

**Bassetlaw District Council**  
**Housing Land Supply**  
**Background Paper**  
**(BDC-44)**  
**February 2023**



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## 1. Introduction

1.1 Matter 7 (Housing Land Supply) was covered at the Bassetlaw Local Plan hearing sessions on Wednesday 7 December 2022. Further to this session, a number of actions were agreed with the Inspectors. These are set out below. It was agreed that these actions should be dealt with collectively through the production of this Housing Land Supply (HLS) Background Paper. This HLS Background Paper is the response to ACTION 52.

<b>24</b>	BDC to provide explanation on Misterton (94) Neighbourhood Plan allocation figures. This is due to the fact there is discrepancy between the Housing Trajectory presented in BDC -01 and in Appendix 3 (Housing Trajectory) of SUB-10 (one says 4, the other 5 units). Furthermore, ST2 indicates that the 20% figure for Misterton is 194 dwellings. Table 1 – Appendix 1 – page 8 in [BDC-01] indicates that there are 2 completed, 31 started and 175 dwellings in the made Neighbourhood Plan. BDC to clarify where 175 figure comes from and how the figures add up to Mr Pope and Mr Rogers and Inspectors.	Paragraph 3.9
<b>25</b>	BDC to provide to Inspectors the overall % of Neighbourhood Plan allocations makes the housing requirement.	Paragraph 3.10
<b>39</b>	BDC to clarify when looking at housing delivery rates whether the Council have differentiated between large sites and small sites in terms of development lead-in times (see Appendix 2 of the May 22 LAA [BG-030]).	Paragraphs 2.31-2.33
<b>40</b>	BDC to look at historical delivery rates to see whether delivery assumptions are correct and demonstrate this to the Inspectors.	Paragraphs 2.34-2.39
<b>41</b>	BDC to review sites included in the housing trajectory in BDC-01 to make sure there are no more anomalies (e.g. Tickhill Road Phase 3, small sites with permissions have lapsed prior to April 22).	Paragraphs 2.20, 2.22-2.24, 2.25, Appendix 3
<b>43</b>	BDC to review the Neighbourhood Plan table: <ul style="list-style-type: none"> <li>• include current status: completions, under constructions.</li> <li>• 'no updates' – justification for where and why these were put in the housing trajectory (especially if in the 5 year land supply)</li> <li>• explain the process that the sites were out through.</li> </ul>	Paragraphs 3.1-3.8, Appendix 4, Appendix 5
<b>45</b>	BDC to review delivery rates for the Manton (Worksop) allocation sites and consider whether these are realistic. This should include whether the delivery of HS2 for 20 dwellings in a year is realistic.	Paragraph 2.18
<b>46</b>	BDC to provide examples of market interest in Manton area to Inspectors (e.g. BDC referred to Low Town site) and details for the delivery of these sites.	Paragraph 2.21
<b>47</b>	BDC to produce note to show how permitted development has contributed to delivery trends and if there are any anomalies. Is the figure sensible given the rural nature of the district? Also how many rural workers dwellings and houses of exceptional design permitted in recent years.	Paragraphs 4.14-4.18, 4.19, 4.20
<b>48</b>	BDC to produce a written response in relation to lapse rates: <ul style="list-style-type: none"> <li>• provide analysis over recent years re: non implementation lapse rates</li> <li>• Provide justification for highlighted sites</li> <li>• Justification for sites that due to the date granted should have been counted as lapsed sites.</li> </ul>	Paragraphs 2.25-2.30
<b>49</b>	BDC to update and reissue Housing Trajectory and 5YHLS calculation in BDC-01 to the Inspectors including any omitted sites and errors e.g. Retford Oaks School which BDC acknowledged should start a year later in the trajectory. Need to justify assumption made for expected delivery this year. Need to justify sites with OPP but no builder/developer linked to site in	Paragraphs 2.6, 2.8, 2.19, 2.25; 2.40-2.46 Appendix 2, Appendix 3

	5YHLS. Also remove sites where permission has lapsed. Consider whether all completions in Haworth and Bircotes is realistic.	
<b>50</b>	BDC to add page numbers to BDC-01 - 5 Year Housing Land Supply section for easier use.	Paragraph 1.5
<b>51</b>	BDC to look at how large sites are coming forward in multiple phases and provide historic delivery rates for these and any large site previously delivered to justify assumed delivery rates: <ul style="list-style-type: none"> <li>- Clarify 14/00431/OUT Ashes Park Avenue that is for 750 dwellings (no known developer, no reserved matters – how is this expected to deliver in the next 2 years?)</li> <li>- Clarify 17/00052/OUT – BDC to provide a view re: reserved matters.</li> </ul>	Paragraphs 2.10, 2.31-2.39, Appendix 2: Part B Table 1.1
<b>52</b>	BDC to address Actions 39-51 in a Background Paper.	Paragraph 1.1

1.2 As part of this HLS Background Paper, the Council have undertaken a review of the previously submitted information included within BDC-01. This includes the Rural Area Housing Monitoring (Appendix 1), the Council's 5YHLS (Appendix 2) and Housing Trajectory (Appendix 3). In addition, the Council has updated the information provided at the hearings in relation to Site Allocations in 'Made' Neighbourhood Plans (Appendix 4) [BDC-28], and has provided further detail in relation to the neighbourhood plan site selection process (Appendix 5).

1.3 This background paper reflects the position as of 31 January 2023. It is worth noting that the current monitoring period runs until 31 March 2023, with the next starting on the 1 April 2023-31 March 2024 and so on. The monitoring responds to a live planning system so should be taken as a snapshot in time.

1.4 The above actions will be covered within the following three sections:

2. Updated Housing Supply
3. Neighbourhood Planning
4. Housing Delivery

1.5 Page numbers have been added to this HLS Background Paper for clarification as per ACTION 50.

## **2. Updated Housing Land Supply**

2.1 In Appendix 2 the Council has updated the 5 Year Housing Land Supply (5YHLS) calculation as set out in BDC-01 (Part C: Table 1.1 Five year supply summary).

2.2 As part of this update the following tasks have been undertaken within Appendix 2:

- The supply baseline data has been extended from that in [BDC-01](#) to include the period from the 1 August 2022 to the 31 January 2023
- Completed developments have been removed from the 5YHLS
- New permissions granted since 1 August 2022 have been added to the 5YHLS
- Sites with permission which have commenced development have been noted as being 'under construction' within the 5YHLS
- Permissions which have lapsed have been noted and removed from the

## 5YHLS

- Rural monitoring has been extended to the 31 January 2023
- Site Allocations in 'Made' Neighbourhood Plans now cover the period up to 31 January 2023. The status of each site has also been updated.
- Commentary has been added to each of the permissions within the 5YHLS to indicate expected delivery or progress made

### **Justification for site inclusion within the 5YHLS**

2.3 The starting point is the NPPF definition of 'deliverable':

***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.*

2.4 The Housing Supply and Delivery PPG also sets out which sites would require further evidence to be considered deliverable, namely those which: have outline planning permission for major development; are allocated in a development plan; have a grant of permission in principle; or are identified on a brownfield register.

2.5 The PPG identifies evidence that can be used to demonstrate deliverability. This may include:

- current planning status – e.g. on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters;
- firm progress being made towards the submission of an application – e.g. 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.

The PPG also states that the Council can use the Land Availability Assessment [BG-030] to demonstrate the deliverability of sites for the purposes of the Local Plan.

- 2.6 The Council has updated the HLS with a focus on those sites within the 5YHLS (expected to contribute to delivery within five years from adoption) and identified by the PPG as requiring further evidence to be considered deliverable (ACTION 49).
- 2.7 This evidence was obtained via the Council's Public Access database, from the Land Availability Assessment [BG-030], from discussions with colleagues in Development Management and Growth & Enterprise to understand on-going site progress, and also through discussions with developers, site promoters and landowners associated with the planning permissions/allocations. To demonstrate this, commentary has been added, by category to Tables in Appendix 2.
- 2.8 To address ACTION 49, the Council has updated the proformas, as per the PPG information, for the nine large sites identified within Appendix 2: Part B Table 1.1 Major Sites with Outline Planning Permission.
- 2.9 In clear evidence of progress: Four of these sites have reserved matters approved, a housebuilder(s) attached and development underway, one site has reserved matters approved after 31 January 2023 and has a housebuilder attached, and another site has a reserved matters pending and a housebuilder attached. Three sites are yet to progress to reserved matters stage, however two have a housebuilder attached; it is understood reserved matters are being prepared for submission in the short term. These three sites are for 10-50 homes so are unlikely to deliver over a prolonged period of time or require significant infrastructure to facilitate delivery.
- 2.10 Land South Of And Adjoining Station Road Beckingham (17/00052/OUT) has changed planning status since BDC-01. Reserved matters was approved (21/00930/RES) on the 23 September 2022 for 57 bungalows The site has a housebuilder attached, who have confirmed their intent to start on site in April 2023, with first completions June 2024 and site completion Aug 2025. As such, the Council is of the view that the assumptions identified by the trajectory are reasonable.
- 2.11 Additionally, information for small sites with outline permission has also been updated (in Appendix 2: Annex 1 Table 1.3: Part A). Of the 33 sites, 24% are classified as new permissions. Based on historic delivery rates in the Five Year Housing Land Supply Report [SS-019] progress to reserved matters or discharge of conditions is not expected at this early stage. 20% of the remaining sites have moved to discharge of conditions stage so are considered to be extant, evidence of clear progress.
- 2.12 Similarly the site proformas for the Local Plan site allocations and draft Worksop Central DPD within Appendix 2: Annex 1 Part B have also been updated to demonstrate deliverability in a PPG context. It is worth noting that as per the PPG, all have been robustly assessed by the Land Availability Assessment [BG-030] or the DPD Land Availability Assessment [DPD-014] and following consultation with statutory partners were considered suitable, available and deliverable.
- 2.13 The Council owns/partly owns three Local Plan site allocations and one DPD site

- in the 5YHLS. These sites will be made available to enable housing to be delivered in accordance with the housing trajectory. The Council's Chief Executive provides a clear written agreement (in Appendix 6) of the Council's delivery intentions. The capacity for the Local Plan sites is taken from the LAA [BG-030] reflecting the PPG principles.
- 2.14 Site clearance has taken place for all these sites and access arrangements confirmed. Feasibility work has also been undertaken for Gateford Road car park (Appendix 7) which is considered to be clear progress with site assessment work. This confirmed the capacity of the site whilst taking into account local context and the optimal product mix for the site.
- 2.15 The Chief Executive also confirmed (in Appendix 6) that to facilitate the delivery of Council owned town centre sites within the plan period, the Council will commission a town centre car parking management strategy in 2023/24. This will build on the Council's Car Parking Strategy Part 1 to provide an up to date, post Covid view of town centre car park use. There is a commitment to work with partners, including the Highways Authority to agree a delivery strategy by 2024/25 to enable the release of sites currently in use as surface car parks in line with the housing trajectory. As such, a pragmatic approach is taken to the release of car parking sites with only one site commencing late in the 5YHLS.
- 2.16 Additionally, the Council through the delivery of regeneration initiatives, including the Worksop Levelling Up proposals (£18m secured) will be looking to deliver uses in the town centre that will include new residential development opportunities. This includes bringing forward 68 dwellings at Priory Wharf within the 5YHLS (BDC-01 expected delivery later in the plan period). Bringing the site forward is considered appropriate, as under the terms of the Bid all relevant planning applications need to be in place by March 2025 (detailed in Appendix 2: Part B: Table 1.4).
- 2.17 To ensure compliance with the PPG and therefore the NPPF, the updated position has led to only two DPD sites now contributing to the 5YHLS. Following discussions with landowners the Worksop Fire Station site and Middletons are no longer considered to be available for housing, so have been removed from the supply. This is considered to be a realistic approach, and will lead to a phased approach to housing delivery within the DPD area, better aligned with the production of the DPD and the delivery of the car parking management strategy.
- 2.18 Five Local Plan site allocations are owned by Nottinghamshire County Council. Written agreement (in a SOCG [BDC-13]) with NCC is in place confirming approval to develop all the sites. Since BDC-13, NCC have progressed their sites further showing a clear intent to deliver. Further details about the Worksop sites is in paragraph 2.18 below. The timing of housing delivery for each site reflects the up to date position detailed by NCC (Appendix 2: Part B: Table 1.2).
- 2.19 Within the Manton area of Worksop are four Local Plan site allocations. Two are owned/partly owned by the Council and three are wholly/partly owned by NCC. The following information taken with the updated position in Appendix 2: Part B: Table 1.2 is to address ACTION 45 and shows clear progress towards delivery with all four sites.

- Former Manton Primary School Site: a collaboration agreement is in place between the authorities to enable the site to be marketed in Spring 2023, sale is expected to proceed with planning permission in place to enable construction in 2025/26.
- Bassetlaw Pupil Referral Centre: the non residential element of a mixed use scheme has planning permission (1/22/00403/CDM). That development, including opening up infrastructure is expected to commence in Summer 2023. Marketing of the residential land is expected to take place in parallel to enable residential development to follow on. Discussion with NCC indicates that a split delivery rate over two monitoring periods is now realistic (as opposed to the previously proposed site delivery in one year).
- Talbot Road: the receipt is included within NCC's capital receipts programme for 2023/24 indicating that the anticipated housing delivery within the trajectory is appropriate. Again, a split delivery rate over two monitoring periods is identified.
- Radford Street (120 dwellings): has planning permission subject to s106 agreement, the site is cleared and groundwork is expected to start in May 2023. The funding is confirmed within the Council's HRA capital programme to enable delivery by 2025/26.

As such the Council consider these sites to be deliverable in the 5YHLS.

- 2.20 Retford Oaks School – ACTION 49: at the hearings it was acknowledged by the Council that the permission for the former school site appeared to have lapsed. As such, the site has been removed from the Housing Trajectory.
- 2.21 As per ACTION 41, the Council advise that the original hybrid permission (19/00876/OUT) for South of Tickhill Road was for approximately 650 dwellings (full permission for Phase 1: 161 dwellings and outline permission for 489 dwellings). Phase 2 (21/01603/RES) was granted for 352 dwellings, with a range of conditions discharged. The Agent indicates that a Phase 3 application (135 dwellings) is expected in the next few months. The site is under construction by a volume housebuilder (Barratt David Wilson), with 106 dwellings complete and their online marketing indicating that Phase 1 is broadly sold. This suggests that further completions are expected in this monitoring period. The spine road is delivered, with no further requirements for strategic infrastructure so it is reasonable to assume that subsequent construction phases will follow on in line with the Council's assumptions in the housing trajectory.
- 2.22 The Council are involved with partners in an ongoing programme to regenerate the Manton area of Worksop. As part of this initiative; the Council, with Homes England and NCC funded the Abbey Grove extra care facility in Low Town. This was granted planning permission in 2017 (17/00215/FUL) and opened in 2020 after a two year build. A scheme for 54 affordable units at the former hosiery site is currently partly under construction/partly developed by a private housebuilder. The scheme was approved in 2021 (20/00183/FUL) and properties began being occupied at the end of 2022. In terms of small sites, underused land to the east of the Greyhound PH has planning permission for 2 dwellings (21/01827/FUL); a housebuilder is attached and discharge of conditions application is underway. A planning application is also pending for 8 dwellings at the former Foresters Arms (22/01718/FUL). This addresses ACTION 46 in relation to market interest in this



part of Worksop and shows that once planning permission is granted delivery comes forward in the short term.

### **Sites of 9 or less**

- 2.23 The Council have provided an update in relation to small sites (of 9 units or less) below:
- A total of 40 permissions or 77 completions have been seen since 1 August 2022, and have been removed from the 5YHLS.
  - A total of 31 full permissions or 68 dwellings have been granted since 1 August 2022, and have been added to the 5YHLS. A further 8 outline permissions totaling 13 dwellings have also been granted.
  - A total of 16 permissions or 36 dwellings have commenced since 1 August 2022 and the status has been changed within the 5YHLS.
  - A total of 12 full permissions, totaling 20 dwellings and 5 outline permissions, totaling 21 dwellings have lapsed either since 1 August 2022, or were included in the supply inadvertently.
- 2.24 The update has shown that the supply for sites of 9 or less is now expected to deliver around 134 dwellings per annum in the 5YHLS.
- 2.25 The Council has sought to clarify the small sites contribution in the trajectory (1003 dwellings) with that in Tables 1.1, 1.2, 1.3 in BDC-01 (575 dwellings). The difference is explained below and is due to the following completion figures being included in the Housing Trajectory but being omitted from Tables 1.1-1.3.
- completions from the 2020/2021 monitoring period (156 dwellings)
  - completions from the 2021/2022 monitoring period (124 dwellings)
  - completions from the 2022/2023 monitoring period up to 31.07.2022 (28 dwellings)
  - then add 120 dwellings that are expected to deliver in the remainder of the 2022/2023 monitoring period (as per the SUB-010 housing trajectory)

### **Lapsed Rates**

- 2.26 In order to address ACTION 41, ACTION 48 and ACTION 49, lapsed planning permissions have been removed from the 5YHLS and the housing trajectory. Those that may appear to have lapsed but remain within the supply are considered extant. Such permissions are those where pre-commencement conditions have been adequately satisfied, and the time limits set by condition for starting the development and/or submitting reserved matters have not expired or material operations comprising the development or the use authorised by the permission have been initiated before those deadlines expire.
- 2.27 As such, an extant permission is considered to be clear evidence of a change in planning status and/or firm progress being made towards the submission of an application which helps confirm the developers' delivery intentions. Additional information is provided about the extant permissions in Appendix 2 to justify their inclusion in the 5YHLS.
- 2.28 The Council has analysed lapsed rates over the last 5 years (Table 1 overleaf).

The data for the 2022-2023 monitoring period is not yet available, so analysis runs from 2017/2018 – 2021/2022.

- 2.29 The data shows that there is no particular pattern in terms of how and why sites lapse, however the majority of lapsed permissions appear to be for sites of 9 units or less, and the majority of these are within the rural area. In terms of the nine major permissions summarised in Table 1, it is understood that three were expected to accommodate specialist housing and a change to funding streams influenced the delivery timeframe, which does not form a pattern.
- 2.30 Whilst some planning permissions may lapse, it is important that these are not wholly discounted because there may be cases where additional permissions, such as those at Beckingham and Walkeringham are subsequently granted which should be taken account of.
- 2.31 The Council advise that there is no requirement within national policy to separately include a lapsed rate. However, the Council has provided for a supply-side buffer: the total housing land supply of 12,323 dwellings is 18% above the housing requirement. This is considered to provide sufficient flexibility over the plan period. It is worth noting that the 18% contingency is consistent to that at earlier stages of the plan-making process – in the Publication Plan [SS-003] - when the Garden Village (590 dwellings in this plan period) was included.

