steeple	18/00627/RES	Res	10/07/2018	Land adj Blacksmiths Cottage	Cross Street	7	2	3	2	0
Sturton-Le-Steeple	20/00078/FUL	Full	07/10/2020	Fourpaws Cattery	Station Road	2	0	0	0	2
Styrrup/ Oldcotes	66/08/00022	Full	24/09/2008	Land At Hall Farm Cottage	Main Street	1	0	0	1	0
Styrrup/ Oldcotes	15/01063/FUL	Full	23/09/2015	White House Farm	Main Street	1	0	0	1	0
Styrrup/ Oldcotes	19/00126/RES	RES	19/03/2019	White House Farm	Main Street	1	0	0	0	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Styrrup/ Oldcotes	20/00568/FUL	Full	30/07/2020	Plot 2 White House Farm	Main Street	1	0	0	1	0
Styrrup/ Oldcotes	20/01621/PDN	PDN	20/01/2021	Holme Farm	Styrrup Road	3	0	0	0	3
Sutton-Cum-Lound	18/01175/OUT	Out	23/05/2019	West of	Sutton Lane	9	0	0	0	9
Sutton-Cum-Lound	19/00920/FUL	Full	10/10/2019	Plot 8	Lound Low Road	1	0	0	0	1
Sutton-Cum-Lound	20/00772/FUL	Full	11/09/2020	Plot 1	Mattersey Road	1	0	0	1	0
Sutton-Cum-Lound	20/00773/FUL	Full	09/10/2020	Plot 2 & 3	Mattersey Road	2	0	0	1	1
Sutton-Cum-Lound	20/00960/PDN	PDN	14/09/2020	Land off	Station Road	1	0	0	0	1
Torworth	17/01063/FUL	Full	10/10/2017	Barn 4 Manor Farm	Great North Road	1	0	0	0	1
Torworth	19/00138/FUL	Full	02/05/2019	Barn 2 Manor Farm	Great North Road	1	0	0	0	1
Torworth	19/00959/COU	Full	09/10/2019	Barn 3 Manor Farm	Great North Road	1	0	0	0	1
Torworth	19/01285/FUL	Full	04/12/2019	The Separatist	Great North Road	8	0	0	0	8
Treswell	20/00453/FUL	Full	22/06/2020	The Yews	Town Street	0	0	0	0	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Treswell	20/00218/FUL	Full	30/04/2020	Greenacres	Rectory Road	0	0	0	0	1
Tuxford	50/05/00022	Full	24/08/2015	Eastfield Farm,	Lincoln Road	1	0	0	1	0
Tuxford	13/00040/RSB	Full	31/05/2013	Land at 11	Ollerton Road	1	0	0	1	0
Tuxford	17/00254/COU	Full	29/03/2018	Former Maltings	Eldon Street	5	0	0	0	5
Tuxford	No planning			60	Newcastle Street	1				
Tuxford	19/00028/FUL	Full	01/05/2019	Garage site	Haynes Close	4	0	0	0	4
Tuxford	19/00925/FUL	Full	03/09/2019	Tuxford Methodist Church	Newcastle Street	1	0	0	0	1
Tuxford	19/00794/OUT	Out	01/10/2019	Adjacent Mount View	Markham Road	5	0	0	0	5
Tuxford	19/01176/FUL	Full	28/10/2019	Pump Farm	Lincoln Road	1	0	0	0	1
Tuxford	19/01417/FUL	Full	23/12/2019	South of Brickyard Cottage	Eldon Street	4	0	0	0	4
Walkeringham	17/00654/FUL	Full	05/07/2017	Twigmoor	Gringley Road	0	0	0	1	0
Walkeringham	17/01090/FUL	Full	20/08/2019	Land north of Meadow View	Birdcroft Lane	3	0	0	0	3