**Lead in times (ACTION 39)**

- 2.32 The Council's Five Year Housing Land Supply Report [SS-019] Table 4 sets out development lead in times used for the Local Plan. This information has also been informed by engagement with site promoters active in the market. Additionally, Appendix 3 of that report provides further analysis on Bassetlaw's historic build rates and lead in periods for sites of 10 or more. Paragraph 5.16 [of SS-019] states that this shows that smaller sites of 10-50 dwellings have strong delivery rates, typically delivering within five years once commenced.
- 2.33 Table 4 [of SS-019] breaks down the application process with associated 'on average' timeline assumptions. However, it is worth noting that a number of schemes in the supply are a continuation of consented developments, such as Harworth Colliery and Ashes Park Avenue. In these cases, average lead-in times may vary for associated reserved matters applications (i.e. may be shorter) to reflect the lack of a S106 agreement and/or that certain elements such as access may have been addressed under reserved matters alongside the outline application. This has been factored into the delivery rates of sites within the 5YHLS and the trajectory, and the pattern is likely to continue for other similar types of development and site allocations over the plan period.
- 2.34 Table 4 [of SS-019] recognises that outline and reserved matters applications are likely to have a lead –in time of approximately 27 months and that full applications are likely to have a shorter average lead-in of 20 months. However, in terms of small sites of 9 dwellings or less, it is reasonable to assume that the lead-in times may be less than that for major development because the majority are unlikely to have a s106 agreement for developer contributions for example, and may also have fewer conditions to discharge. On that basis, it is considered that the Council's approach to lead in times is cautious, but appropriate.

**Table 1: Lapsed Sites**

			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
<b>Total No. dwellings lapsed</b>			85	180	18	44	105	Data not available - monitoring period not finished
<b>PPs Lapsed over 10 dwellings</b>								
<b>2017/2018</b>								
14/00632/FUL	Shireoaks	22	Permission for erection of a 21 bed residential care home and change of use of existing care home and managers accommodation to a (C3) dwelling house with ancillary accommodation. Care home is still operational.					
01/11/00343	Retford	33	Original permission for 33 dwellings lapsed. Full planning permission (19/00194/FUL) for the erection of 4 dwellings granted in April 2019.					
<b>2018/2019</b>								
13/00349/OUT	Beckingham	18	Reserve matters granted (14/00961/RES). Full planning application submitted in 2017 (to erect 15 dwellings) withdrawn. Outline planning application (ref: 17/01104/OUT) was refused in 2018, appealed and withdrawn. 15 dwellings were for self build plots.					
14/01327/OUT	Hayton	19	No other permissions to note. Site used to be agricultural land.					
15/01250/FUL	Styrrup/Oldcotes	22	Permission was to extend a care home. No further action since permission has lapsed.					
13/01355/FUL	Retford	93	Former Elizabethan High School site that is owned by Nottinghamshire County Council (NCC). This site is in the Local Plan as an allocation in Retford.					
<b>2019/2020</b>								
16/00364/OUT	Retford	12	No other permissions to note. Site used to be vacant land.					
<b>2020/2021 - N/A</b>								
<b>2021/2022</b>								
16/00363/OUT	Retford	28	Former Retford Oaks School site owned by NCC. Access arrangements have not been resolved.					
17/00353/OUT	Walkeringham	14	Permission granted. Full planning permission in 2020 (ref: 20/00968/FUL) was refused, then dismissed at appeal. A reserved matters application was submitted in 2021 which was refused, but then allowed at appeal.					

## Delivery Rates

- 2.34 To address ACTION 40, the Council has undertaken further analysis of average historical delivery rates. Table 2 below shows that completion rates from 2017/18 - 2022/23 are on average 30 dwellings per annum. This aligns with the Council's Five Year Housing Land Supply Report [SS-019] paragraph 5.14 which recognises that historic build rates in Bassetlaw achieve 30 dwellings per annum on the majority of large sites (sites over 50 dwellings).

Table 2: Average completion rates

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Average completion rates on sites of 50 or more	29	21	29	31	29	28
Average completion rate on sites of 10 or more and overall completions of 10 or more	34	24	31	29	32	30
Average completion rates on sites of 100 or more	54	37	38	35	33	34

- 2.35 The Housing Land Supply, Housing Trajectory and Windfall Allowance Background Paper [SS-026] paragraph 4.1 states that the expected delivery rate for each of the strategic sites and other allocations takes account of anticipated lead-in times for each site as identified by paragraph 2.33 above, together with anticipated annual delivery. Annual delivery rates have been informed by evidence from the 2022 Land Availability Assessment [BG-030] and liaison with site promoters and developers. SS-026 concludes that large scale sites developed by a single volume house builder will have an average build rate of 30-35 dwellings per annum.
- 2.36 However, there will be cases where site delivery differs to the average. This could be where:
- multiple outlets operate on one site, increasing the delivery rate
  - strategic sites are providing infrastructure alongside housing rather than housing being reliant on infrastructure being delivered, thus enabling delivery to start earlier than average
  - the proposal is the continuation of a consented scheme such as at Harworth Colliery where the strategic infrastructure is in place to support Phase 1 and 2 thus enabling housing delivery to follow on
  - larger sites are delivering a variety of products catering for different markets including affordable housing and specialist housing, so it is reasonable to assume that more than one housebuilder is on site at a point in time.
- 2.37 Taking the above into account, it is considered reasonable and justified for the Council to take an average of 30 dwellings per annum unless written evidence is provided by an agent/developer. For example, the site promoters in statements of common ground state the following sites could achieve:

- Trinity Farm [BDC-18] – 60 dpa
- Ordsall South [BDC-21] – 90 pa – 3 housebuilders

Additionally discussions with the developers of Harworth Colliery evidence 60-75 dpa as a result of 3 housebuilders currently operating on site.

- 2.38 This has led to the assumptions used for these sites in the 5YHLS and the trajectory to be re-visited to reflect the specific approach being taken in these cases. This is expected to lead to housing coming forward sooner than envisaged by the BDC-01 trajectory. In the case of Ordsall South, this also means that more housing is expected to be delivered in this plan period; BDC-01 identified 890 dwellings by 2038, whereas Appendix 3 promotes 1020 dwellings.
- 2.39 This aligns with Lichfields' 'Start to Finish' February 2020 (referenced in SS-019) which shows 58 dwellings per annum as the national average for schemes of 100-499 units; 68 dpa for schemes of 500-999 units and 107 dpa for schemes of 1000-1499 units.
- 2.40 To cover ACTION 49, the Council has also considered whether projected delivery rates for sites in Harworth & Bircotes is robust. Section 4 of this paper states that a relevant consideration in assessing the pace of housing delivery in different locations within the District, such as Harworth & Bircotes, is the employment growth identified by the Local Plan. The housing requirement in the Plan is 'economic-led' in that jobs growth is expected to result in 'above-trend' population and household growth, as the growth in jobs attracts people to move to the District.
- 2.41 Employment growth at Harworth & Bircotes is being delivered at Symmetry Park (EM002 - 1000 jobs) with substantial growth also expected at Snape Lane, Harworth (EM007 – 2,100 jobs) with the aggregate jobs growth at these locations being c. 3,100 gross. Both sites are currently under construction so the jobs growth identified is expected to be realised in the short-medium term.
- 2.42 The concentration of employment growth proximate to Harworth & Bircotes is an important factor which can be expected to help to support housing delivery and increase the pace of housing sales and housing absorption rates in the town. Given the overall housing need is 'economic-led' it is logical and rational to take this into account in considering the market capacity of Harworth & Bircotes to support the housing growth envisaged in the Plan.
- 2.43 The Council has also updated the BDC-01 site proformas in Appendix 2: Part B: Table 1.1 to provide further justification for the inclusion of the Harworth & Bircotes sites in the HLS, in line with the PPG. A summary of the position for two strategic sites is below.
- 2.44 Harworth Colliery is being built out by multiple housebuilders in phases, with three active currently. Numerous consents are in place: Phase 1 is complete, Phase 2a and Phase 2b are under construction. Technical assessments to inform a masterplan for 18/01210/OUT are complete. Access arrangements for Phase 2 are in place, there is no further strategic infrastructure required to support these phases. The master developer (Harworth Group) state that an application to provide the spine road for Phase 3 is being submitted in the short term.

- 2.45 Land south of Tickhill Road is being taken forward by a volume housebuilder (Barratt David Wilson) who have secured numerous consents: Phase 1 and Phase 2 have consent, and an application for Phase 3 is expected in the short term. The spine road runs through different phases of the development is in place.
- 2.46 In our view, in line with the PPG both sites have submitted evidence of clear progress which shows intent to deliver and maintain delivery over the plan period. The Council is of the view that the delivery rates of 60-75 dpa for Harworth Colliery are appropriate, assuming three housebuilders are on site. We're also of the view that the delivery rates for Tickhill Road are appropriate particularly as each phase is designed to follow on from the previous one and that the spine road is in place and no other strategic infrastructure is required.

### **3. Neighbourhood Planning**

- 3.1 To address ACTION 43, Appendix 5 sets out the site selection process that underpins each neighbourhood plan. The process differs slightly for each Plan but in all cases, the process has been considered robust by the relevant independent examiner. The majority of sites listed in Appendix 4 have been informed by the Council's Land Availability Assessment [BG-030], therefore the methodology used and information baseline is considered to be robust and justified in terms of suitability, availability and deliverability. All Neighbourhood Plans have also had additional assessments undertaken by independent consultants, several have been subject to independent sustainability appraisal and all have been subject to community consultation which reinforces the robust selection process followed.
- 3.2 Where a site has been assessed in the Council's LAA [BG-030] the neighbourhood plan assessment takes into account relevant information relating to suitability, site capacity assumptions and an initial view on deliverability. The LAA has been the subject of consultation with statutory partners, developers and other organisations through the plan-making process so is considered to be robust and PPG compliant.
- 3.3 Additionally, each neighbourhood plan has also taken into account local contextual issues to confirm site capacity. The approach varies but in general uses the average density in that locality which takes into account local character and/or design guide work. In all cases, site-specific constraints have been reflected in the yield for each site. This has been undertaken by independent consultants or BDC so is considered to be robust and in line with national guidance.
- 3.4 Sites are only allocated in neighbourhood plans where the site assessments indicate a positive outcome. All adopted neighbourhood plans have also been the subject of independent examination to ensure their compliance with the Basic Conditions, as defined in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990. Viability testing is not required by the Basic Conditions, but independent examiners scrutinise proposed site allocations to ensure that their inclusion is appropriate.
- 3.5 In total, 80 completions in the 2022/23 monitoring period can be attributed to

neighbourhood plan allocations. In terms of delivery timeframes, once a permission is approved, on average, there is a relatively short timeframe before implementation and/or completion of dwellings. For example, BDC02 Blyth was granted in May 2021 (20/01327/FUL) and was under construction as at December 2022. Similarly, NP03, Sutton cum Lound (21/00211/FUL) was granted in April 2021 and was completed by September 2022.

- 3.6 The 'Site Allocations in Made Neighbourhood Plans Table' [BDC-028] has been updated in Appendix 4 to identify the current status of each of the Neighbourhood Plan allocations. Bassetlaw has 13 Made Neighbourhood Plans with site allocations. 45% of these site allocations have planning permission: six are under construction and one large site (for 151 dwellings) is complete at Carlton in Lindrick. This is a change from that submitted in BDC-01 and in the Council's view represents clear evidence of progress and an intent to deliver on these sites.
- 3.7 However, the Council acknowledges that neighbourhood plans evolve, and as national legislation and guidance and the Local Plan has progressed, communities may wish to review their Plans to align. This is currently the case at Misterton, Misson for example. As such, it is likely that a number of site allocations may form part of a review process. Even if the Council is aware through a Regulation 14 consultation that site allocations are expected to remain in a reviewed Plan, because some are the subject of revisions to capacity, there is less certainty about delivery intentions. On that basis, the Council has taken a cautious approach by moving 10 sites (256 dwellings) outside of the 5YHLS, with commencement identified in later monitoring periods.
- 3.8 In our view this recognises the contribution neighbourhood plan site allocations are expected to make to the Council's housing land supply for the plan period, but takes a realistic view about delivery in the first five years.
- 3.9 The Council provides the following response to ACTION 24 in relation to the Misterton Neighbourhood Plan allocation figures.

*There is discrepancy between the Housing Trajectory presented in BDC -01 and in Appendix 3 (Housing Trajectory) of SUB-010 (one says 4, the other 5 units). Four dwellings have been granted planning permission on site NP02 in the Misterton Neighbourhood Plan. This has been carried through into BDC-01 and SUB-010 Appendix 3. There appears to be no discrepancy in the identified number for site NP02 throughout BDC-01 and its appendices.*

*ST2 indicates that the 20% figure for Misterton is 194 dwellings. Table 1 – Appendix 1 – page 8 in [BDC-01] indicates that there are 2 completed, 31 started and 175 dwellings in the made Neighbourhood Plan. BDC to clarify where 175 figure comes from and how the figures add up to Mr Pope and Mr Rogers and Inspectors.*

Appendix 1 table 1 (7th column) identifies the number of dwellings allocated within the made NP, minus any sites that have already been granted planning permission. The figure of 175 (within Appendix 1 table 1) appears to have come from deducting 12 units as proposed at site NP02 (in the made NP) rather than the 4 units they have permission for. Therefore, discounting 12 from 187 gives

175 and this is what Mr Rodgers and Mr Pope were quoting.

- 3.10 To address ACTION 25, the Council confirm that the overall contribution that Neighbourhood Plan allocations make to the housing requirement is 3.33%, which translates to 421 dwellings. As such, it is considered that Neighbourhood Plan allocations make a minimal but essential contribution to the district's housing requirement. Particularly in relation to the number of small and medium sized sites the Plans are able to contribute to the NPPF requirement.

#### **4.0 Housing Delivery**

- 4.1 The Council has updated the housing trajectory previously submitted as BDC-01 in Appendix 3. As per ACTIONS 41 and 49, this included addressing anomalies, including omitted sites, correction of errors and providing justification for sites with outline planning permission within the five year supply but no developer attached.
- 4.2 Additionally the Council has considered and where appropriate updated the delivery rate for Local Plan site allocations, sites contained within the draft Worksop Central DPD and for Neighbourhood Plan allocations particularly within the five year supply.
- 4.3 As a result, the following key changes have been made to the Housing Trajectory:

- **Outline and Full Planning Permissions (PP) and Under Construction**
  - 2 outline PPs (total of 28 dwellings) have lapsed so are no longer in the trajectory - 15/00495/RSB and 16/00363/OUT.
  - 1 outline PP has been added to the trajectory: South of Tickhill Road (135 dwellings).
  - 3 Full PPs have been added. These are in Beckingham (58 dwellings) and two sites in Walkeringham (14 and 25 dwellings).
  - 5 new sites have commenced construction since 1 August 2022.
  
- **Local Plan site allocations**
  - Delivery at Radford Street has been brought forward to reflect the changed planning status and the availability of capital funding to deliver the development within the next three monitoring periods.
  - Delivery of NCC owned sites (Talbot Road, Former Manton Primary School, Bassetlaw Pupil Referral Centre) has been updated to reflect the more advanced stage each site has reached in the disposal/development process
  - Ordsall South is expected to start delivery a year earlier than identified in BDC-01 and deliver at a higher rate than in BDC-01 (1020 dwellings rather than 890). This is justified through a Statement of Common Ground with the site promotor [BDC-21], the submission of an outline application and the expected multi outlet delivery strategy
  - Peaks Hill Farm is now expected to have a gradual start to its delivery programme over the first two years, to reflect progress made with the planning application.
  
- **Worksop Central DPD**



- Priory Wharf is expected to deliver dwellings earlier than expected as a result of a successful LUF bid to redevelop the site. The terms of the bid mean that associated planning applications must be approved by March 2025
  - Land at Newcastle Avenue/Norfolk Street has got PP for 8 dwellings so is identified as a site of 9 or less dwellings
  - Three sites (Former Worksop Fire Station, Middleton’s and Old Ship Inn) have been withdrawn (total of 31 dwellings) because the landowners confirm the sites are not expected to contribute to housing delivery
- **Neighbourhood Plan Allocations**
    - an additional 4 sites have PP (in Misterton and Sturton Le Steeple), all are small scale so are identified as a site of 9 or less dwellings
    - 2 sites have PPs pending
    - 10 sites (total of 256 dwellings) have been moved outside the 5YHLS and into later monitoring periods to reflect the planning status of the site and/or progress with neighbourhood plan reviews

### Employment Allocations in relation to Housing

- 4.4 A relevant consideration in assessing the pace of housing delivery in different locations within the District, such as Worksop, Retford and Harworth & Bircotes, is the employment growth identified by the Local Plan. The housing requirement in the Plan is ‘economic-led’ in that jobs growth is expected to result in ‘above-trend’ population and household growth, as the growth in jobs attracts people to move to the District. It is reasonable for the creation of jobs to support and increase the pace of housing sales and housing absorption rates.
- 4.5 This section considers the spatial relationship between the employment growth planned and major concentrations of housing development. Table 3 below (drawn from Figure 8 in the Local Plan [SUB-010]) shows the spatial distribution of housing development.

Table 3: Spatial Distribution of Growth

	<b>Total growth (dwellings)</b>	<b>% growth</b>
<b>Worksop</b>	3,444	30.3%
<b>Retford</b>	2,272	20.0%
<b>Harworth &amp; Bircotes</b>	2,272	19.4%
<b>Large Rural Settlements</b>	1,535	13.5%
<b>Smalle Rural Settlements</b>	1,826	16.1%
<b>Other Villages &amp; Countryside</b>	75	0.7%
<b>Total (excl windfall)</b>	11,424	100.0%

- 4.6 The major growth locations are at Worksop, Retford and Harworth/Bircotes. In addition to housing growth, each of these locations is expected to see significant employment growth and/or is accessible to locations where major employment growth is envisaged in the Plan.
- 4.7 The ‘Further Employment Information’ Note provides details of employment

generation expected from employment allocations. There is a strong spatial relationship between the key locations for employment allocations and these major growth locations:

- Worksop – employment allocations in the Worksop area include Shireoaks Common (EM001, 720 jobs), the Centre of Excellence in Modern Construction (EM003, 500 jobs), and Manton Wood (EM008b, 450 jobs); with 583 jobs expected to come forwards as part of the Carlton Forest/ Peaks Hill Farm allocation (EM005) alongside residential growth. These total 2,253 jobs whilst strategic employment growth at Apleyhead Junction (4,110 – 5,457 jobs gross) will support housing demand;
- Retford – both employment and residential growth is envisaged at Trinity Farm, with growth of 175 jobs envisaged at EM006 but critically employment growth at locations along the A1 Corridor such as Bevercotes Colliery (EM008a 2,600 jobs), Apleyhead Junction (4,110 – 5,457 jobs gross) will support housing demand at Retford (as well as Worksop);
- Harworth/Bircotes – employment growth is being delivered at Symmetry Park which lies to the south of the settlement, adjoining the A1 (EM002 - 1000 jobs) with substantial growth also expected at Snape Lane, Harworth (EM007 – 2,100 jobs) with the aggregate jobs growth at these locations being c. 3,100 gross.

4.8 The concentration of employment growth proximate to each of these three major growth locations is an important factor which can be expected to help to support housing delivery within them. Given the overall housing need is ‘economic-led’ it is both logical and rational to take this into account in considering the market capacity of these areas to support the housing growth envisaged in the Plan.

4.9 As the ‘Further Employment Information’ Note shows, all of the general employment allocations have planning permission; whilst the Caddick Group intends to submit an application in respect of the strategic Apleyhead Junction allocation in 2023. Employment growth in the short-to-medium term thus supports the realism of the overall housing trajectory.

### **Housing allocations delivery for Worksop and Retford**

4.10 In terms of the Worksop housing site allocations: following discussions with NCC the Council has modified the delivery strategy from that identified by BDC-01 which focused delivery around 2025/26. Appendix 3 and the associated site proformas in Appendix 2 provide a site-specific delivery strategy to ensure the trajectory reflects the current planning status of each site and NCC’s committed timescales for delivery. The delivery programme for Radford Street has also been modified to reflect the change in planning status and availability of capital funding to facilitate delivery.