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Walkeringham	19/00649/OUT	Out	23/07/2019	Adjacent Ashfield Lodge	Stockwith Road	1	0	0	0	1
Walkeringham	19/01548/OUT	Out	12/02/2020	Adjacent to The Laurels	Station Road	3	0	0	0	3
Walkeringham	19/01581/FUL	Full	05/03/2020	The Hazels	Caves Lane	1	0	0	0	1
West Drayton/Rockley	17/01553/COU	Full	12/04/2018	Markham Moor House	Old London Road	2	0	0	0	2
West Markham	54/06/00001/R	Full	18/05/2006	Barns at Riverside Farm	Main Street, Milton	4	0	0	4	0
West Markham	15/00685/FUL	Full	16/07/2015	Springvale Farm	Springvale Road	1	0	0	1	0
West Stockwith	55/07/00011	Full	12/12/2008	Land Adjacent to the Paddock	Canal Lane	1	0	0	1	0
West Stockwith	19/00477/FUL	Full	10/07/2020	Chestnut Farm	Main Street	2	0	0	0	2
Wiseton	16/01331/COU	Full	06/12/2016	Barns at Grange Farm	Main Road	1	0	0	0	1
Wiseton	19/00902/FUL	Full	30/10/2019	Wiseton Stables	Main Road	3	0	0	0	3
Worksop	02/08/00399	Full	13/10/2008	The Croft	Chesterfield Road	0	0	0	2	0

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Worksop	02/10/00093/R	Full	24/05/2010	Claverton	Sparken Hill	1	0	0	1	0
Worksop	02/11/00026	Full	23/03/2011	Plot 9 & 10 & Rear of Ivy Cottage	Old Gateford Road	2	0	0	2	0
Worksop	02/11/00027	Full	23/03/2011	Studio Cottage	Old Gateford Road	1	0	0	1	0
Worksop	12/01077/FUL	Full	25/09/2012	2	Sherwood Road	3	0	0	6	0
Worksop	12/01302/RES	Res	31/10/2012	Land at 28	Sparken Hill	1	0	0	1	0
Worksop	12/01503/RENU	Full	13/12/2012	Plot 1 - 8 Rear of Ivy Cottage	Old Gateford Road	8	2	1	4	1
Worksop	13/00115/RES	Res	21/05/2016	Land west of 124	Bridge Street	2	0	0	0	2
Worksop	13/00574/FUL	Full	10/07/2013	140A	Newcastle Avenue(Stubbing Lane)	0	0	0	0	1
Worksop	13/01312/COU	Full	22/01/2014	112B	Kilton Hill	1	0	0	2	0
Worksop	15/00154/FUL	Full	15/05/2015	148	Cheapside	1	0	0	2	0
Worksop	15/00236/FUL	Full	30/12/2015	Ox Pastures Farm	Broad Lane	0	0	0	0	1
Worksop	15/00604/FUL	Full	21/08/2015	Arlington House	Sparken Hill	1	0	0	1	0

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Worksop	15/01302/FUL	Full	14/01/2016	Former Black Swan Inn	Pilgrim Way	6	0	0	0	6
Worksop	16/01033/FUL	Full	22/11/2016	Garage site r/o Black Swan Inn	Pilgrim Way	2	0	0	0	2
Worksop	16/01068/FUL	Full	30/11/2016	Ratcliffe Grange Farm	Mansfield Road	1	0	0	1	0
Worksop	16/01356/FUL	Full	21/02/2017	Rear of 8-10	South View	1	0	0	1	0
Worksop	17/00770/RSB	Full	25/10/2017	16-18	Park Street	4	0	0	1	3
Worksop	17/00794/RSB	Res	28/07/2017	Rear of 10	Carlton Avenue	1	0	0	0	1
Worksop	17/00935/RSB	Full	11/09/2017	Rear of 387 to 395	Gateford Road	4	0	0	4	0
Worksop	17/01221/PDN	PDN	30/10/2017	Former Trax FM	White Hart Yard	4	0	0	0	4
Worksop	17/01712/RSB	Full	23/03/2018	Adjacent 280	Mansfield Road	5	0	0	2	3
Worksop	18/00199/FUL	Full	16/05/2018	West of 2	Gateford Avenue	1	0	0	1	0
Worksop	18/00493/FUL	Full	27/06/2018	64	Gateford Road	3	0	0	0	3
Worksop	18/00518/COU	Full	11/10/2018	Manton Inn 157	Cheapside	3	0	0	0	4
Worksop	18/01276/FUL	Full	26/11/2018	47	Potter Street	1	0	0	0	1

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Worksop	19/00076/FUL	Full	25/04/2019	Former Communal Centre	Lanchester Gardens	1	0	0	0	1
Worksop	19/00082/RSB	Full	19/03/2019	3 Garages	Gateford Road	2	0	0	0	2
Worksop	19/00335/COU	Full	16/05/2019	91-93	Raines Avenue	2	0	0	0	2
Worksop	19/00386/COU	Full	06/04/2020	43-45	Carlton Road	3	0	0	0	3
Worksop	19/00408/FUL	Full	29/05/2019	101	John Street	3	0	0	0	3
Worksop	19/00501/FUL	Full	27/06/2019	108-110	Bridge Street	9	0	0	0	9
Worksop	19/00776/OUT	Out	21/11/2019	58	Retford Road	1	0	0	0	1
Worksop	19/01094/FUL	Full	11/10/2019	Adjacent Manton Inn, 157	Cheapside	4	0	0	0	4
Worksop	19/01185/FUL	Full	05/12/2019	106	Bridge Street	3	0	0	0	3
Worksop	19/01209/FUL	Full	17/12/2019	The Nook 62A	Park Street	0	0	0	1	0
Worksop	19/01494/FUL	Full	14/01/2020	Old Norfolk Arms	Norfolk Street	2	0	0	0	2
Worksop	20/00040/PDN	PDN	25/02/2020	27	Ely Close	1	0	0	0	1
Worksop	20/00083/FUL	Full	16/06/2020	47	Potter Street	9	0	0	0	9

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Worksop	20/00190/FUL	Full	31/01/2019	Rear of 30	Clinton Street	1	0	0	0	1
Worksop	20/00243/PDN	PDN	23/04/2020	185	Calton Road	1	0	0	0	1
Worksop	20/00269/FUL	Full	27/07/2020	63A	Bridge Street	1	0	0	0	1
Worksop	20/00270/FUL	Full	27/07/2020	63	Bridge Street	2	0	0	0	2
Worksop	20/00373/FUL	Full	03/12/2018	Rear of 411 and 413	Gateford Road	1	0	0	1	0
Worksop	20/00399/OUT	Out	28/08/2020	Woodfield	Sparken Hill	1	0	0	0	1
Worksop	20/00495/FUL	Full	01/07/2020	Rear of 243	Sandy Lane	1	0	0	0	1
Worksop	20/00645/RES	Res	25/08/2020	Land between 34 & Loren	Highland Grove	2	0	0	0	2
Worksop	20/00993/COU	Full	01/10/2020	Drill Hall	Shaw Street	5	0	0	0	5
Worksop	20/01107/FUL	Full	14/12/2020	85	Potter Street	1	0	0	0	1
Worksop	20/01452/OUT	Full	05/01/2020	Adjacent 165	Baulk Lane	1	0	0	0	1
Worksop	20/01588/FUL	Full	08/02/2021	(HMO)Rear of Colliery Inn	Grafton Street	1	0	0	0	1
Worksop	20/01703/FUL	Full	01/03/2021	75-77	Watson Road	6	0	0	0	6

Location	Planning History	Planning History		Address	Address		Current status of the dwellings as of 31st March 2021			
Settlement	Application Number	Full or Outline	Date granted	Name number	Street	Net Dwellings	Completions from previous years	Completions 2020/2021	Under Construction 2020/2021	Remaining Capacity 2020/2021
Worksop	21/00126/FUL	Full	25/03/2021	Garden of Park Cottage	Blyth Road	1	0	0	0	1
									136	584

Appendix 3. Bassetlaw historic build rates and lead in periods (2016 to 2019)