4.11 The site promoters for Peaks Hill Farm in a statement of common ground [BDC-14] confirm a delivery programme starting in 2026/27. The Council reflects this in the housing trajectory albeit takes a cautious approach to initial delivery to reflect the current status of the site and to allow for highways infrastructure to be delivered to open up the site for housing.

- 4.12 In Retford: following discussions with NCC the Council has modified the delivery strategy from that identified by BDC-01 which focused delivery around 2025/26. Appendix 3 and the associated site proformas in Appendix 2 provide a delivery strategy that reflects NCC's desire to accommodate an element of specialist housing on each site. As such, the Council has taken a cautious approach to delivery over the first five years moving both sites into a later monitoring period, and phasing both sites over more than one year to reflect likely delivery approach for such projects.
- 4.13 The HEDNA [SS-007] evidences that Retford has a stronger market than that for Worksop so it is reasonable to assume that market-led developments such as Ordsall South and Trinity Farm could have a higher delivery rate than previously identified in BDC-01. The statement of common ground for Ordsall South [BDC-21] states that multiple outlets are expected to operate meaning a higher delivery rate over the plan period than BDC-01 envisaged. This is considered reasonable and reflects the approach being taken on other strategic sites in the district e.g. Harworth Colliery. Whilst the statement of common ground for Trinity Farm [BDC-18] also identifies delivery earlier in the trajectory, a planning application has not been submitted, and delivery is reliant on one housebuilder following on from Phase 1. As such, the Council has taken a pragmatic approach to delivery in the later stage of the plan period.

#### **Permitted development, rural worker dwellings and housing of exceptional design**

- 4.14 In order to address ACTION 47, the Council has reviewed monitoring data in relation to permitted development from 2019/2020 – 2022/2023 which is summarised in Table 4 overleaf.
- 4.15 Since 1 April 2019 to the 31 January 2023 15 permissions have been approved resulting in 98 dwellings completed.
- 4.16 The majority of permitted development in Worksop, Retford and Harworth & Bircotes involved a change of use of offices/commercial premises to residential use. Within the rural area, the main permitted development is from the conversion of agricultural buildings. Given the District's rural nature, this is to be expected.
- 4.17 One development of note is a change of use from Offices B1(a) to 94 Individual Residential Units (C3) at Harworth House (18/00195/PDN). Historically Bassetlaw did not have a significant office stock so this has been the only conversion of its type since 2017. The Council therefore considers a conversion of this scale to be an exception in the Bassetlaw context, as Table 4 shows all other conversions are for 9 units or less.
- 4.18 In terms of delivery trends, contributions from permitted development were minimal, with the exception of the change of use of Harworth House.

Table 4: Permitted Development breakdown

2019 /20		2020 /21		2021 /22		2022 /23		TOTALS
<b>Location</b>								
5	1- Bothamsall 1- Misson 1- Normanton on Trent 1- Retford 1- Worksop	5	1- Clarborough/ Welham 1-Ragnall 1-Styrrup/Oldcotes 1-Sutton Cum Lound 1-Worksop	3	1- Carlton in Lindrick 1-Laneham 1- Retford	2	1-Laneham 1-Retford	<b>15 permissions</b>
<b>Completions</b>								
0	N/A	97	1- Agricultural Clarborough/Welham (18/01169/PDN) 1-Barn Retford (16/00775/PDNM) 1- Former Offices Retford (19/01077/PDN) 94- Harworth House Styrrup/Oldcotes Former Offices (18/00195/PDN)	0	N/A	1	1- Former Office Worksop (20/00243/PDN)	<b>98 dwellings</b>

- 4.19 In relation to ACTION 47 monitoring records show that there have been 11 permissions granted for rural workers dwellings since 2001.
- 4.20 Houses of exceptional design are not monitored by the Council and as such, no data can be provided for this type of development (ACTION 47).

### Windfall allowance

- 4.21 However, the Council recognises that settlement figures in the Local Plan are a minimum and makes a robust allowance for windfall development in Appendix 3, of 1200 dwellings by 2038.
- 4.22 The Housing Land Supply Position, Housing Trajectory and Windfall Allowance Paper [SS-026] provides an analysis of historic trends and consideration of future windfall sources to assess what the appropriate level of allowance should be. There is a strong track record of windfall delivery in Bassetlaw and the Council considers that this is an aspect of future housing delivery that should be taken into account in the housing trajectory for plan period to 2038.
- 4.23 Under the NPPF definition of windfall all sites delivered since 2011 in Bassetlaw would fall under this definition, as the Bassetlaw Core Strategy did not allocate sites for residential development. This situation is not expected to continue once the new local plan is adopted with site allocations. It would therefore not be appropriate to take the historical windfall delivery rate and simply project it forward.
- 4.24 Although the windfall completions have fluctuated over the period there is no evidence that the supply is diminishing. SS-026 provides historical evidence of consistent and reliable windfall gains particularly from large sites. As national policy seeks to boost housing delivery from all sources there is no reason why delivery at such high rates should not be expected to continue in the future. Also policies in the Local Plan support redevelopment and use of brownfield land in the

main towns and Policy ST2 provides further scope for windfall delivery through neighbourhood plans and/or through sustainable growth of rural settlements.

- 4.25 In accordance with the Housing and Economic Land Availability Assessment PPG: (Paragraph: 009 Reference ID: 3-009-20190722) the LAA [BG-030] uses a site size threshold of five or more homes (gross). It therefore does not identify suitable, available and deliverable sites that are capable of delivering new homes fewer than 5 dwellings. These are therefore expected to continue to come forward from as windfall.
- 4.26 Permitted development legislation also allows residential blocks of flats to be extended upwards by two storeys to create new homes without the need for planning permission (from August 2020). Also permitted development rights from the 1 August 2021 allow for changes of use from use Class E to C3 residential. It is expected that these changes will be a new source of windfall likely to increase contributions particularly in the district's town centres.
- 4.27 On that basis, the Council consider there is compelling evidence for a reasonable windfall allowance to be included in the housing trajectory over the plan period. This includes the first five years, as small sites under the site size threshold are likely to continue coming forward. However, as some of the sites that are expected to be delivered as windfall from 2022/23 to 2026/27 already have planning permission, to avoid double counting, any windfall allowance in those six years is reduced in the trajectory.
- 4.28 The Council therefore considers that based on compelling evidence, as required by NPPF paragraph 71, the figure of 100 dwellings allowance to be made for windfall sites as part of supply in a Local Plan represents a modest and realistic contribution and windfall sites is likely to continue to provide a reliable source of supply during the plan period.

### **Overall Delivery**

- 4.29 The Council's Five Year Housing Land Supply Report [SS-019] shows that the Council has been experiencing significant over-delivery for a number of years. This was the even the case during the Covid pandemic. With the exception of 3-4 months in 2020 when construction was unable to take place in line with Government guidance, housing delivery in Bassetlaw continued and increased as evidenced by Table 1 in the Council's Five Year Housing Land Supply Report [SS-019]. This was evidenced on both large and smaller sites and in terms of the number of planning applications submitted.
- 4.30 Over the past five years, since 1 April 2017, 3219 dwellings have been delivered, averaging 644 per annum within the District. This contrasts with an identified housing requirement of 582 dwellings per annum under the Local Plan. Delivery over the last two years has been significantly higher.
- 4.31 The trajectory shows that for the first five years of the Plan (from the likely adoption in 2023/24) the majority of the housing will be delivered on sites which already have planning permission. As a result, delivery is expected to average 927 per annum, significantly above the 582 dwellings per annum requirement in the Local

Plan. This trend is expected to continue as the Local Plan allocations, particularly the strategic sites commence. The trajectory shows that within the second five year period, on average delivery will achieve 604 dwellings per annum, above the housing requirement.

- 4.32 It is worth noting that the Written Ministerial Statement: Update on the Levelling Up Bill of 6 December 2022, states ‘we will also make sure that these places [well advanced in producing a new plan] are less at risk from speculative development, by reducing the amount of land which they need to show is available on a rolling basis (from the current five years to four).’
- 4.33 The Council is required to undertake an assessment within 5 years of adoption to determine whether a review of the Plan is necessary. This would provide an opportunity to ensure that the housing requirement is being met over a rolling period, and to consider approaches to maintain delivery.

## APPENDIX 1: Rural area: housing monitoring as at 31 January 2023

Settlement	Requirement Figure	Number of Units	Which NP and its status	No of dwellings completed since 2020 "start" date	No of dwellings with outstanding PP	No of dwellings allocated in a made NP/LP without PP	Outstanding requirement
Barnby Moor	5%	6	-	3	2	-	1
Beckingham	5%	29	-	79	155	-	0
Blyth	20%	111	Blyth Made NP	19	36	57	0
Carlton in Lindrick	20%	515	Carlton in Lindrick Made NP	165	395	10	0
Clarborough/Welham	5%	25	Clarborough and Welham Made NP	3	8	38	0
Clayworth	5%	7	-	0	0	-	7
Cuckney	5%	8	Cuckney, Norton, Holbeck and Welbeck Made NP (Reviewed and adopted September 2022)	8	71	34	0
Dunham on Trent	0%	0	-	0	6	-	0
East Drayton	5%	5	East Drayton NP underway	2	16	0	0
East Markham	5%	26	East Markham Made NP	74	27	0	0
Elkesley	5%	18	Elkesley Made NP (Review underway)	4	52	0	0
Everton	5%	19	Everton Made NP	3	29	0	0
Gamston	5%	12	-	9	2	-	1
Gringley on the Hill	5%	18	-	1	3	-	14
Hayton	5%	8	Hayton NP underway	0	19	0	0
Langold	20%	227	Langold and Hodsock Made NP	28	448	0	0
Laneham	5%	8	-	0	5	-	3
Lound	5%	10	Lound Made NP	0	3	6	1

Settlement	Requirement Figure	Number of Units	Which NP and its status	No of dwellings completed since 2020 "start" date	No of dwellings with outstanding PP	No of dwellings allocated in a made NP/LP without PP	Outstanding requirement
Mattersey	5%	16	Mattersey and Mattersey Thorpe Made NP	20	44	0	0
Misterton	20%	194	Misterton Made NP (Review underway)	2	41	175	20
Misson	0%	0	Misson Made NP (Review underway)	1	8	50	0
Nether Langwith	5%	11	Nether Langwith NP Underway	0	40	0	0
Normanton on Trent	5%	8	-	4	8	-	0
North Leverton	5%	23	Sturton Ward Made NP (Reviewed and adopted November 2021)	11	45	9	0
North and South Wheatley	5%	14	Sturton Ward Made NP (Reviewed and adopted November 2021)	8	21	0	0
Rampton	5%	18	Rampton and Woodbeck Made NP	12	2	22	0
Ranskill	5%	30	Ranskill NP Underway	16	32	0	0
Ranby	5%	13	Babworth NP Underway	0	8	0	5
Rhodesia	5%	21	Rhodesia NP Underway	131	157	0	0
Scrooby	5%	7	Scrooby NP Underway	1	2	0	4
Shireoaks	5%	32	Shireoaks Made NP	171	11	0	0



Settlement	Requirement Figure	Number of Units	Which NP and its status	No of dwellings completed since 2020 "start" date	No of dwellings with outstanding PP	No of dwellings allocated in a made NP/LP without PP	Outstanding requirement
South Leverton	5%	11	South Leverton NP Underway	2	6	0	3
Styrrup	5%	15	-	96	6	-	0
Sutton cum Lound	5%	16	Sutton cum Lound Made NP (Reviewed and adopted March 2021)	17	38	11	0
Sturton le Steeple	5%	11	Sturton Ward Made NP (Reviewed and adopted November 2021)	11	9	11	0
Treswell	5%	5	Treswell and Cottam Made NP (Review underway)	2	2	0	1
Tuxford**	20%	250	Tuxford Made NP (Review underway)	82	16	75 in Local Plan as HS14	77
Walkeringham	5%	24	Walkeringham Made NP	8	76	51	0
West Stockwith	0%	0	-	6	3	-	0

\*\*75 dwellings allocated on land within the Bassetlaw Local Plan [SUB-010] which would reduce the number to 82

## Appendix 2: Annex 1 Local plans: five year housing land supply

The following information should be provided for every site that the Council assumes will contribute to current 5 year supply (from 1 April 2023).

- A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission

Site name:

Local plan ref:

Total capacity:

Plan period completions: 2023/4 2024/5 2025/6 2026/7 2027/8

Annual completions:

These sites can be considered deliverable unless there is clear evidence that homes will not be delivered within five years.

- B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant of permission in principle, allocations, or identified on brownfield register)

Site name:

Local plan ref:

Total capacity:

Plan period completions: 2023/4 2024/5 2025/6 2026/7 2027/8

Annual completions:

For each of these sites, provide clear evidence relating to all of the following:

Developer interest, and their delivery intentions including anticipated start and build out rates

Current planning status and progress towards the submission of an application

Progress with site assessment work

Site viability

Availability: ownership, any existing uses that would need to relocate, etc

Infrastructure provision

## Appendix 2: Annex 1 Table 1.1: Part A – Small Sites with full permission – under construction

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
<b>Askham</b>								
Askham	Gamston Wood Farm	Upton	0.01	14/00907/PDN		04/09/2014	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since February 2015. Previous use was agricultural.
<b>Babworth/Ranby</b>								
Babworth/Ranby	Farm Cottages, Home Farm	Sutton Lane	0.1	04/09/00013		27/11/2009	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since September 2010. Previous use was agricultural buildings.
Babworth/Ranby	Morton Grange	Morton	0.25	04/10/00008		24/09/2010	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since September 2011. Previous use was agricultural buildings.
<b>Beckingham</b>								
Beckingham	Westgate	Station Road	0.11	06/10/00027		23/03/2011	0	Permission implemented and under construction as at 31.12.2022. No further development has taken place since December 2011. Replacement dwelling.
Beckingham	The Stables	Church Street	0.05	19/00919/FUL		10/09/2019	1	Site moved from full PP not commenced to under construction as at 31.12.2022.
<b>Blyth</b>								
Blyth	North of Hillcrest	Bawtry Road	0.1	57/10/00011	57/06/00043	20/05/2010	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since April 2012. Previous use was garden land.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
Blyth	Jubilee Farm	Retford Road	0.2	18/01289/FUL	15/01244/FUL	08/02/2019	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since June 2021. Previous use was agricultural buildings.
Blyth	Rear of Calella, 61	Retford Road	0.38	20/01327/FUL		28/05/2021	5	Site moved from full PP not commenced to under construction as at 31.12.2022. 1 dwelling commenced construction November 2022.
<b>Carlton in Lindrick</b>								
Carlton-In-Lindrick	Wigthorpe House	Wigthorpe Lane	0.61	13/01089/RSB		29/05/2014	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since October 2017. Previous use was residential.
Carlton-In-Lindrick	Breck House	Blyth Road	0.4	17/00001/FUL		05/12/2017	0	Permission implemented and under construction as at 31.12.2022. No further development has taken place since April 2021. Replacement dwelling.
Carlton-In-Lindrick	North House Farm	The Green	0.2	18/00697/FUL	15/00856/FUL	30/07/2018	1	Permission implemented and under construction as at 31.12.2022. One dwelling completed of the 2. Previous use was dwelling.
<b>Darlton</b>								
Darlton	Pear Tree Farm	Broadgate	0.48	18/00784/RSB		19/09/2018	0	Site has moved from full PP not commenced to under construction as at 31.12.2022. Replacement dwelling.
<b>Dunham-On-Trent</b>								
Dunham-On-Trent	Land adjacent to April Cottage	The Green	0.11	18/01629/FUL	15/01061/FUL	23/05/2019	2	Permission implemented and under construction as at 31.12.2022. No further development has taken place since November 2013. Previous use was garden land.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
<b>East Drayton</b>								
East Drayton	Land and buildings	Church Lane	0.21	15/09/00010		22/10/2009	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since May 2010. Previous use was agricultural.
East Drayton	The Paddock	Long Lane	0.17	22/00006/FUL		08/03/2022	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since May 2022. Previous use was outbuilding.
<b>East Markham</b>								
East Markham	Land adj Northolme	Priestgate	0.08	15/00348/FUL	16/12/00011	05/06/2015	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since September 2019. Previous use was garden land.
East Markham	Asquiths Garage	High Street	0.04	15/00907/FUL		20/01/2016	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since September 2019. Previous use was workshop.
East Markham	Plot 6	Beckland Hill	0.04	18/00252/RES	17/01252/RES & 16/01472/OUT	09/07/2018	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since April 2022. Previous use was vacant land.
East Markham	Plot 7	Beckland Hill	0.03	18/00265/RSB	16/01472/OUT	01/05/2018	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since September 2020. Previous use was vacant land.
<b>Elkesley</b>								
Elkesley	Robin Hood Inn	High Street	0.26	18/01197/FUL		23/10/2019	4	Site has moved from full PP not commenced to under construction as at 31.12.2022.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
<b>Everton</b>								
Everton	Micklebring Lodge	Nutcroft Way	0.15	14/00387/RSB		16/06/2014	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since September 2019. Previous use was dwelling.
Everton	West of Thyme Cottage	Chapel Lane	0.04	21/01736/RES	19/00915/OUT	08/02/2022	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since March 2022. Previous use was garden land.
<b>Gamston</b>								
Gamston	Jockey House Cottage	Brick Yard Road	0.08	17/01333/COU		20/12/2017	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since October 2020. Previous use was outbuildings.
<b>Gringley-On-The-Hill</b>								
Gringley-On-The-Hill	Land off	High Street	0.03	23/04/00035		25/08/2006	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since August 2011. Previous use was vacant land.
Gringley-On-The-Hill	The Croft	High Street	0.49	21/00921/FUL		11/08/2021	0	Permission implemented and under construction as at 31.12.2022. No further development has taken place since January 2022. Replacement dwelling.
<b>Harworth/ Bircotes</b>								
Harworth/ Bircotes	Rear of	Galway Mews	0.28	13/00012/FUL		10/02/2014	5	Permission implemented 3 dwellings under construction as at 31.12.2022. No further development has taken place since March 2022.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
Harworth/ Bircotes	Syringa Court	Main Street	0.13	14/01619/FUL		23/06/2015	8	Permission implemented 8 dwellings under construction as at 31.12.2022.
Harworth/ Bircotes	Adjoining 2	Colliery Road	0.08	19/01088/FUL		27/11/2019	2	Permission implemented 2 dwellings under construction as at 31.12.2022. No further development has taken place since February 2022.
Harworth/ Bircotes	7	Grosvenor Road	0.02	20/01429/FUL		06/01/2021	1	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development has taken place since February 2021.
Harworth/ Bircotes	16-18	Styrrup Road	0.08	21/00668/FUL		29/06/2021	-1	Demolition commenced as at 31.12.2022. No further development has taken place since July 2022.
Harworth/ Bircotes	Hawthorns Bungalow	Bawtry Road	0.37	18/00750/FUL		18/09/2018	0	Site moved from full PP not commenced to under construction as at 31.12.2022. Replacement dwelling.
<b>Haughton</b>								
Haughton	Decoy House	Walesby Road	5.42	18/01296/FUL		19/02/2019	1	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development has taken place since July 2019.
<b>Hodsock/ Langold</b>								
Hodsock/ Langold	Hodsock Cottage	Hodsock Lane	0.26	62/12/00005	62/09/00034	15/06/2012	0	Permission implemented, under construction as at 31.12.2022. No further development has taken place since December 2011. Replacement dwelling.
<b>Laneham</b>								
Church Laneham	Building at Manor House	Clayhough Lane	0.27	19/01422/FUL		20/12/2019	0	Permission implemented, under construction as at 31.12.2022. No further development has taken place since November 2020. Replacement dwelling.
<b>Lound</b>								

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
Lound	Wetlands Animal Park	Lound Low Road	0.04	14/01329/FUL		11/12/2014	0	Permission implemented, under construction as at 31.12.2022. No further development has taken place since January 2016. Replacement dwelling.
<b>Marnham</b>								
Marnham	Church Farm	Church Street	0.2	30/09/00001		21/04/2009	3	Permission implemented and under construction as at 31.12.2022. One dwelling completed. No further development has taken place since July 2013.
<b>Mattersey</b>								
Mattersey	Adjacent Gilberts Croft	Thorpe Road	0.39	20/01685/RES	19/01538/OUT	03/03/2021	5	Site moved from full PP not commenced to under construction as at 31.12.2022. Commenced construction in December 2022. Previous use was vacant land.
<b>Misson</b>								
Misson	Adjoining Delfin Cottage	Slaynes Lane	0.06	19/01402/RES	17/01505/OUT	18/07/2018	1	Site moved from full PP not commenced to under construction as at 31.12.2022. Site commenced construction in April 2022. Previous use was stables.
<b>Misterton</b>								
Misterton	30	Gringley Road	0.47	21/01720/FUL	33/06/00008	24/04/2006	3	Permission implemented 3 dwellings under construction as at 31.12.2022. No further development has taken place since August 2010.
Misterton	Land off	Albion Terrace	0.17	33/10/00055		15/03/2011	6	Permission implemented 6 dwellings under construction as at 31.12.2022. No further development has taken place since March 2013.



Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
Misterton	11		0.07	13/00133/RES	33/10/00047 & 33/06/00061	24/05/2013	2	Permission implemented 1 dwelling under construction as at 31.12.2022. 1 dwelling completed. No further development has taken place since January 2020.
Misterton	Rear of 123	Station Road	0.04	18/01053/FUL		30/10/2018	1	Permission implemented 1 dwelling is under construction as at 31.12.2022. No further development taken place since July 2021.
Misterton	Plot 1 Marsh Dene	Stockwith Road	0.1	19/01600/RES	17/01306/OUT	28/07/2020	1	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development taken place since June 2021.
<b>Normanton-On-Trent</b>								
Normanton-On-Trent	The Methodist Church	South Street	0.02	34/07/00014		08/10/2007	1	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development taken place since August 2008.
Normanton-On-Trent	Church Farm	South Street	0.01	34/08/00006/R		07/07/2008	1	Permission implemented 1 dwelling is under construction as at 31.12.2022. No further development taken place since June 2012.
<b>North Leverton/Habblesthorpe</b>								
North Leverton/Habblesthorpe	Rose Cottage	Main Street	0.18	15/00634/FUL		08/07/2015	1	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development taken place since January 2018.
North Leverton/Habblesthorpe	Nandina House	Southgore Lane	0.07	16/00691/FUL		19/07/2016	1	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development taken place since October 2020.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
North Leverton/ Habbleshthorpe	Olinda	Southgore Lane	0.55	20/00004/FUL	18/01077/RES	19/03/2020	8	Permission implemented under construction as at 31.12.2022. No further development taken place since August 2021.
<b>North &amp; South Wheatley</b>								
North Wheatley	Land adjacent to Whitegates	Top Pasture Lane	0.19	17/00638/FUL	15/00227/OUT	18/07/2017	2	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development taken place since May 2019.
North Wheatley	Rear of The Old Plough	Top Street	0.2	17/01152/FUL		25/01/2018	3	Site moved from full PP not commenced to under construction as at 31.12.2022. Commenced construction in August 2022 1 completion.
North Wheatley	Laburnum House	Low Street	0.23	17/01660/FUL		11/04/2018	3	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development taken place since December 2021. 2 dwellings completed.
North Wheatley	Solent	Top Street	0.37	17/01666/RSB		20/02/2018	0	Permission implemented under construction as at 31.12.2022. No further development has taken place since April 2022. Replacement dwelling.
South Wheatley	Post Office & stores	Sturton Road	0.17	18/00651/FUL		14/08/2018	3	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development taken place since August 2021.
North Wheatley	Land rear of Whitegates	Top Pasture Lane	0.83	21/01176/RES	18/00448/OUT	11/01/2022	6	Site moved from full PP not commenced to under construction as at 31.12.2022. Commenced construction in August 2022.
<b>Ranskill</b>								

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
Ranskill	Land at The Old Mill	Station Road	0.08	17/00390/FUL		06/06/2017	1	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development taken place since October 2020.
Ranskill	West of Wood Lea	Great North Road	0.41	17/00939/FUL	16/00081/FUL	21/09/2017	5	Permission implemented under construction as at 31.12.2022. No further development has taken place since August 2020. 4 dwellings completed.
Ranskill	Folly Nook House	Folly Nook Lane	1.1	18/00989/FUL	16/01323/OUT	18/07/2019	9	Permission implemented under construction as at 31.12.2022. No further development has taken place since November 2022. 7 dwellings completed.
<b>Retford</b>								
Retford	63a	Cobwell Road	0.01	01/09/00211		09/11/2009	1	Permission implemented under construction as at 31.12.2022.
Retford	05-Nov	Bridgeway	0.05	14/01269/FUL		22/01/2015	7	Permission implemented under construction as at 31.12.2022.
Retford	Rear of 2	Longholme Road	0.07	17/00442/RSB		11/05/2017	1	Permission implemented under construction as at 31.12.2022.
Retford	Rear of 55-57	Moorgate	0.09	17/00955/RSB		03/10/2017	3	Permission implemented under construction as at 31.12.2022.
Retford	Rear of 106	Bigsby Road	0.1	17/01541/FUL		21/02/2018	1	Site moved from full PP not commenced to under construction as at 31.12.2022.
Retford	Rear of The Chase	Park Lane	0.41	17/01542/FUL		08/03/2018	4	Site moved from full PP not commenced to under construction as at 31.12.2022.
Retford	19B	Grove Street	0.01	18/00023/COU		07/03/2018	2	Permission implemented under construction as at 31.12.2022.
Retford	Land adjacent 17 (Plot 1-4)	Durham Grove	0.22	18/00141/FUL	15/00495/RSB	05/07/2018	4	Permission implemented under construction as at 31.12.2022.
Retford	North of 21 & south of 33	Union Street	0.08	20/00271/FUL		05/05/2020	5	Permission implemented under construction as at 31.12.2022.
<b>Rhodesia</b>								

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
Rhodesia	Lady Lea Farm	Rhodesia	0.54	69/08/00009		27/05/2008	2	Permission implemented under construction as at 31.12.2022.
<b>Sturton-Le-Steeple</b>								
Sturton-Le-Steeple	Annexe at Springs Barn	Spring Lane	0.06	46/08/00002		02/04/2008	1	Permission implemented under construction as at 31.12.2022.
Sturton-Le-Steeple	Fourpaws Cattery	Station Road	0.06	20/00078/FUL		07/10/2020	2	Permission implemented under construction as at 31.12.2022.
<b>Styrrup/ Oldcotes</b>								
Styrrup/ Oldcotes	Land At Hall Farm Cottage	Main Street	0.06	66/08/00022		24/09/2008	1	Permission implemented under construction as at 31.12.2022.
<b>Sutton-Cum-Lound</b>								
Sutton-Cum-Lound	Plot 8	Lound Low Road	0.08	19/00920/FUL	17/01137/OUT	10/10/2019	1	Permission implemented under construction as at 31.12.2022.
<b>Torworth</b>								
Torworth	Barn 4 Manor Farm	Great North Road	0.07	21/00516/FUL	17/01063/FUL	17/06/2021	1	Site moved from full PP not commenced to under construction as at 31.12.2022. Site commenced construction in November 2022.
<b>Treswell</b>								
Treswell	Greenacres	Rectory Road	0.31	20/00218/FUL		30/04/2020	0	Replacement dwelling
<b>Tuxford</b>								
Tuxford	Eastfield Farm,	Lincoln Road	0.09	50/05/00022		24/08/2015	1	Permission implemented under construction as at 31.12.2022.
Tuxford	Land at 11	Ollerton Road	0.04	13/00040/RSB		31/05/2013	1	Permission implemented under construction as at 31.12.2022.
Tuxford	Former Maltings	Eldon Street	0.05	17/00254/COU	50/10/00026	29/03/2018	5	Permission implemented under construction as at 31.12.2022.
Tuxford	60	Newcastle Street	0.01				1	Permission implemented under construction as at 31.12.2022.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
Tuxford	South of Brickyard Cottage	Eldon Street	0.38	19/01417/FUL		23/12/2019	4	Permission implemented under construction as at 31.12.2022.
Tuxford	Pump Farm	Lincoln Road	0.05	19/01176/FUL	16/00941/FUL	28/10/2019	1	Site moved from full PP not commenced to under construction as at 31.12.2022.
<b>Walkeringham</b>								
Walkeringham	Twigmoor	Gringley Road	0.09	17/00654/FUL		05/07/2017	0	Replacement dwelling.
<b>West Drayton/Rockley</b>								
West Drayton/Rockley	Markham Moor House	Old London Road	0.25	17/01553/COU		12/04/2018	2	Permission implemented under construction as at 31.12.2022.
<b>West Markham</b>								
West Markham	Barns at Riverside Farm	Main Street, Milton	0.2	54/06/00001/R		18/05/2006	4	Permission implemented under construction as at 31.12.2022.
<b>West Stockwith</b>								
West Stockwith	Land Adjacent to the Paddock	Canal Lane	0.01	55/07/00011		12/12/2008	1	Permission implemented under construction as at 31.12.2022.
<b>Worksop</b>								
Worksop	Claverton	Sparken Hill	0.13	02/10/00093/R		24/05/2010	1	Permission implemented under construction as at 31.12.2022.
Worksop	Plot 9 & 10 & Rear of Ivy Cottage	Old Gateford Road	0.13	02/11/00026		23/03/2011	2	Permission implemented under construction as at 31.12.2022.
Worksop	Studio Cottage	Old Gateford Road	0.05	02/11/00027		23/03/2011	1	Permission implemented under construction as at 31.12.2022.
Worksop	2	Sherwood Road	0.04	12/01077/FUL		25/09/2012	3	Permission implemented under construction as at 31.12.2022.
Worksop	Plot 1 - 8 Rear of Ivy Cottage	Old Gateford Road	0.1	12/01503/RENU	02/09/00019	13/12/2012	8	Permission implemented under construction as at 31.12.2022.
Worksop	112B	Kilton Hill	0.01	13/01312/COU		22/01/2014	1	Permission implemented under construction as at 31.12.2022.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	
Worksop	Old Norfolk Arms	Norfolk Street	0.04	19/01494/FUL		14/01/2020	2	Site moved from full PP not commenced to under construction as at 31.12.2022.
Worksop	Former garage site	Marlowe Gardens	0.1	14/01506/RSB	02/11/00351	30/01/2015	1	Site moved from full PP not commenced to under construction as at 31.12.2022. Commenced construction in December 2022.
Worksop	148	Cheapside	0.02	15/00154/FUL		15/05/2015	1	Permission implemented under construction as at 31.12.2022.
Worksop	Arlington House	Sparken Hill	0.21	15/00604/FUL	02/11/00429 & 02/11/00305	21/08/2015	1	Permission implemented under construction as at 31.12.2022.
Worksop	Ratcliffe Grange Farm	Mansfield Road	0.01	16/01068/FUL		30/11/2016	1	Permission implemented under construction as at 31.12.2022.
Worksop	16-18	Park Street	0.05	17/00770/RSB		25/10/2017	4	Permission implemented under construction as at 31.12.2022.
Worksop	Rear of 387 to 395	Gateford Road	0.08	17/00935/RSB		11/09/2017	4	Permission implemented under construction as at 31.12.2022.
Worksop	Adjacent 280	Mansfield Road	0.47	17/01712/RSB	15/01158/OUT & 14/00783/OUT	23/03/2018	5	Permission implemented under construction as at 31.12.2022.
Worksop	The Nook 62A	Park Street	0.05	19/01209/FUL		17/12/2019	0	Permission implemented under construction as at 31.12.2022.
Worksop	3A	Overend Road	0.02	20/00096/FUL			1	Permission implemented under construction as at 31.12.2022.
Worksop	7	Forrests Yard	0.03	21/00422/COU		12/05/2021	1	Site moved from full PP not commenced to under construction as at 31.12.2022. Commenced construction in September 2022.
Worksop	44	Watson Road	0.03	21/00760/FUL		27/07/2021	5	Permission implemented under construction as at 31.12.2022.
Worksop	1	Welbeck Street	0.01	21/00825/FUL		27/07/2021	1	Permission implemented under construction as at 31.12.2022.
							<b>TOTAL: 210</b>	

## Appendix 2: Annex 1 Table 1.2: Part A – Small Sites with full permission

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
<b>Babworth/Ranby</b>								
Babworth/Ranby	Land North Of Brindley House	Blyth Road	0.15	21/01546/RES	19/01369/OUT	08/03/2022	3	Reserved Matters included all Pre-Commencement Conditions of the Outline Approval. Previous use is vacant land.
Babworth/Ranby	Adjacent 24	Blyth Road	0.06	21/01715/FUL		08/06/2022	1	Previous use is garden land.
<b>Barnby Moor</b>								
Barnby Moor	Adjacent Ashmere	Great North Road	0.28	20/00601/FUL		17/12/2020	2	Permission is extant. Discharge of conditions accepted May 2022. Previous use is garden land.
<b>Beckingham</b>								
Beckingham	Railway Works	Station Road	0.3	16/00524/RSB		16/06/2016	1	Permission is extant. Discharge of conditions application determined in 2019 - accepted in June 2019
Beckingham	Land at Iveagh House	Low Street	0.26	22/00960/FUL		02/11/2022	1	NEW PERMISSION
<b>Bevercotes</b>								
Bevercotes	Springvale Farm	Springvale Road	4.85	20/00474/FUL		15/07/2020	0	Replacement dwelling.
<b>Blyth</b>								
Blyth	Plot 1	Bawtry Road	0.11	21/00148/FUL	18/00022/OUT	08/04/2021	1	Previous use is vacant land.
Blyth	Plot 2	Bawtry Road	0.12	21/00149/FUL	18/00022/OUT	08/04/2021	1	Previous use is vacant land.
Blyth	Plot 4	Bawtry Road	0.12	21/00154/FUL	18/00022/OUT	08/04/2021	1	Previous use is vacant land.
Blyth	Plot 5	Bawtry Road	0.06	21/00151/FUL	18/00022/OUT	08/04/2021	1	Previous use is vacant land.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Blyth	Plot 6	Bawtry Road	0.05	21/00150/FUL	18/00022/OUT	08/04/2021	1	Previous use is vacant land.
Blyth	Plot 8	Bawtry Road	0.07	21/00155/FUL	18/00022/OUT	08/04/2021	1	Previous use is vacant land.
Blyth	Plot 3	Bawtry Road	0.11	21/00741/FUL	18/00022/OUT	08/04/2021	1	Previous use is vacant land.
Blyth	Plot 7	Bawtry Road	0.07	21/00742/FUL	18/00022/OUT	08/04/2021	1	Previous use is vacant land.
Blyth	Rear of Aysgarth House	Spital Road	0.29	21/01444/FUL	19/01338/FUL	01/04/2022	4	Permission is extant. Discharge of conditions accepted April 22. Previous use is garden land.
Blyth	Holme Lea and land	Bawtry Road	0.29	21/01593/RES	20/00991/OUT	25/01/2022	3	Previous use is residential.
Blyth	Hillcrest	Bawtry Road	0.49	22/00557/RES	19/00536/OUT	17/06/2022	4	Previous use is residential.
<b>Bothamsall</b>								
Bothamsall	The Courtyard	Lound Hall	0.22	21/00682/FUL		13/07/2021	5	Permission is extant. Discharge of conditions accepted Aug 2021. Previous use is offices.
<b>Carburton</b>								
Carburton	Woodlands	Ollerton Road	0.26	20/00551/FUL		14/07/2020	0	Replacement dwelling.
<b>Carlton in Lindrick</b>								
Carlton-In-Lindrick	50	High Road	0.17	18/00496/RES		29/06/2018	3	Permission is extant. Discharge of conditions application determined in 2019 - accepted in July 2021.
Carlton-In-Lindrick	Field House Farm	Church Lane	0.15	18/00538/FUL		10/07/2018	2	Permission is extant. Discharge of conditions application determined in 2019 - accepted in May 2019. Also non-material amendment application accepted in April 2020.



Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Carlton-In-Lindrick	North House Farm (barns)	The Green	0.21	19/01536/FUL	18/00701/FUL	26/07/2018	2	Change of use permission 20/01207/COU which was refused but then granted with conditions on appeal. Appeal determined 14.07.2022
Carlton-In-Lindrick	North House Farm (cartshed & plot 4)	The Green	0.13	20/01205/FUL		07/04/2021	2	Permission is extant. Discharge of conditions accepted April 22. Previous use is agricultural buildings.
Carlton-In-Lindrick	Broom Farm	Carlton Road	0.41	21/01684/FUL		17/02/2022	2	Previous use is agricultural buildings.
Carlton-In-Lindrick	64	Dadley Road	0.03	22/00775/FUL	21/01478/FUL	25/07/2022	3	Previous use is community centre.
Carlton-In-Lindrick	Wigthorpe Farm	Carlton Road	0.18	22/01167/FUL		30/11/2022	1	NEW PERMISSION
Carlton-In-Lindrick	Adjacent 46	Stewart Road	0.07	22/01577/FUL		16/01/2022	2	NEW PERMISSION
<b>Clarborough/Welham</b>								
Welham	Adj Welham Park House	Welham Road	0.21	20/01121/COU		11/11/2020	1	Previous use is storage.
Clarborough/ Welham	Plumtree Cottage	Big Lane	0.21	21/00658/FUL		11/02/2022	0	Replacement dwelling.
Clarborough/ Welham	Plumtree Cottage	Big Lane	0.01	21/00659/FUL		11/02/2022	1	Previous use is outbuilding.
Welham	Glen Cottage	Bonemill Lane	0.41	21/01242/FUL		30/09/2021	0	Replacement dwelling.
Welham	Welham House	Main Street	0.16	21/01643/RES	20/00085/OUT	03/02/2022	0	Replacement dwelling.
Clarborough/ Welham	Orchard House	Big Lane	0.28	22/00036/RES	19/01225/OUT	05/04/2022	4	Previous use is garden land.
Welham	Adjacent Drive End	Little Gringley Lane, Welham	0.18	22/00524/FUL	19/01026/PDN	28/06/2022	1	Previous use is agricultural buildings.
<b>Clayworth</b>								

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Clayworth	Adjacent Almond Lodge	St PeteresLlane	0.04	22/00164/FUL		04/05/2022	0	Replacement dwelling.
<b>Cuckney/Norton</b>								
Cuckney	Playingfield/Allotments	Creswell Road	1.5	19/00690/FUL		02/12/2020	6	Previous use is playing field/allotments.
<b>Dunham-On-Trent</b>								
Dunham-On-Trent	The Old Vicarage	Darlington Road	0.05	17/00811/RSB		10/08/2017	1	Permission is extant. Discharge of condition application accepted in July 2020.
Dunham-On-Trent	Home Farm	The Green	0.03	18/00072/FUL		21/06/2018	1	Permission is extant. Discharge of conditions application determined in 2020.
Dunham-On-Trent	St Oswalds Church	Main Street	0.18	21/01018/FUL		08/12/2021	1	Previous use is church.
<b>East Drayton</b>								
East Drayton	Land adjacent The Bungalow	Top Street	0.06	20/01021/FUL	17/00922/FUL	13/10/2020	1	Previous use is garden land.
East Drayton	South east of The Blue Bell Inn	Low Street	0.43	21/00717/FUL		07/04/2022	6	Previous use is vacant land.
<b>East Markham</b>								
East Markham	Land opposite Holly House	High Street	0.47	16/00557/RSB		13/07/2016	9	Permission is extant. Discharge of conditions application determined and accepted in 2019. Application for a certificate of lawful development is awaiting decision (validated Dec 22).
East Markham	Barn at	Askham Road	0.05	20/00460/COU		15/07/2020	1	Previous use is agricultural building.
East Markham	Adjacent Highfield House	High Street	0.22	21/00127/RES	19/01312/OUT	07/09/2021	3	Previous use is garden land.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
East Markham	Adjacent to Church Farm	Church Street	0.07	22/01209/FUL		07/11/2022	1	NEW PERMISSION
<b>Elkesley</b>								
Elkesley	Robin Hood Inn	High Street	0.06	20/00972/FUL		06/10/2020	2	Permission is extant. Discharge of conditions accepted in Jun 21.
<b>Everton</b>								
Everton	Land off	Mattersey Road	0.75	19/00385/RES	17/00635/OUT	06/07/2017	5	Variation of Condition application refused in October 2021. Variation of condition application in 2021 (21/01462/VOC).
Everton	Land and Hall Farm	Gainsborough Road	0.7	20/01711/FUL		16/11/2021	5	Permission is extant. Discharge of conditions accepted in Sept 22, further discharge of condition applications pending.
Everton	Carr Hill Farm	Pasture Lane	0.42	21/00345/FUL	16/01711/FUL	12/05/2021	0	Permission is extant. Discharge of conditions accepted in May 2022. Replacement dwelling.
Everton	Plot 2 Stonegate Farm	Bawtry Road	0.06	21/00826/FUL	20/01484/OUT	26/05/2022	1	Permission is extant. Discharge of conditions accepted Sept 22.
Everton	Plot 5 Stonegate Farm	Bawtry Road	0.07	21/00919/FUL	20/01484/OUT	26/05/2022	1	Permission is extant. Discharge of conditions accepted Sept 22.
Everton	Plot 7 Stonegate Farm	Bawtry Road	0.06	21/01068/FUL	20/01484/OUT	26/05/2022	1	Permission is extant. Discharge of conditions accepted Sept 22.
Everton	The Studio	High Street	0.01	21/01266/COU		22/02/2022	1	Permission is extant. Discharge of conditions accepted Jun 22.
Everton	Plot 3 Stonegate Farm	Bawtry Road	0.07	22/01224/RES	20/01484/OUT	26/05/2022	1	NEW PERMISSION
Everton	Pasture Farm	Pasture Lane	1.36	22/00839/FUL		28/11/2022	1	NEW PERMISSION
<b>Gamston</b>								
Gamston	Junction of Rectory Lane	Sandy Lane	0.06	21/00808/FUL	17/00831/FUL	02/09/2021	1	Permission is extant. Discharge of conditions accepted Nov 21.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
<b>Gringley-On-The-Hill</b>								
Gringley-On-The-Hill	Colley Hill Cottage	High Street	0.01	20/00737/FUL	19/00845/FUL	17/08/2020	0	Replacement dwelling.
Gringley-On-The-Hill	Harwell House	Middlebridge Road	0.61	20/01192/FUL		07/12/2020	1	Previous use is agricultural building.
<b>Grove</b>								
Grove	Home Farm	Main Street	0.16	16/01267/FUL		17/11/2016	1	Permission is extant. Discharge of conditions application determined in 2019, accepted in August 2019.
<b>Harworth/ Bircotes</b>								
Harworth/ Bircotes	Land at 60	Snipe Park Road	0.01	21/01146/FUL		09/09/2021	1	Previous use is a garage.
Harworth/ Bircotes	Westmorland House	Cumberland Close	0.49	22/01077/FUL		19/10/2022	2	NEW PERMISSION
<b>Hayton</b>								
Hayton	Waterside Cottage	Church Lane	0.36	21/00924/FUL	17/00504/FUL	11/10/2021	0	Replacement dwelling.
<b>Hodsock/ Langold</b>								
Hodsock/ Langold	Land adjacent 3	Laburnum Road	0.02	20/01070/FUL	20/00603/FUL	12/10/2020	1	Previous use is garden land.
Hodsock/ Langold	Former Joinery Workshop	Cemetery Road	0.09	21/00611/FUL	17/00575/OUT	28/06/2021	6	Previous use is workshop.
<b>Laneham</b>								
Laneham	Land fronting Eagle House	Main Street	0.08	21/00318/RES	17/01008/OUT	25/08/2021	1	Previous use is vacant land.
Laneham	Former Chapel	Main Street	0.03	21/00817/COU		15/12/2021	1	Previous use is chapel.
Laneham	Top Farm	Rampton Road	0.19	21/01641/FUL		09/02/2022	2	Permission is extant. Discharge of conditions accepted Sept 22.
Laneham	North Beck Farm	Laneham Road	0.31	22/00443/FUL	21/00531/PDN	30/05/2022	1	NEW PERMISSION

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
<b>Lound</b>								
Lound	22	Town Street	0.09	21/01407/FUL	18/01325/FUL	01/11/2021	1	Previous use is a dwelling.
<b>Marnham</b>								
Marnham	The Grange	Holme Lane	0.68	17/00721/FUL		13/12/2017	5	Permission is extant. Discharge of conditions accepted May 2020. Site commenced (CIL payment received).
<b>Mattersey</b>								
Mattersey	Stone House	Main Street	0.31	16/00252/FUL	31/12/00017 & 31/09/00009	25/04/2019	0	Permission extant. Discharge of conditions accepted Jun 2018.
Mattersey	Garden to Manor Farmhouse	Brecks Lane	0.07	21/01763/RES	21/00539/OUT	27/01/2022	1	Previous use is garden land.
Mattersey	North of 4	Thorpe Road	0.23	22/00526/FUL	18/01522/FUL	14/06/2022	4	Previous use is vacant land.
<b>Misson</b>								
Misson	Bank End Farm	Bank End	0.1	19/00618/FUL		13/08/2019	0	Replacement dwelling. Commenced - CIL payment received.
Misson	Plot 1 north east of	Gibdyke	0.1	19/01638/RES	17/00223/OUT	03/03/2020	1	Permission is extant. Discharge of conditions accepted Sept 21.
Misson	Plot 2 north east of	Gibdyke	0.1	19/01639/RES	17/00223/OUT	03/03/2020	1	Permission is extant. Discharge of conditions accepted Sept 21.
Misson	Plot 3 north east of	Gibdyke	0.1	19/01640/RES	17/00223/OUT	03/03/2020	1	Permission is extant. Discharge of conditions accepted Sept 21.
Misson	True Fate Equestrian centre	Bracken Hill Lane	0.26	20/00639/FUL		21/10/2020	1	Permission is extant. Discharge of conditions accepted Aug 21.
Misson	Station Cottage	Westwoodside	0.59	20/00813/FUL		10/11/2021	0	Permission extant. Discharge of conditions accepted Aug 22. Replacement dwelling.
Misson	The Saltings, Highwood Farm	Bracken Hill Lane	0.44	22/00704/FUL		21/09/2022	1	Previous use is agricultural building.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
<b>Misterton</b>								
Misterton	Plot 2 Marsh Dene	Stockwith Road	0.07	19/01631/RES	17/01306/OUT	28/07/2020	1	Previous use is garden land.
Misterton	Mill House	Stockwith Road	0.13	20/01160/FUL		30/07/2021	2	Permission is extant. VOC accepted April 22.
Misterton	West of 6	Deans Close	0.5	20/01478/FUL		21/10/2021	9	Permission extant. Discharge of conditions accepted Jan 22.
Misterton	7	Gringley Road	0.14	21/00384/FUL		03/06/2021	1	Previous use is agricultural building.
Misterton	2	Wharf Road	0.02	21/00444/COU		14/10/2021	1	Permission is extant. Discharge of conditions accepted Dec 22.
Misterton	Land off 9	Ashdown Way	0.49	22/00466/FUL		06/09/2022	9	NEW PERMISSION. Neighbourhood Plan Allocation.
Misterton	Former Langholme Cottages	Tindale Bank Road	0.19	22/00567/FUL		20/06/2022	0	Replacement dwelling.
Misterton	West of The Old Barn	Church Street	0.24	22/00786/RES	19/00795/OUT	01/11/2022	4	NEW PERMISSION. Moved from Outline PP to Res PP.
Misterton	The Thorns, 61	Groveswood Road	0.23	22/01070/FUL		18/11/2022	2	NEW PERMISSION.
<b>Nether Langwith</b>								
Nether Langwith	The Barn	Main Road	0.02	19/00844/FUL		19/11/2019	1	Variation of Condition app. granted in November 2022
<b>Normanton-On-Trent</b>								
Normanton-On-Trent	Land North of	Fledborough Road	2.51	18/00366/RSB		18/07/2018	1	Extant permission. Discharge of Conditions accepted Jul 2021.
Normanton-On-Trent	South of The Grange	South Street	0.12	18/00662/FUL		15/08/2018	1	Permission is extant. Discharge of conditions accepted on February 2021.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Normanton-On-Trent	Plot 1 Adjacent Holly Crest	Brotts Road	0.04	22/00651/FUL	18/01211/RES	28/07/2022	1	Previous use is paddock.
Normanton-On-Trent	Land adjacent The Cottage	Mill Lane	0.09	22/00696/FUL		09/08/2022	1	NEW PERMISSION.
<b>North Leverton/Habblesthorpe</b>								
North Leverton/Habblesthorpe	North of Orchard Lodge	Southgore Lane	0.22	22/00834/FUL		08/09/2022	1	NEW PERMISSION.
<b>North &amp; South Wheatley</b>								
South Wheatley	The Manor	Sturton Road	0.2	19/01540/FUL		11/08/2020	1	Extant permission. Discharge of conditions accepted Jan 2021.
North Wheatley	Builders Yard	Top Street	0.08	21/00186/FUL		13/07/2021	3	Previous use brownfield land.
North Wheatley	Wheatley Wood Farm	Wood Lane	0.07	21/00281/FUL		17/06/2021	2	Conversion of outbuildings to farm workers cottages.
North Wheatley	East of Eastfield (Plot 5)	Eastfield	0.08	22/00869/FUL	16/01411/FUL	10/08/2022	1	NEW PERMISSION.
<b>Ragnall</b>								
Ragnall	Adjacent Briar Lea	Main Street	2.07	21/01303/FUL	19/00218/RSB	28/07/2022	4	
<b>Rampton</b>								
Woodbeck	Adjacent Hounds Lodge	Retford Road	0.06	20/01250/FUL		24/11/2020	1	Conversion of ancillary building to a dwelling
Rampton	Greenways	Retford Road	0.07	22/01208/FUL	20/00922/OUT	05/05/2022	1	
<b>Ranskill</b>								
Ranskill	The Old Maltings	Blyth Road	0.1	22/01249/COU		19/12/2022	3	NEW PERMISSION.
<b>Retford</b>								
Retford	Willow Cottage Farm	Grove Coach Road	0.12	17/01551/FUL		13/03/2018	1	Extant permission. Discharge of conditions accepted Aug 2018.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Retford	Land at 56	Ordsall Park Road	0.1	18/00907/RSB	14/01045/FUL	13/09/2018	1	Site is extant. Discharge of conditions accepted Mar 2019.
Retford	Land at Ordsall House	All Hallows Close	0.15	18/01051/FUL		24/10/2018	1	Site is extant. Discharge of conditions application accepted in June 2022.
Retford	West of 28	Milnercroft	0.03	19/01617/FUL		25/02/2020	2	
Retford	33	Churchgate	0.04	20/00463/COU		04/01/2021	2	Former use retail.
Retford	88	Albert Road	0.03	20/00592/FUL		31/07/2020	2	Two residential studios
Retford	West of Co op	Welbeck Road	0.03	20/00663/FUL		20/10/2021	2	
Retford	Station Garage	Station Road	0.06	20/01301/FUL		17/12/2020	8	Mixed use with shop and employment.
Retford	Mason Arms	Spital Hill	0.18	20/01460/FUL		13/05/2021	5	Mixed use with retail, employment and takeaway.
Retford	Adjacent 20	Ordsall Road	0.1	20/01565/RES	18/00908/OUT	26/01/2021	1	Permission is extant. Discharge of conditions accepted Jun 2021.
Retford	10	Victoria Road	0.03	21/00272/FUL		22/06/2021	2	Conversion of 1 property into 3 flats.
Retford	Land at 4	Badgers Chase	0.06	21/00284/FUL	17/01418/FUL	26/04/2021	1	
Retford	28	Chapelgate	0.02	21/00391/FUL		14/06/2021	1	Mixed use with leisure use.
Retford	5	Grove Street	0.01	21/00570/COU		03/11/2021	1	
Retford	West Retford Hall	Rectory Road	0.18	21/00607/FUL	18/00912/RSB	07/09/2021	1	
Retford	72-74	Carolgate	0.02	21/00707/FUL		11/01/2022	5	Mixed use with shops. NMA agreed Nov 22.
Retford	22	Union Street	0.02	21/00964/FUL		16/08/2021	1	VOC agreed April 22.
Retford	North east of Sunnybank	Hollymount	0.06	21/01853/FUL		10/11/2022	2	NEW PERMISSION.
Retford	20	Carolgate	0.04	22/00357/COU		28/06/2022	8	
Retford	5	Market Place	0.03	22/01251/FUL		15/11/2022	1	NEW PERMISSION.



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<b>Rhodesia</b>								
Rhodesia	South of 63	Mary Street	0.24	17/00506/FUL		21/12/2017	9	Extant permission. Discharge of conditions accepted in 2021. VOC accepted in October 2022.
<b>Scrooby</b>								
Scrooby	Hawks Nest Cottage	Great North Road	0.08	20/01161/COU		10/11/2020	1	
Scrooby	The Homestead	Gibbet Hill Lane	0.27	20/01267/FUL		03/12/2020	0	Replacement dwelling. VOC granted June 21 to allow 1 dwelling only.
<b>South Leverton</b>								
South Leverton	Land at Priory Farm	Retford Road	0.25	21/00775/FUL	19/00429/OUT	27/01/2022	5	Permission is extant. Discharge of conditions accepted in 22.
<b>Sturton-Le-Steeple</b>								
Sturton-Le-Steeple	Littlewood House	Wheatley Road	0.06	17/01673/FUL		29/03/2018	1	Site is extant. NMA granted in November 2020.
<b>Styrrup/ Oldcotes</b>								
Styrrup/ Oldcotes	Adjacent Fairview Cottage	Main Street	0.04	21/00481/FUL		12/05/2022	1	Permission is extant. Discharge of conditions accepted Nov 22.
Styrrup/ Oldcotes	Opposite Harworth Avenue	Harworth Road	0.50	22/00729/FUL		18/11/2022	1	NEW PERMISSION
<b>Sutton-Cum-Lound</b>								
Sutton-Cum-Lound	West of	Sutton Lane	1.41	21/01017/RES	18/01175/OUT	14/01/2022	9	Permission extant. Discharge of conditions approved 2022.
Sutton-Cum-Lound	46	Town Street	0.12	22/01468/FUL		23/01/2023	4	NEW PERMISSION
<b>Torworth</b>								
Torworth	Barn 3 Manor Farm	Great North Road	0.09	19/00959/COU	17/00004/COU	09/10/2019	1	Permission extant. Discharge of conditions accepted February 2020.

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Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
<b>Treswell</b>								
Treswell	Barns at Manor Farm	Town Street	0.24	21/01030/FUL		26/09/2022	2	NEW PERMISSION.
Treswell	Forwood Farm	Wood Lane	0.08	22/01045/FUL		14/12/2022	2	NEW PERMISSION.
<b>Tuxford</b>								
Tuxford	Land at Mellors Garage	Newark Road	0.05	20/00346/FUL		13/07/2021	1	Permission extant. Discharge of conditions accepted Jan 2022. NMA determined April 2022.
Tuxford	Tuxford Methodist Church	Newcastle Street	0.14	20/01642/FUL	19/00925/FUL	28/04/2021	1	Permission extant. Discharge of conditions accepted Jul 21.
Tuxford	Outbuilding at Lodge Farm	Marnham Road	0.09	22/00643/FUL		28/09/2022	1	NEW PERMISSION.
Tuxford	Adjacent Mount View	Markham Road	0.42	22/01294/RES	19/00794/OUT	24/11/2022	5	NEW PERMISSION. Moved from Outline PP to Res PP.
<b>Walkeringham</b>								
Walkeringham	The Hazels	Caves Lane	0.16	19/01581/FUL		05/03/2020	1	
Walkeringham	Land north of Meadow View	Birdcroft Lane	0.26	21/00445/FUL	17/01090/FUL	08/10/2021	3	Permission extant. Discharge of conditions April 22.
<b>West Drayton/Rockley</b>								
Milton	4 Harehill Croft	Main Street	0.08	22/00168/FUL		27/04/2022	1	
<b>West Stockwith</b>								
West Stockwith	Chestnut Farm	Main Street	0.99	19/00477/FUL		10/07/2020	2	
<b>Wiseton</b>								
Wiseton	Barns at Grange Farm	Main Road	0.36	16/01331/COU		06/12/2016	1	Permission extant. Discharge of conditions accepted in 2017.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Wiseton	Wiseton Stables	Main Road	0.01	22/00191/FUL		18/11/2022	2	NEW PERMISSION.
<b>Worksop</b>								
Worksop	Land west of 124	Bridge Street	2	13/00115/RES	02/12/00004	21/05/2016	2	Permission is extant. Discharge of conditions accepted in 2017. Further discharge of condition application pending consideration.
Worksop	140A	Newcastle Avenue(Stubbing Lane)	0.13	13/00574/FUL		10/07/2013	0	Permission extant. Discharge of conditions accepted July 2013. Replacement dwelling.
Worksop	Ox Pastures Farm	Broad Lane	0.74	15/00236/FUL		30/12/2015	0	Permission extant. Discharge of conditions accepted Nov 2018. Replacement dwelling
Worksop	Rear of 10	Carlton Avenue	0.12	17/00794/RSB	15/01600/OUT	28/07/2017	1	Permission extant. Discharge of conditions accepted Nov 2019.
Worksop	43-45	Carlton Road	0.04	19/00386/COU		06/04/2020	3	Conversion of offices.
Worksop	108-110	Bridge Street	0.04	19/00501/FUL		27/06/2019	9	Discharge of conditions 22/01568/COND. Expires 30.11.2022. Falls under delegated decision.
Worksop	Chemodex	Canal Road	0.27	20/00132/FUL		05/05/2020	-1	Change of use from dwelling into offices.
Worksop	63A	Bridge Street	0.05	20/00269/FUL		27/07/2020	1	
Worksop	63	Bridge Street	0.05	20/00270/FUL		27/07/2020	2	
Worksop	Rear of 243	Sandy Lane	0.1	22/00088/FUL	20/00495/FUL	28/03/2022	1	
Worksop	Land between 34 & Loren	Highland Grove	0.13	20/00645/RES	16/01805/OUT	25/08/2020	2	
Worksop	The Cow House	Broad Lane	2.25	20/00810/FUL		03/06/2021	1	Permission extant. Discharge of conditions accepted Jul 22. NMA determined Feb 22.
Worksop	Drill Hall	Shaw Street	0.06	20/00993/COU		01/10/2020	5	