Settlement	Site Name	Date outline permission granted (If applicable)	Date Full permission granted/ application decided	Planning ref.	Greenfield/ brownfield	Lead in period from date granted outline pp to 1st completion (years)	Lead in period from date granted full pp to 1st completion (years)	Total number of dwellings	Completions from previous years	Dwellings Delivered 1/4/2016 to 31/3/2017	Dwellings Delivered 1/4/2017 to 31/3/2018	Dwellings Delivered 1/4/2018 to 31/3/2019	Dwellings Delivered 1/4/2019 to 31/3/2020	Dwellings remaining to build	Sites 50 dwellings or more - Highest build rate in a full delivery year	Sites under 50 dwellings - Highest build rate in a full delivery year	Notes
Carlton in Lindrick	Doncaster Road		Mar-19	18/01148/FUL	Greenfield		0	151					22	129	22		Avant Homes. Lower yield due to time taken to prepare site
Langold	Doncaster Road		Jun-15	14/01622/FUL	Brownfield		4	14	0	0	0	0	14	0		14	Completed withn 1 year
Worksop	Keats Crescent		Jul-14	13/01491/FUL	Brownfield		1	40	12	26	2			0		26	
Worksop	Portland School	Mar-13	Mar-15	02/11/00040 & 14/01149/RES	Brownfield	3.0	1	88	0	23	47	18		0	47		
Worksop	Copthall House		Feb-15	14/01626/PDN	Brownfield		1	12	0	0	12			0		12	Completed withn 1 year
Worksop	Gateford Park Barratts)	May-15	Mar-17	16/01487/RES	Greenfield	2.0	0	250	0	0	3	73	88	86	88		Maintaining a very high rate of delivery.
Worksop	Gateford Park (Jones Homes)	May-15	Jun-17	17/00033/RES	Greenfield	3.0	1	168	0			13	14	141	14		Much lower rate of delivery than Barratts on the same site. Harworth Colliery Jones Homes site is delivering higher levels.
Worksop	Abbey Grove, Abbey Street		Jun-17	17/00215/FUL	Brownfield		2.5	52	0				52	0	52		Apartments completed within 1 year.
Worksop	Stanton House, 43 Westgate		Apr-15	13/00471/RENU	Brownfield		4	10	0				10	0		10	Over 55s homes. Completed within 1 year.
Harworth	Hawkins Close	Feb-15	Nov-17	17/01073/RES	Brownfield	4.0	2	24	0	0	0	0	24	0		24	Completed within 1 year
Harworth	Bryndale, Scrooby Road		Feb-18	16/00473/FUL	Brownfield		1	24	0		0	0	24	0		24	Completed withn 1 year
Harworth	Kier Homes, Former Colliery	Mar-11	Mar-18	17/01575/RES	Brownfield	8.0	1	125	0	0	0	0	33	92	33		
Harworth	Jones Homes, Former Colliery	Mar-11	Mar-18	17/01566/RES	Brownfield	8.0	1	71	0		0	0	29	42	29		Higher annual delivery than Gateford site.

Settlement	Site Name	Date outline permission granted (If applicable)	Date Full permission granted/ application decided	Planning ref.	Greenfield/ brownfield	Lead in period from date granted outline pp to 1st completion (years)	Lead in period from date granted full pp to 1st completion (years)	Total number of dwellings	Completions from previous years	Dwellings Delivered 1/4/2016 to 31/3/2017	Dwellings Delivered 1/4/2017 to 31/3/2018	Dwellings Delivered 1/4/2018 to 31/3/2019	Dwellings Delivered 1/4/2019 to 31/3/2020	Dwellings remaining to build	Sites 50 dwellings or more - Highest build rate in a full delivery year	Sites under 50 dwellings - Highest build rate in a full delivery year	Notes
Harworth	Former Colliery	Mar-11	May-13	61/09/00052 12/01784/RES	Brownfield	3.0	1	118	35	45	36	2		0	45		
Harworth	Piggeries, Scrooby Road		Dec-10	61/10/00012	Greenfield		7	39	0	0	10	29			29	29	
Harworth	Thompson Avenue		Feb-14	13/01394/FUL	Brownfield		1	71	25	30	16			0	30		
Harworth	Land at Plumtree Farm		Jun-15	13/00793/FUL	Greenfield		1	250	4	41	54	56	65	95	65		Developer: Persimmon Homes.
Retford	Fairy Grove Nursery		Aug-13	01/11/00284	Brownfield		5	34	0	0	0	18	16	0		18	
Retford	West Hill Road, Ordsall	Aug-13	Jan-14	13/01025/RES	Brownfield	2.0	1	198	16	89	48	28	17	0	89		
Retford	Rector's Gate		Mar-13	01/11/00242 01/11/00239	Brownfield		3	14	0	2	11	1		0		11	
Retford	Retford Oak's School		Feb-15	14/00803/FUL	Brownfield		1	68	0	6	44	18		0	44		
Retford	Former Newell and Jenkins Factory, Thrumpton Lane		May-09	01/08/00182	Brownfield		3	76	45	6	1	0	4	20	6		
Retford	Amcott Way		Mar-13	01/4/00242	Greenfield		5	49	0	0	0	8	18	23		18	
Retford	Tiln Lane	Sep-18	Jun-19	14/00503/OUT 18/01445/RES	Greenfield	1.0	0	175	0	0	0	0	6	169			Development commenced within months of permission being granted. This is not a full delivery year and has not been taken into consideration in the assumptions on annual delivery.
Retford	Kennilworth Nurseries, London Road		Mar-18	16/01777/FUL	Greenfield / Brownfield		1	113				3	23	87	23		