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Worksop	85	Potter Street	0.07	20/01107/FUL		14/12/2020	1	
Worksop	Adjacent 165	Baulk Lane	0.09	20/01452/OUT		05/01/2021	1	
Worksop	French Horn	Potter Street	0.04	20/01580/FUL		11/06/2021	1	
Worksop	(HMO)Rear of Colliery Inn	Grafton Street	0.03	20/01588/FUL		08/02/2021	1	
Worksop	72-76	Bridge Street	0.03	21/00216/FUL		09/04/2021	7	Conversion of offices
Worksop	North of 5	Stubbing Lane	0.17	21/00259/FUL		01/11/2021	4	
Worksop	Adjacent 7	Forrests Yard	0.03	21/00423/FUL		30/07/2021	2	Permission extant. Discharge of conditions accepted Aug 2022.
Worksop	Plot 5	Forest Hill Park	0.08	21/00655/FUL		28/07/2021	1	
Worksop	The Croft	Chesterfield Road	0.43	21/01110/OUT	02/08/00399	24/11/2021	4	
Worksop	Flat at 11	Gateford Road		21/01214/COU		30/09/2021	-1	COU from flat to sui generis.
Worksop	95	Raines Avenue		21/01679/COU		26/01/2022	-1	COU from flat to beauty therapist studio.
Worksop	14A	Bridge Street	0.02	21/01816/COU		01/03/2022	4	Permission extant. NMA determined Dec 22.
Worksop	East of The Greyhound PH	Cavendish Road	0.78	21/01827/FUL		15/02/2022	2	Permission extant. Discharge of conditions accepted Nov 22.
Worksop	East of 19	Milton Drive	0.03	21/01727/FUL		05/12/2022	1	NEW PERMISSION.
Worksop	Rear of 16	Gateford Road	0.01	21/01830/COU		06/09/2022	2	NEW PERMISSION.
Worksop	58	Retford Road	0.07	22/00054/FUL	19/00776/OUT	11/03/2022	2	
Worksop	Rear of 243	Sandy Lane	0.1	22/00088/FUL	20/00495/FUL	28/03/2022	1	
Worksop	51A & 51B	Watson Road	0.01	22/00258/COU		11/07/2022	3	Permission extant. Discharge of conditions accepted Jan 23.
Worksop	Rear of 171	Gateford Road	0.17	22/00369/FUL		24/05/2022	6	Permission extant. Discharge of conditions accepted Nov 2022.
Worksop	1 Godley Villas	Eastgate	0.01	22/00751/FUL		10/08/2022	1	NEW PERMISSION.

Site Name			Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Worksop	30-32	Gateford Road	0.04	22/00866/FUL		12/09/2022	4	NEW PERMISSION.
Worksop	2	Grasmere Road	0.04	22/01268/COU		28/11/2022	1	NEW PERMISSION.
Worksop	155	Gateford Road	0.01	22/01522/COU		03/01/2023	1	NEW PERMISSION.
Worksop	47 (Assisted Living)	Potter Street	1.15	22/01363/COU	20/00083/FUL	24/01/2023	7	NEW PERMISSION.
							<b>TOTAL: 372</b>	

## Appendix 2: Annex 1 Table 1.3: Part A – Small Sites with outline permission

Location	Site Name		Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
<b>Babworth/Ranby</b>								
Babworth/Ranby	Ranby Cottage Farm	Blyth Road	0.51	17/01751/PDN		01/03/2018	2	Previous use was agricultural buildings.
<b>Blyth</b>								
Blyth	Park Farm	High Street	0.23	18/00760/PDN		14/09/2018	2	Previous use was agricultural buildings.
<b>Carlton in Lindrick</b>								
Carlton-In-Lindrick	Adjacent to 9	Glamis Road	0.02	21/00208/OUT		23/03/2021	1	Previous use is garden land.
Carlton-In-Lindrick	Adjacent To The Cottage	Wigthorpe House Lane	0.06	21/01059/PDN		20/08/2021	1	Previous use is agricultural buildings.
Carlton-In-Lindrick	1	Queens Road	0.03	22/01410/OUT		19/12/2022	1	NEW PERMISSION. Previous use is a garage.
<b>Dunham-On-Trent</b>								
Dunham-On-Trent	Land adjoining The Mount	Upper Row	0.1	22/01620/OUT	17/00926/OUT & 19/01322/OUT	23/01/2023	1	Previous use is garden land.
<b>East Drayton</b>								
East Drayton	Land at	Church Lane	0.76	21/00120/OUT		21/05/2021	7	Previous use is vacant land.
<b>East Markham</b>								
East Markham	Rosedean Farm	Mark Lane	0.37	19/01459/PIP	18/01603/PIP	10/02/2020	9	Previous use is agricultural.
<b>Elkesley</b>								
Elkesley	North of The Barn	Twyford Lane	0.13	21/01436/OUT		15/11/2021	3	Previous use is vacant land.
<b>Everton</b>								
Everton	West of Stonegate Farm	Bawtry Road		19/01632/RES	20/01484/OUT	23/02/2021	5	Permission extant. Discharge of conditions accepted Oct 2021. 22/01224/RES determined in Nov 22 for 1 dwelling. 22/01440/RES refused in Dec 22 for 1 dwelling. 23/00014/RES pending for 1 dwelling.
<b>Laneham</b>								

Location		Site Name		Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings		
Laneham	North Beck Farm	Laneham Road	0.31	22/00443/FUL	21/00531/PDN	30/05/2022	1		
<b>Lound</b>									
Lound	Adjacent Hilltop, 121	Town Street	0.13	21/01861/OUT		14/06/2022	1	NEW PERMISSION	
<b>Mattersey</b>									
Mattersey	Adjacent to Priory Garage	Main Street	0.33	21/00540/OUT		29/06/2021	3	Previous use is vacant land.	
Mattersey	National Ministry Centre	Retford Road	0.52	21/00948/OUT	17/00746/OUT	10/08/2021	7	Previous use is car Park/playing field.	
<b>Misson</b>									
Misson	Morton Villa Farm	Springs Road	0.87	19/00430/PDN		24/05/2019	2	Extant permission. Discharge of conditions accepted Jul 2022.	
<b>Misterton</b>									
<b>Normanton-On-Trent</b>									
Normanton-On-Trent	Holly Crest Barns	Brotts Road	0.05	19/00270/PDN		26/04/2019	2		
<b>North Leverton/Habbleshthorpe</b>									
North Leverton/Habbleshthorpe	Land at Orchard Lodge	Southgore Lane	1.13	19/01082/OUT		13/07/2021	9		
<b>Ragnall</b>									
Ragnall	Vicarage Farm	Farhill Lane	0.04	20/00443/PDN		28/05/2020	2		
<b>Retford</b>									
Retford	Land at 61	Cobwell Road	0.1	20/01515/OUT		25/01/2021	5	Demolition of 1 dwelling and construction of 5.	
Retford	Carolgate House	Carolgate	0.08	21/01245/COU	21/000178/PDN	07/10/2021	4	COU from dance studio	
Retford	Churchgate Dental Clinic	Churchgate	0.02	22/01008/PDN		29/09/2022	1	NEW PERMISSION.	
<b>Scrooby</b>									

Location		Site Name		Area	Local Plan Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings		
Scrooby	North Of Sheepcote House	Great North Road	0.15	22/01327/OUT		06/01/2023	1	NEW PERMISSION.	
<b>Sturton-Le-Steeple</b>									
Sturton-Le-Steeple	The Bungalow	North Street	0.13	21/00823/OUT		09/07/2021	0	Extant permission. Discharge of conditions accepted Aug 2021.	
Sturton-Le-Steeple	Land off	Station Road	0.3	22/01123/OUT		14/12/2022	3	NEW PERMISSION.	
Sturton-Le-Steeple	Land off	Cross Street	0.03	22/01124/OUT		24/01/2023	1	NEW PERMISSION.	
Sturton-Le-Steeple	East of Woodcote	Freemans Lane	0.08	22/01125/OUT		05/10/2022	1	NEW PERMISSION.	
<b>Styrrup/ Oldcotes</b>									
Styrrup/ Oldcotes	Holme Farm	Styrrup Road	1.94	20/01621/PDN		20/01/2021	3		
<b>Sutton-Cum-Lound</b>									
Sutton-Cum-Lound	Land off	Station Road	0.06	20/00960/PDN		14/09/2020	1	21/00567/FUL approved Jun 2021 to provide septic tank to service dwelling	
<b>Tuxford</b>									
<b>Walkeringham</b>									
Walkeringham	Plot 1 Adjacent to The Laurels	Station Road	0.22	19/01548/OUT		12/02/2020	1	Extant permission. Discharge of conditions accepted in May 2022.	
<b>West Drayton/Rockley</b>									
Milton	1 Harehill Croft	Main Street	0.08	22/00071/OUT		22/04/2022	1		
<b>Worksop</b>									
Worksop	27	Ely Close	0.02	20/00040/PDN		25/02/2020	1		
Worksop	Woodfield	Sparken Hill	0.18	20/00399/OUT	17/00448/RSB	28/08/2020	1		
Worksop	The Croft	Chesterfield Road	0.43	21/01110/OUT	02/08/00399	24/11/2021	4	NEW PERMISSION.	
							<b>TOTAL: 87</b>		



**Appendix 2: Annex 1 Table 1.4: Part A – Major Sites with full permission – under construction**

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
<b>Sites with Full planning permission - under construction</b>															
Beckingham	1	18/00361/RES	Res	Land off Station Road	24	0	0							24	Site ("The Willows") completed
Beckingham	2.38	18/00362/RES	Res	Land north of Station Road	20	21	0							41	Site completed in 2021/22
Beckingham	1.2	16/00877/FUL	Full	Rear of 1 to 29 Vicarage Lane	0	0	13	20						33	Albermarle Homes 'Vicarage Fields' development. 13 homes completed to Dec 2022, with remaining 20 dwellings under construction as at 31.12.2022. Expected to be completed and off site by March 2023.
Blyth	0.83	19/01432/RES	Res	Land at Bawtry Road	0	10	0							10	Completed development in 2021.
Carlton in Lindrick	6.04	18/01148/FUL	Full	Land east of Doncaster Road	37	46	38	6	2					129	Avant Homes "Hawfinch Place" development. Remaining 8 dwellings under construction as at 31.12.2022 which are expected to be completed by April 2023
Carlton in Lindrick	13.77	19/01137/RES	Res	Firbeck Colliery, Doncaster Road	0	0	37	3	30	40	40	40	40	400	Reserved Matters approval for full 400 dwellings granted in Sept 2020. Being brought forward by Keepmoat. 37 units completed and 47 dwellings under construction as at 31.12.2022. Sales agent indicated 5-6 years to site completion. Council has taken a cautious approach and assumed delivery rate of 40 pa.
East Markham	1.49	16/00854/RES	Res	Former Poultry	11	24	6							41	Site completed construction in July 2022

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
				Factory, Mark Lane											
Harworth/Bircotes	7.5	13/00793/FUL	Full	Plumtree Farm (Persimmon), Bawtry Road	30	0	0							30	Site completed in 2020/21.
Harworth/Bircotes	2.4	17/01566/RES	Res	Harworth Colliery (Jones), Scrooby Road	17	25	0							42	Site completed in 2021/22
Harworth/Bircotes	2.82	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	26	38	16	12						92	Simpson Park' development (now Tilia Homes). RM consent for 125 units granted Mar 2018. 113 units completed to Dec 2022, with remaining 12 dwellings under construction as at 31.12.2022. 4 homes remaining to sell as at 24.01.23, with expectation of completion by 31st March 2023.
Harworth/Bircotes	4.5	19/00876/OUT	Full	South of (DN11 8PB), Tickhill Road	0	48	58	17	40					163	Hybrid consent granted for up to 650 dwellings (including full permission for Phase 1 of 161 units) in Oct 2019. 20/00397/FUL approved additional 2 dwellings on Phase 1. Developer is Barratt. 106 units completed and 52 dwellings under construction as at 31.12.2022. 25 plots remaining to sell, with sales agent indicating expect Phase 1 to be complete late 2023/ early 2024
Harworth/Bircotes	1.17	19/01280/FUL	Full	Land at Common Lane	0	0	20							20	"Madison Court" development by Bersahill. 7 dwellings under construction

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
															as at 31.12.2022. Remaining capacity is 5 dwellings.
Harworth/Bircotes	4.54	20/00051/FUL	Full	Land off Essex Road	0	0	32	8	30	30	20			120	Gleeson "Vickers Grange" development. 32 units completed with 41 dwellings under construction as at 31.12.2022. Remaining capacity is 47 dwellings.
Harworth/Bircotes	3.39	21/01377/RES	Res	Phase 2b Harworth Colliery (Harron Homes) DN11 8J, Scrooby Road	0	0	0	4	20	30	30	30	19	133	Harron Homes "Simpson Park" development. 26 dwellings under construction as at 31.12.2022. Remaining capacity is 106 dwellings. Site delivery moved back a year as no completions at December 2022. Show homes and marketing suite in place. First completions scheduled for Feb 2023.
Harworth/Bircotes	3.39	21/01415/RES	Res	Phase 2a Harworth Colliery (Miller Homes) DN11 8AB, Scrooby Road	0	0	0	4	30	30	30	22		116	Miller Homes "Simpson Park" development. 62 dwellings under construction as at 31.12.2022. Remaining capacity is 54 dwellings. Site delivery shifted back as no completions at December 2022.
Harworth/Bircotes	13.88	21/01603/RES	Res	Phase 2 South of Tickhill Road	0	0	0	8	10	30	40	40	40	352	Moved from full PP not under construction to under construction. 19 dwellings under construction as at 31.12.2022. Remaining capacity is 333 dwellings. The developer is Barratt Homes. Initial completions expected late 2022
Hodstock/Langold	7.52	20/00916/RES	Full	Land east of Doncaster Road (Gleeson)	0	0	20	10	30	30	30	30	15	165	Gleeson "Firbeck Fields" development. 20 units completed and 63 dwellings under construction as at

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
															31.12.2022. Remaining capacity is 82 dwellings.
Mattersey and Mattersey Thorpe	0.88	18/01411/RES	Res	Manor Farm, Brecks Lane	0	0	17							17	Site completed construction in November 2022
North Leverton/Habblesthorpe	1.13	19/00265/RES	Res	Land south west of Orchard Lodge, Southgore Lane	0	0	0		15					15	"Olina Gardens" development by Iasa Homes. 7 dwellings under construction as at 31.12.2022. Remaining capacity is 8 dwellings. Site delivery moved back a year as no completions at December 2022. Agent indicates the dwellings are under construction at 01.02.2023; and aiming to be off site by end of March.
Ranskill	1.5	19/01653/FUL	Full	South of Ranskill Churchyard, Great North Road	0	5	8		7					20	0 dwellings under construction as at 31.12.2022. Remaining capacity is 7 dwellings. Site delivery moved back a year as there are no further construction at December 2022.
Ranskill	1.48	21/01666/RES	Res	Land west of Great North Road	0	0	0		20	7				27	Moved from full PP not under construction to under construction. Moved forward two monitoring period as it is under construction. 14 dwellings under construction as at 31.12.2022. Remaining capacity is 13 dwellings. Developer is Hughes McLaughlin Homes Limited and it is currently completed phase 1 and moving into phase two of development. Timeframe for delivery expected to be within 12-18 months.

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Retford	0.3	01/03/00286	Full	Babworth Mews, Babworth Road	0	3	0		7					10	Site should be for a total of 18 dwellings, with 11 completed to date and remaining 7 dwellings under construction. Site has not had activity since November 2021. Site delivery moved back a year as there are no further construction at December 2022. There was a non-material amendment in 2020, then 2 variation of conditions applications in Sep 20, and May 21. Implies application in extant.
Retford	0.92	01/06/00280	Full	Land at London Road	1	0	0							1	Completed in 2021
Retford	3	01/08/00182	Full	Fomer Newell and Jenkins site, Thrumpton Lane	3	3	4		10					20	Permission is for 76 dwelling however 42 dwellings were completed out of the monitored period of the Housing Trajectory. Delivery rate has been moved back one year. 7 dwellings under construction as at 31.12.2022. Remaining capacity is 3 dwellings.
Retford	2.1	01/11/00242	Full	Idle Valley, Amcott Way	18	5	0							23	Completed in 2021.
Retford	0.9	01/11/00243	Full	North of cricket field Amcott Way	0	0	0		10	6				16	Missed off list before. Site was granted permission in 2013 and was implemented. "Valley View" development by Able Homes. Non-material amendment granted in Sep 2021, then variation of condition application granted in Nov 2021. 13 dwellings under construction as at 31.12.2022. Remaining capacity is 3 dwellings.