Settlement	Site Name	Date outline permission granted (If applicable)	Date Full permission granted/ application decided	Planning ref.	Greenfield/ brownfield	Lead in period from date granted outline pp to 1st completion (years)	Lead in period from date granted full pp to 1st completion (years)	Total number of dwellings	Completions from previous years	Dwellings Delivered 1/4/2016 to 31/3/2017	Dwellings Delivered 1/4/2017 to 31/3/2018	Dwellings Delivered 1/4/2018 to 31/3/2019	Dwellings Delivered 1/4/2019 to 31/3/2020	Dwellings remaining to build	Sites 50 dwellings or more - Highest build rate in a full delivery year	Sites under 50 dwellings - Highest build rate in a full delivery year	Notes
Retford	King Edward VI School, London Road		Jan-13	12/01312/FUL	Brownfield		1	52	24	6	9	6	4	3	9		
Misterton	Fox Covert		Apr-04	51/02/00015	Brownfield		2	55	36	9	4	4		0	9		
Rhodesia	Shireoaks Road		Jun-17	16/00725/FUL	Brownfield		1	80	0		0	11	26	43	26		
Shireoaks	Wood End Farm		Sep-18	18/00648/RES	Greenfield		1	73	0				28	45	28		Site preparation in first months. Expect a higher delivery rate once established.
Shireoaks	Land rear of St. Luke's, Shireoaks Common	Jan-16	Oct-17	14/00223/OUT & 17/00271/RES	Greenfield	2.0	1	167	0	0	0	16	43	108	43		
Average (mean) lead in period						3.6	2										

Appendix 4: Standard Method Calculation

The below details the calculation of the Standard Method figure for Bassetlaw district in accordance with the latest PPG (see ID: 2a-004).

Step 1 – Setting the baseline

The district's 2014-based housing projections are:

- 50904 households in 2021
- 53350 households in 2031

Therefore, 2,446 new households are projected in the district during this period. This equates to an average of 245 new households per year.

Step 2 – An adjustment to take account of affordability

The districts 2020 median workplace-based affordability ratio (i.e. the ratio of workplace-based earnings to house prices) is 6.35. Given this is over 4, the following adjustment is required.

The adjustment factor is calculated using the following formula:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

The adjustment factor for the district is 1.146875 and the minimum requirement is therefore 281 dwellings.

Step 3 – Capping the level of any increase

The level of increase of the adjustment factor is capped depending on whether or not the Council has adopted a local plan within the last five-years. The Bassetlaw Core Strategy was adopted in December 2011 and therefore is more than five-years old, the potential cap is 40% above the higher of:

- The average household growth for the district calculated in step 1: 245 dpa; or
- The average housing requirement figure set out in the most recently adopted strategic policies (i.e. the 2011 core strategy) The Core Strategy had a housing target of 6,384 over the 18 year period from 2010-2028 or 350 per annum

The housing requirement from the Bassetlaw Core Strategy is the greater figure. Therefore, the potential cap is 350 dpa x 1.4 = 490

The average baseline figure (calculated in Step 1) times the adjustment factor (calculated in Step 2) equals 281 dpa which is below the cap of 490 dpa.

The 40% cap would nominally cap any growth in Bassetlaw to 490 dpa however as Step 2 of the Standard Method only reaches 281 dpa the cap is effectively redundant. The Standard Method figure for Bassetlaw District Council with a 2021 base date is therefore **281 dpa**.