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Retford	1.08	01/11/00284	Full	Fairy Grove Nursery, London Road	13	0	0							13	Site completed 2020.
Retford	2.24	12/01312/FUL	Full	King Edward VI School, London Road	2	0	0							2	Site completed 2020.
Retford	10.94	16/01777/FUL	Full	Kenilworth Nurseries, London Road (Phase 1)	34	32	21							87	"The Brambles" development by Harron Homes. This development has completed construction and lived in.
Retford	5.39	18/00695/FUL	Full	Rear of Kenilworth Nurseries (Phase 2)	0	0	20	7	30	30	22			109	"The Brambles" development by Harron Homes. 20 dwellings completed and 21 dwellings under construction as at 31.12.2022. Remaining capacity is 68 dwellings. Developer indicates scheme will be completed by 2025.
Retford	1.9	18/01445/RES	Res	Land west of Tilm Lane	29	21	4	8						62	8 dwellings under construction as at 31.12.2022. Linden Homes development. Completion expected in this monitoring year
Retford	4.23	19/01477/RES	Res	Land west of Tilm Lane	0	18	36	3	30	20				107	30 dwellings under construction as at 31.12.2022. Linden Homes development Remaining capacity is 23 dwellings.
Retford	0.09	18/00748/FUL	Full	18-20 West Street	0	0	12							12	Site completed construction in April 2022

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Retford	0.08	18/01037/FUL	Full	4 Chapelgate	0	0	0		21					21	Moved from full PP not under construction to under construction. Moved back one monitoring period as there are no completions yet. 7 dwellings under construction as at 31.12.2022. Remaining capacity is 14 dwellings.
Retford	0.03	19/01537/FUL	Full	21 Bridgegate	13	0	0							13	Site completed 2020.
Retford	0.16	19/00455/FUL	Full	Church of St Albans, London Road	0	0	0		10					10	The developer is Hardy Building Services and the development is under construction is currently at the stage of Internal steelwork and walling currently being constructed. Provisional target completion is late 2023.
Retford	19.47	20/01477/RES	Full	North Road (Trinity Farm) Phase 1	0	6	50	11	60	60				187	Outline application approved Jan 2022; and RM May 2021 for 187 units. Delivered by Avant Homes. 56 units completed and 78 dwellings under construction as at 31.12.2022. Remaining capacity is 53 dwellings. Build rate informed by engagement with Avant Homes, historical evidence and aligns with SOCG [BDC-18]
Retford	2.69	21/00357/RES	Res	Longholme Road	0	0	0		28	32				60	Bellway Homes "Longholme Park" development. Development underway with further 38 dwellings under construction as at 31.12.2022. Remaining capacity is 22 dwellings. Site delivery moved back a monitoring year as there are

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
															no completions at December 2022.
Rhodesia	3.59	16/00725/FUL	Full	Former Dormer Tools (Walker & Sons), Shireoaks Road	31	5	0							36	Completed in 2021.
Rhodesia	5.1	18/00337/FUL	Full	Land south of Tylden Road	22	14	23		30	22				111	"Chapel Waters" development. 0 dwellings under construction as at 31.12.2022. Remaining capacity is 52 dwellings. Site delivery slightly altered as there are no units under construction at December 2022.
Rhodesia	4.23	19/00852/FUL	Full	Land west of Queen Elizabeth Crescent	0	0	32	5	30	30	30			127	Gleeson Developments "Rhodes Point" scheme. 46 dwellings under construction as at 31.12.2022. Remaining capacity is 49 dwellings. Currently 1/4 of the way through construction and expect to be completed by the end of 2024. Council has taken cautious approach and assumes completion in 2025/6
Shireoaks	26.5	17/00271/RES	Res	Land north east of St Lukes School (Harron), Shireoaks Common	29	43	25	7	4					108	10 dwellings under construction as at 31.12.2022. Remaining capacity is 1 dwellings. 5 houses left to sell. Harron Homes indicate will be completed and off site by May 2023
Shireoaks	3.16	18/00648/RES	Res	Wood End Farm, Coach Road	33	9	4							46	Site completed construction in October 2022



Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Shireoaks	1.55	19/01642/FUL	Full	South of Woodend Farm	0	21	7							28	Site completed construction in September 2022
Styrrup/ Oldcotes	1.33	18/00195/PDN	Full	Harworth House, Blyth Road	94	0	0							94	Site completed in 2020.
Sutton cum Lound	1.46	20/00497/RES	Res	Gate Cottage and land Lound Low Road	0	1	9	1	11	11				33	Fenwood Developments. 10 units completed and 23 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings.
Tuxford	3.22	19/01165/RES	Res	Land at Ashvale Road	0	80	6							86	Site completed construction in May 2022
Walkeringham	1.29	19/00945/RES	Res	Land South of Station Road	0	0	0	11	20					31	Development by Gr33n Homes. 31 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings. All homes on site sold
Worksop	7.82	16/01487/RES	Res	Land at Gateford Park (Barratt S81 7RD)	66	19	0	1						86	Remaining 1 dwelling under construction as at 31.12.2022. Remaining capacity is 0 dwellings.
Worksop	0.34	16/01556/FUL	Full	Land at Monmouth Road	18	0	0							18	Site completed in 2020/21.
Worksop	8.18	17/00033/RES	Res	Land at Gateford Park (Jones Homes)	36	31	15	20	35	11				148	Jones Homes "Gateford Park" scheme. 82 units completed and 52 dwellings under construction as at 31.12.2022. Remaining capacity is 14 dwellings. The development has phases 7, 8, 9 and 10 to complete. Sales agent estimated at least two years to completion.
Worksop	2.04	18/00862/RES	Res	Thievesdale House Phase 1, Blyth Road	10	35	0							45	Site completed in 2021/22

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Worksop	8.95	19/01408/RES	Res	South of Gateford Road	2	45	41	14	40	40	16			198	Countryside Properties "Hall Park" scheme. 88 units completed and 46 dwellings under construction as at 31.12.2022. Remaining capacity is 64 dwellings. 14 further completions scheduled to end of March 2023. Average sales rate informed future trajectory
Worksop	9.89	20/00109/RES	Res	Lot 3 Gateford Park (Barratt), Gateford Road	0	34	74	24	50	50	44			276	Barratt Homes "Gateford Park" scheme. 108 units completed and 117 dwellings under construction as at 31.12.2022. Remaining capacity is 54 dwellings. Delivery expected to finish earlier due to the high amount of dwellings built. 65% has been built out and sold with the rest of the development to be completed by 2024. Council taken more cautious view and expect completion by Spring 2026
Worksop	1.29	20/00178/RES	Res	Thievesdale Phase 2, Blyth Road	0	0	14	6	20					40	"The Burrows" development by Rippon Homes. 14 units completed and 26 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings.
Worksop	0.3	17/00053/FUL	Full	239 Sandy Lane	0	0	0		10					10	Lakeside Court Development. 10 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings. Site delivery moved back a monitoring year as there are no completions at December 2022. As at Jan 2023 all plots erected with windows

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
															and doors in; with fit-out underway. Expect completion of all units in 2023.
Worksop	1.31	20/00183/FUL	Full	Former Mansfield Hosiery, Retford Road	0	0	16	30	8					54	Dukeries Homes development. 16 units completed and 38 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings. Scheme nearly finished with final fittings going in. Scheme is for affordable housing
Worksop	0.65	20/01363/COU	Full	Ryton Park Primary School, Memorial Avenue	0	0	30							30	Omitted site. Granted permission in 2021 it is a former school site. Site completed construction September 2022.
Worksop	0.22	21/00995/COU	Full	Former Police Station, Potter Street	0	0	14							14	Planning consent granted for COU in Oct 2021. Scheme implemented and conversion completed in July 2022
			<b>Full Planning Permission Annual Totals:</b>		<b>619</b>	<b>642</b>	<b>722</b>	<b>240</b>	<b>698</b>	<b>509</b>	<b>302</b>	<b>162</b>	<b>114</b>	<b>4362</b>	

**Appendix 2: Annex 1 Table 1.5: Part A – Major Sites with full permission**

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
<b>Sites with Full planning permission - not commenced</b>															
Beckingham	0.17	20/01325/RES	Res	North East of Dunelm, Church Street					8	10				18	Developer Gr33n Homes scheduled to start on site June/July 2023, with 1st completions in Jan 2024. Expected with site completion June 2024
Beckingham	1.65	21/00183/RES	Res	Land between Walkeringham Road and Vicarage Lane						20	10			30	
Beckingham	2.9	21/00930/RES	Res	Land south of and adjoining Station Road						36	21			57	Moved from Outline to Full PP. Development of 57 bungalows (of which 20 are affordable). Developer Forge Homes intend to start on site April 2023, with first completions June 2024 and site completion Aug 2025
Blyth	0.67	20/01707/FUL	Full	Woodlea 55 Bawtry Road					5	4				9	Developer Nectouild Ltd started on site in Summer 2022. Completions are delayed waiting for NMA application outcome (ref: 23/00013/NMA). Expected site completion date early is 2024.
Cuckney	33.63	15/01037/FUL	Full	Welbeck Colliery, Budby Road					10	30	25			65	The permission will expire in August 2023. All associated conditions have been discharged most recently in 2018 ref: 18/00798/COND. Site is Neighbourhood Plan allocation. The Welbeck Estate contractually have a developer on board for the site who intends to proceed with a planning submission in time before expiry of Reserved

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
															Matters on the housing element.
Harworth/Bircotes	2.83	19/00433/FUL	Full	Land off Beverley Road						12	30	30	30	<b>102</b>	Danum Developments (Steve Mosby). DISCON applications submitted Jan 2023
Langold/Hodscok	17.24	21/01730/RES	Res	Land north & west of Chestnut Road						16	30	30	30	<b>296</b>	Barratt David Wilson Homes "Knights View" development. Developer in place and progress being made with range of condition discharge applications submitted
Nether Langwith	1.84	16/01216/FUL	Full	South of Portland Road					10	5				<b>15</b>	Developer Harper Crew started on site in late 2022. Both applications are being developed at the same time. First completions expected in Spring 2023 and site completion is expected in Summer 2025.
Nether Langwith	0.92	20/00634/RES	RES	South of Portland Road					10	10	4			<b>24</b>	Developer Harper Crew started on site in late 2022 to implement the hybrid permission (15 dwellings). Site is going to be developed at the same time as the reserved matters permission (20/00634/RES). First completions expected in Spring 2023 and site completion is expected in Summer 2025.
Retford	3.9	21/00554/RES	Res	North of Bracken Lane				10	25	35	1			<b>71</b>	Taggart Homes "Bracken Fields" development. Developer Taggart Homes (TH Retford Ltd) started on site in late 2022, with first completions in expected in October. Expected site completion Jan 2026.

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Walkeringham	0.95	21/00007/RES	Res	Land Between Pinders Croft And The Chapel, High Street							4	10		14	RM approval granted Nov 2022. Development in place (Chilli Construction) who intend to progress, and envisage 1 yr build out when get on site
Walkeringham	1.4	21/01588/RES	Res	Land at Beckingham Road							5	20		25	RM approval granted Dec 2022. Condition discharge applications submitted Jan 2023. Agent confirmed the applicant is unsure when they are anticipating making a start on the site. Although confirmed they do anticipate building the dwellings, have therefore provided indicative phase to ensure the permission does not lapse.
Worksop	18.14	21/01414/RES	Res	Land south of Gateford Road						20	30	30	30	110	RM consent granted April 2022. Bellway Homes Gateford Quarter development. Development has started on site with units being actively marketed
Worksop	0.13	21/00736/FUL	Full	Former Magistrates Court					26					26	Conversion of Magistrates Court to 26 apartments. Discharge of conditions applications progressing
			<b>Full Planning Permission Annual Totals:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>94</b>	<b>198</b>	<b>160</b>	<b>120</b>	<b>90</b>	<b>862</b>	

## Appendix 2: Annex 1 Part B: Sites with Outline Planning Permission, Local Plan allocations, Neighbourhood Plan allocations and Worksop Central DPD allocations

**Part B: Table 1.1 Major Sites with Outline Planning Permission**

Site Name	Adjacent South Fields, Station Road, Beckingham				
Local Plan Ref	18/01491/RSB and 22/01019/RES				
Site Area (ha)	0.96 ha				
Total Capacity	15				
Plan period completions	15				
Five Year completions	15				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			15		
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
The reserved matters submitted by a housebuilder – Albermarle Homes was approved 7 February 2023. Approval of RM points to clear progress with bringing forward development.					
<b>Current planning status and progress towards the submission of an application</b>					
Outline consent has been granted, reserved matters approved 7 February 2023 (22/01019/RES)*.					
<b>Progress with site assessment work</b>					
The developer has undertaken technical site assessment work to inform the reserved matters.					
<b>Site viability</b>					
No known issues					
<b>Availability: ownership, any existing uses, etc</b>					
The site is in private ownership and has a housebuilder (Albermarle Homes) attached to it.					
<b>Infrastructure provision</b>					
None required					

\*Reserved matters identified for information only as agreed past the end date of this report.

Site Name	Land adjacent to Yew Tree Road, Elkesley				
Local Plan Ref	20/00959/OUT				
Site Area (ha)	1.80 ha				
Total Capacity	39				
Plan period completions	39				
Five Year completions	39				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions		30	9		
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
Outline consent granted 20 December 2021, with access arrangements agreed. The planning permission is extant.					
<b>Current planning status and progress towards the submission of an application</b>					
Outline consent has been granted, and the developer is currently preparing a reserved matters application which is expected in the short term.					
<b>Progress with site assessment work</b>					
The developer has undertaken technical assessment work to inform the planning application					

<b>Site Name</b>	<b>Land adjacent to Yew Tree Road, Elkesley</b>
<b>Site viability</b>	No known issues/abnormal costs that impact viability. Inclusion of an element of retail enhances viability.
<b>Availability: ownership, any existing uses, etc</b>	The site is in private ownership and has a developer/ register provider (Platform New Homes) attached.
<b>Infrastructure provision</b>	Electric Vehicle and Ultra Low Emission Vehicle charging points required.

<b>Site Name</b>	<b>Harworth Colliery, Scrooby Road, Harworth and Bircotes</b>				
Local Plan Ref	61/09/00052, 17/01728/OUT, 17/01566/RES, 17/01575/RES, 18/01210/OUT, 19/00876/OUT, 21/01377/RES, 21/01415/RES, 22/01591/RES				
Site Area (ha)	58.47 ha				
Total Capacity	1300 (total site capacity)				
Plan period completions	1239 (overall), of which 856 from outline consent				
Five Year completions (outline)	136				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions (outline)				64	72
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
Outline consent has been granted for the whole site but the site will be delivered in phases. Harworth Group are acting as a master developer. Phase 1 is complete. Phase 2a and 2b of 18/01210/OUT commenced in July 2022. Three housebuilders currently on site. The developer has advised proposed build out rate as above.					
<b>Current planning status and progress towards the submission of an application</b>					
Reserved Matters: 21/01377/RES (132 dwellings) and 21/01415/RES (116 dwellings) commenced in July 2022 and are being built out by Miller Homes and Harron Homes.					
<b>Progress with site assessment work</b>					
The site promotor and involved housebuilders have undertaken a range of technical assessments to inform outline and reserved matters schemes. A masterplan for the wider site was approved as part of 18/01210/OUT.					
<b>Site Viability</b>					
Site is a former colliery site which could incur some abnormal costs. Reserved Matters and commencement indicates ability to deliver, albeit with some allowances made to infrastructure provision to reflect the viability position. No affordable housing reflecting viability position.					
<b>Availability: ownership, any existing uses, etc</b>					
Brownfield site owned by the Harworth Group, and is anticipated to be built out in phases by multiple house builders. Three housebuilders (Miller Homes, Harworth Estates Investments Limited and Harron Homes) are on site currently. Harworth Group also intends to deliver Built-to-Rent family homes on the site in addition to disposal of land to house builders.					
<b>Infrastructure provision</b>					
The access arrangements phase 1 and 2 are in place. Open space will be required on site, with support for public transport and for community facilities required. An RM application for infrastructure works and discharge of conditions to facilitate Phase 3 of the development was submitted in November 2022 (22/01591/RES) which will unlock further development parcels.					



Site Name	South of Tickhill Road, Harworth and Bircotes				
Local Plan Ref	19/00876/OUT (Hybrid), 21/01603/RES				
Site Area (ha)	26.8ha				
Total Capacity	650 dwellings (total site capacity)				
Plan period completions	650 dwellings				
Five Year completions (outline)	200				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions	50	30	40	40	40
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
Greenfield site being brought forwards by David Wilson Homes.					
<b>Current planning status and progress towards the submission of an application</b>					
Hybrid application (19/00876/OUT) granted for up to 650 homes, including full consent for Phase 1 (161 homes). 20/00397/FUL approved increase of +2 dwellings in Phase 1. RM approval granted for Phase 2 of 352 dwellings in April 2022 (21/01603/REM). Phase 3 would include 135 dwellings.					
<b>Progress with site assessment work</b>					
The site promotor and involved housebuilders have undertaken a range of technical assessments to inform outline and reserved matters schemes. A masterplan for the wider site was approved as part of 19/00876/OUT.					
<b>Site viability</b>					
15% affordable provision secured through S106.					
<b>Availability: ownership, any existing uses, etc</b>					
Greenfield site, controlled by David Wilson Homes.					
<b>Infrastructure provision</b>					
No particular requirements for strategic infrastructure. Spine road delivered which runs through different phases of development.					

Site Name	Land off Bramble Way, Harworth and Bircotes				
Local Plan Ref	19/01297/OUT				
Site Area (ha)	0.45 ha				
Total Capacity	10				
Plan period completions	10				
Five Year completions	10				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions		5	5		
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
Outline consent has been granted (Aug 2022). Site commencement is subject to Reserved Matters being submitted and approved.					
<b>Current planning status and progress towards the submission of an application</b>					
Outline consent has been granted, it is understood that the site has been sold to a developer who is progressing preparation of an RM application and intends that development will commence within 12 months.					
<b>Progress with site assessment work</b>					
The site promotor has undertaken initial technical assessment work to inform the outline scheme.					
<b>Site viability</b>					
No known issues.					

<b>Site Name</b>	<b>Land off Bramble Way, Harworth and Bircotes</b>
<b>Availability: ownership, any existing uses, etc</b> The site is in private ownership. Understood that a housebuilder is now involved.	
<b>Infrastructure provision</b> None required.	

<b>Site Name</b>	<b>Land at Corner Farm, Hayton</b>				
Local Plan Ref	19/01002/OUT				
Site Area (ha)	0.76 ha				
Total Capacity	19				
Plan period completions	19				
Five Year completions	19				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			10	9	
<b>Developer's delivery intentions including anticipated start and build out rates</b> Outline consent has been granted in Feb 2020. Site commencement is subject to Reserved Matters being submitted and approved.					
<b>Current planning status and progress towards the submission of an application</b> Outline consent has been granted, it is expected that a reserved matter be submitted for approval of not later than the expiration of three years beginning with the date of this permission.					
<b>Progress with site assessment work</b> The site promotor has undertaken initial technical assessment work to inform the outline scheme					
<b>Site viability</b> No known issues.					
<b>Availability: ownership, any existing uses, etc</b> The site is in private ownership, there is no known housebuilder attached to it.					
<b>Infrastructure provision</b> None required.					

<b>Site Name</b>	<b>Land adjacent to Manor Farm, Brecks Lane, Mattersey</b>				
Local Plan Ref	20/00349/OUT				
Site Area (ha)	1.64 ha				
Total Capacity	25				
Plan period completions	25				
Five Year completions	25				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			10	15	
<b>Developer's delivery intentions including anticipated start and build out rates</b> Outline consent has been granted on 4 <sup>th</sup> September 2020. Site commencement is subject to Reserved Matters being approved.					
<b>Current planning status and progress towards the submission of an application</b> Outline consent has been granted. Reserved Matters (21/00661/RES) was refused (24/02/2022) due to the proposed housing mix being inconsistent with the Mattersey Neighbourhood Plan, landscape impact of raised levels and boundary transition. An application to discharge conditions was also submitted and subsequently withdrawn (21/00699/COND). However a revised full application was submitted on 1 December 2022 (22/01621/FUL) for development of 24 dwellings and is under consideration, providing					

<b>Site Name</b>	<b>Land adjacent to Manor Farm, Brecks Lane, Mattersey</b>
clear evidence of progress.	
<b>Progress with site assessment work</b>	
The site promotor has undertaken initial technical assessment work to inform the outline scheme.	
<b>Site viability</b>	
No known issues/abnormal costs that impact viability.	
<b>Availability: ownership, any existing uses, etc</b>	
Site is in private ownership. Developer is Emerald Property Developments.	
<b>Infrastructure provision</b>	
The site has been reliant on access being in place for site 18/01411/RES to the north which has now been completed.	

<b>Site Name</b>	<b>Ashes Park Avenue, Worksop</b>				
Local Plan Ref	14/00431/OUT, 16/01487/RES, 17/00033/RES and 20/00109/RES				
Site Area (ha)	40 ha				
Total Capacity	750 dwellings				
Plan period completions	750 dwellings (of which 56 remain with outline consent)				
Five Year completions	190				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions	85	61	44		
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
The original outline permission for Land at Ashes Avenue Park for 750 dwellings was granted 27 May 2015. There is 56 dwellings remaining as other permissions make up the rest of the site. Developer in place – Barratt David Wilson.					
<b>Current planning status and progress towards the submission of an application</b>					
Reserved matters consents approved - 16/01487/RES (250 dwellings), 17/00033/RES (168 dwellings) and 20/00109/RES (276 dwellings), totalling 694 dwellings. Residual 56 dwellings.					
<b>Progress with site assessment work</b>					
The developers have undertaken detailed technical work to inform the reserved matters.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Developer in place – David Wilson Homes.					
<b>Infrastructure provision</b>					
The site is expected to provide a 1FE primary school, community facilities and open space. None is required prior to dwellings coming forward.					

<b>Site Name</b>	<b>North of Thievesdale Lane, Worksop</b>
Local Plan Ref	15/01477/OUT, 20/00178/RES, 22/01485/FUL
Site Area (ha)	16.56 ha
Total Capacity	182 dwellings (97 without reserved matters permission)
Plan period completions	97
Five Year completions	97

Site Name	North of Thievesdale Lane, Worksop				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions		30	30	30	7
<p><b>Developer's delivery intentions including anticipated start and build out rates</b> Outline consent has been granted for 182 dwellings and the site will be delivered in phases. Phase 1 for 45 dwellings is complete, Phase 2 (20/00178/RES) is under construction for 40 dwellings. A mixed use permission; the employment component (21/00867/RES) lies within the red line boundary for Local Plan site allocation HS1 Peaks Hill Farm. The employment component is expected to be taken forward as part of the masterplan process for the site allocation. A full application for 91 dwellings has been submitted (22/01485/FUL). The application was validated in November 2022.</p>					
<p><b>Current planning status and progress towards the submission of an application</b> 40 dwellings (20/00178/RES) commenced construction in July 2022. The outline permission has 97 dwellings outstanding. 21/00867/RES approved for employment use. A full planning application for 91 dwellings is pending determination (22/01485/FUL) providing clear evidence of progress.</p>					
<p><b>Progress with site assessment work</b> The developers have undertaken detailed technical work to inform the reserved matters. Rippon Homes have submitted all three applications.</p>					
<p><b>Site viability</b> No known issues/abnormal costs that impact viability.</p>					
<p><b>Availability: ownership, any existing uses, etc</b> Site is owned by Carlton Forest Group LLP. Rippon Homes Ltd is constructing permission 20/00178/RES and has submitted the application for the final phase of development.</p>					
<p><b>Infrastructure provision</b> Access arrangements to Phase 2 are in place (support Phase 1 as well).</p>					

## Appendix 2: Part B: Table 1.2 Sites allocated in the Bassetlaw Local Plan

Site Name	Milnercroft, Retford				
Local Plan Ref	HS8				
Site Area (ha)	0.45 ha				
Total Capacity	5				
Plan period completions	5				
Five Year completions	5				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			5		
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
The site is Council owned; Housing Services have identified the site for development once the Plan is adopted. The Council advise that work could start on site to enable delivery in 2025/26.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is proposed as a site allocation in the Local Plan for affordable housing. The Council have identified the site as having the potential for additional council housing, and consider there is a realistic prospect of the site delivering in the next five years. Initial work has been undertaken to confirm access arrangements to the site.					
<b>Progress with site assessment work</b>					
Site assessment work for the Bassetlaw Local Plan complete.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Site is owned by the Council who are expected to be the housebuilder. Site is a former allotment site, with one active plot; the allotment holder will be re-located to an existing site in the locality prior to development commencing.					
<b>Infrastructure provision</b>					
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].					

Site Name	Station Road, Retford				
Local Plan Ref	HS12				
Site Area (ha)	0.1 ha				
Total Capacity	5				
Plan period completions	5				
Five Year completions	5				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				5	
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
The landowner intends to submit an application for an outline permission once the Local Plan is adopted. Their engagement in the Local Plan process indicate the site could deliver housing in the next five years.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is proposed as a site allocation in the Local Plan.					
<b>Progress with site assessment work</b>					
Site assessment work for the Bassetlaw Local Plan complete.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					

<b>Site Name</b>	<b>Station Road, Retford</b>
<b>Availability: ownership, any existing uses, etc</b>	
The landowner confirms the availability of the site for development following adoption of the Local Plan. The site comprises a car sales garage. Demolition is expected.	
<b>Infrastructure provision</b>	
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].	

<b>Site Name</b>	<b>Former Elizabethan High School, Retford</b>				
Local Plan Ref	HS9				
Site Area (ha)	1.3 ha				
Total Capacity	46				
Plan period completions	46				
Five Year completions	46				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				16	30
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
Site is owned by Nottinghamshire County Council, a housebuilder is not attached. Through the Statement of Common Ground [BDC-13] NCC confirm that a planning application is expected to be submitted for the site following adoption of the Local Plan. NCC advise that the site is expected to deliver housing, including an element of specialist housing in the next five years.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is proposed as a site allocation in the Local Plan.					
<b>Progress with site assessment work</b>					
Site assessment work for the Bassetlaw Local Plan complete.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Site is owned by Nottinghamshire County Council, a housebuilder is not attached. Site clearance has taken place.					
<b>Infrastructure provision</b>					
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].					

<b>Site Name</b>	<b>St Michael's View, Retford</b>				
Local Plan Ref	HS10				
Site Area (ha)	0.38 ha				
Total Capacity	20				
Plan period completions	20				
Five Year completions	20				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				20	
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
Site is owned by Nottinghamshire County Council, a housebuilder is not attached. Through the Statement of Common Ground [BDC-13] NCC confirm that a planning application is expected to be submitted for the site following adoption of the Local Plan. NCC advise that the site is expected to deliver housing, including an element of specialist housing in the next five years.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is proposed as a site allocation in the Local Plan.					

<b>Site Name</b>	<b>St Michael's View, Retford</b>				
<b>Progress with site assessment work</b>					
Site assessment work for the Bassetlaw Local Plan complete.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Site is owned by Nottinghamshire County Council, a housebuilder is not attached. Site clearance has taken place.					
<b>Infrastructure provision</b>					
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].					

<b>Site Name</b>	<b>Fairygrove, Retford</b>				
Local Plan Ref	HS11				
Site Area (ha)	2.7 ha				
Total Capacity	61				
Plan period completions	61				
Five Year completions	60				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				30	30
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
A housebuilder (Keepmoat) is attached to the site. They advise they intend to submit an outline application once the Local Plan is adopted. Their engagement in the Local Plan process indicate the site could deliver housing in the next five years.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is proposed as a site allocation in the Local Plan.					
<b>Progress with site assessment work</b>					
Site assessment work for the Bassetlaw Local Plan complete. The housebuilder has commenced technical assessments to inform a planning application.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Site is in private ownership, with a housebuilder attached to the site.					
<b>Infrastructure provision</b>					
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].					

<b>Site Name</b>	<b>Ordsall South, Ollerton Road, Retford</b>				
Local Plan Ref	HS13				
Site Area (ha)	106.56 ha				
Total Capacity	1250				
Plan period completions	1020				
Five Year completions	120				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				30	90
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
An outline planning application (22/01633/OUT) is pending for the site. The site promoters statement of common ground [BDC-21] indicates the site could deliver housing from 2025/26 at a higher rate than that anticipated by the Local Plan.					

<b>Site Name</b>	<b>Ordsall South, Ollerton Road, Retford</b>
<b>Current planning status and progress towards the submission of an application</b>	
An outline planning application with reserved matters for the access road (reference 22/01633/OUT) is pending for the site.	
<b>Progress with site assessment work</b>	
The site promoters have undertaken a range of detailed technical assessments to accompany the outline application.	
<b>Site viability</b>	
No known issues/abnormal costs that impact viability.	
<b>Availability: ownership, any existing uses, etc</b>	
Greenfield site in private ownership. The site is in three ownerships; the landowners confirm the site is available for development and are working together to progress the site.	
<b>Infrastructure provision</b>	
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027] and planning application (22/01633/OUT). Includes a primary school and health hub. None are required to facilitate the development.	

<b>Site Name</b>	<b>Land off Ollerton Road, Tuxford</b>				
Local Plan Ref	HS14				
Site Area (ha)	2.9 ha				
Total Capacity	75				
Plan period completions	75				
Five Year completions	60				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				30	30
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
The landowners advise they intend to submit an outline application once the Local Plan is adopted. Their engagement in the Local Plan process indicate the site could deliver housing in the next five years.					
<b>Current planning status and progress towards the submission of an application</b>					
The site is proposed as a site allocation in the Local Plan. An outline application is expected once the Local Plan is adopted.					
<b>Progress with site assessment work</b>					
Site assessment work for the Bassetlaw Local Plan complete.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Greenfield site. The landowner confirms the availability of the site for housing following adoption of the Local Plan.					
<b>Infrastructure provision</b>					
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].					

<b>Site Name</b>	<b>Peaks Hill Farm, Worksop</b>
Local Plan Ref	HS1
Site Area (ha)	63.7 ha
Total Capacity	1120
Plan period completions	1080
Five Year completions	120



Site Name	Peaks Hill Farm, Worksop				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				30	90
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
A consultation for the initial concept plan was undertaken alongside that for the Bassetlaw Local Plan, November 2020 [BG-004]: <a href="https://www.peakshillfarmworksop.com/">https://www.peakshillfarmworksop.com/</a> The site promoters advise that they intend to submit an outline application to align with the Local Plan – making process in 2023/24. Their engagement in the Local Plan process indicates the site could deliver housing in the next five years.					
<b>Current planning status and progress towards the submission of an application</b>					
The site is proposed as a site allocation in the Local Plan. The site promoters have undertaken an initial consultation with the community in November 2020. They advise that an outline planning application is expected to be submitted to align with the Local Plan-making timetable in 2023/24.					
<b>Progress with site assessment work</b>					
Site assessment work for the Bassetlaw Local Plan complete. The site promoters have undertaken a range of detailed technical assessments to inform the masterplanning for the site. This work is ongoing.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability. An element of employment/small-scale convenience retail may help with viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Greenfield site in private ownership. The two landowners confirm the site is available for development and are working together as evidenced through a Statement of Common Ground [BDC-14].					
<b>Infrastructure provision</b>					
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027]. Includes a distributor link road which is able to be delivered in phases to support the development, a secondary school facility which is not required to facilitate the opening of the site.					

Site Name	Bassetlaw Pupil Referral Centre, Worksop				
Local Plan Ref	HS2				
Site Area (ha)	0.88 ha				
Total Capacity	20				
Plan period completions	20				
Five Year completions	20				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions		10	10		
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
Site is owned by Nottinghamshire County Council, but a housebuilder is not attached. Through the Statement of Common Ground [BDC-13] NCC confirm that a planning application is expected to be submitted for the site following adoption of the Local Plan. NCC advise that the site is expected to deliver housing in the next five years.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is proposed as a site allocation in the Local Plan. A report to NCC Economic Development and Asset Management Committee in November 2021 stated phase 1 of the site will include a new County Council administrative building which will provide new infrastructure into the site. The remainder of the site will be marketed for residential development. Planning permission has been granted for the new administrative building (1/22/00403/CDM); NCC advise construction will start in Summer 2023. Marketing of the residential land will be undertaken in late 2023 to enable the residential development to follow on from the construction of the administrative building.					
<b>Progress with site assessment work</b>					
Site assessment work for the Bassetlaw Local Plan complete. NCC have undertaken technical assessments to inform Phase 1.					

<b>Site Name</b>	<b>Bassetlaw Pupil Referral Centre, Worksop</b>				
<b>Site viability</b>	No known issues/abnormal costs that impact viability.				
<b>Availability: ownership, any existing uses, etc</b>	Site is owned by Nottinghamshire County Council, a housebuilder is not attached. Demolition complete.				
<b>Infrastructure provision</b>	Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].				

<b>Site Name</b>	<b>Former Manton Primary School, Worksop</b>				
Local Plan Ref	HS4				
Site Area (ha)	3.7 ha				
Total Capacity	100				
Plan period completions	100				
Five Year completions	70				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			10	30	30
<b>Developer's delivery intentions including anticipated start and build out rates</b>	Site is owned by Nottinghamshire County Council and the District Council, a housebuilder is not attached. Both authorities have approval to dispose of their land. A collaboration agreement is in place and marketing is expected to start in Spring 2023. NCC advise sale would be conditional on planning consent with construction expected in 2025/26.				
<b>Current planning status and progress towards the submission of an application</b>	Site is proposed as a site allocation in the Local Plan. NCC advise a pre-application consultation is imminent.				
<b>Progress with site assessment work</b>	Site assessment work for the Bassetlaw Local Plan complete.				
<b>Site viability</b>	Re-provision of former school playing fields needs further consideration.				
<b>Availability: ownership, any existing uses, etc</b>	Site is owned by Nottinghamshire County Council and the District Council, a housebuilder is not attached. Site clearance has taken place. Small element of public open space on site needs to be re-provided within the scheme.				
<b>Infrastructure provision</b>	Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].				

<b>Site Name</b>	<b>Radford Street, Worksop</b>				
Local Plan Ref	HS3				
Site Area (ha)	3.5 ha				
Total Capacity	120				
Plan period completions	120				
Five Year completions	120				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions	15	45	45	15	
<b>Developer's delivery intentions including anticipated start and build out rates</b>	The site is Council owned; Housing Services have identified the site for development of new council housing. Planning permission approved subject to a s106 agreement (19/00399/FUL) for 90 dwellings. The site has been cleared and groundwork is expected to start in May 2023. Contractor appointed. Completion of the first phase of work is scheduled for the 2024/25 HRA capital programme. The funding				

<b>Site Name</b>	<b>Radford Street, Worksop</b>
for the remaining dwellings is in the HRA capital programme from 2024/25.	
<b>Current planning status and progress towards the submission of an application</b>	
Site is proposed as a site allocation in the Local Plan for affordable housing. Planning permission approved subject to S106 agreement (19/00399/FUL). Work to prepare the planning application for the remaining 30 units has commenced, it is anticipated that this will be submitted May 2023.	
<b>Progress with site assessment work</b>	
Technical work to inform the detailed planning application including to confirm access arrangements is in place.	
<b>Site viability</b>	
No known issues/abnormal costs that impact viability.	
<b>Availability: ownership, any existing uses, etc</b>	
Site is owned by the Council who are expected to deliver the site for new council housing which they will own and manage. Site is a former allotment site.	
<b>Infrastructure provision</b>	
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].	

<b>Site Name</b>	<b>Talbot Road, Worksop</b>				
Local Plan Ref	HS5				
Site Area (ha)	0.44 ha				
Total Capacity	15				
Plan period completions	15				
Five Year completions	15				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			10	5	
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
Site is owned by Nottinghamshire County Council, a housebuilder is not attached. Through the Statement of Common Ground [BDC-13] NCC confirm that a planning application is expected to be submitted for the site following adoption of the Local Plan. NCC advise that the site is expected to deliver housing in the next five years.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is proposed as a site allocation in the Local Plan. NCC state that the receipt from the sale of this site is included with their capital receipts programme in 2023/24.					
<b>Progress with site assessment work</b>					
Site assessment work for the Bassetlaw Local Plan complete.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Greenfield site (public open space) owned by Nottinghamshire County Council, a housebuilder is not attached.					
<b>Infrastructure provision</b>					
Identified within the <a href="#">Infrastructure Delivery Plan</a> , May 2022 [PUB-027].					

## Appendix 2: Part B: Table 1.3 Sites allocated in made Neighbourhood Plans\*

\*Please note only Neighbourhood Plan allocations that fall within the 5 year housing land supply have been included below.

Site Name	Former Depot Site and adjoining field, Budby Road, Cuckney				
Local Plan Ref	Policy R14				
Site Area (ha)	0.92 ha				
Total Capacity	15				
Plan period completions	15				
Five Year completions	15				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			5	10	
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
The landowners (Welbeck Estates) state that the planning submission will be worked up to inform an application in Autumn 2023. Delivery anticipated 2025.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is an allocation in the Cuckney, Norton, Holbeck & Welbeck (CNHW) Neighbourhood Plan review 2022. Welbeck Estates state that following the recent review work is progressing to submit a planning application in Autumn 2023.					
<b>Progress with site assessment work</b>					
The site assessment work for the Cuckney, Norton, Holbeck & Welbeck (CNHW) Neighbourhood Plan is complete.					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Site is in private ownership; the landowner confirms the availability of the site for housing to enable delivery from 2025.					
<b>Infrastructure provision</b>					
None required.					

Site Name	Land South of Creswell Road, Cuckney				
Local Plan Ref	Policy R15				
Site Area (ha)	0.49 ha				
Total Capacity	10				
Plan period completions	10				
Five Year completions	10				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			5	5	
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
The landowners (Welbeck Estates) state that the planning submission will be worked up to inform an application in Autumn 2023. Delivery anticipated 2025.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is an allocation in the Cuckney, Norton, Holbeck & Welbeck (CNHW) Neighbourhood Plan review 2022. Welbeck Estates state that following the recent review work is progressing to submit a planning application in Autumn 2023.					
<b>Progress with site assessment work</b>					
The site assessment work for the Cuckney, Norton, Holbeck & Welbeck (CNHW) Neighbourhood Plan is complete.					

<b>Site Name</b>	<b>Land South of Creswell Road, Cuckney</b>
<b>Site viability</b>	No known issues/abnormal costs that impact viability.
<b>Availability: ownership, any existing uses, etc</b>	Site is in private ownership; the landowner confirms the availability of the site for housing to enable delivery from 2025.
<b>Infrastructure provision</b>	None required.

<b>Site Name</b>	<b>Land east of Town Street, Lound</b>				
Local Plan Ref	Policy 13 NP21 North				
Site Area (ha)	0.15 ha				
Total Capacity	1				
Plan period completions	1				
Five Year completions	1				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions		1			
<b>Developer's delivery intentions including anticipated start and build out rates</b>	1 dwelling granted (21/01861/OUT). Site is expected to progress to delivery within five years as per discussions for the Neighbourhood Plan				
<b>Current planning status and progress towards the submission of an application</b>	1 dwelling granted (21/01861/OUT).				
<b>Progress with site assessment work</b>	The landowner has undertaken site assessment work to inform the planning application.				
<b>Site viability</b>	No known issues/abnormal costs that impact viability.				
<b>Availability: ownership, any existing uses, etc</b>	Site is in private ownership; the landowner indicated the availability of the site for development through the neighbourhood plan process.				
<b>Infrastructure provision</b>	None required.				

<b>Site Name</b>	<b>Land off Fox Covert Lane, Misterton</b>				
Local Plan Ref	NP12				
Site Area (ha)	1.9 ha				
Total Capacity	38				
Plan period completions	38				
Five Year completions	30				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				10	20
<b>Developer's delivery intentions including anticipated start and build out rates</b>	A planning application (21/01811/FUL) has been approved subject to S106 agreement, with a housebuilder (Gleeson Homes) attached. The housebuilder indicates delivery is achievable within the five year period.				
<b>Current planning status and progress towards the submission of an application</b>	Site is an allocation in the Misterton Neighbourhood Plan. A planning application (21/01811/FUL) has been approved subject to S106 agreement, with a housebuilder (Gleeson Homes) attached.				

<b>Site Name</b>	<b>Land off Fox Covert Lane, Misterton</b>
<b>Progress with site assessment work</b> Site assessment work for the Misterton Neighbourhood Plan review is complete. Gleeson Homes have undertaken technical work to inform a planning application.	
<b>Site viability</b> Planning application shows that to achieve affordable housing with CIL will cause viability issues. To be considered as part of the application process.	
<b>Availability: ownership, any existing uses, etc</b> Site is in private ownership; with a housebuilder attached. Submission of a full planning application by a housebuilder shows clear progress.	
<b>Infrastructure provision</b> None required.	

<b>Site Name</b>	<b>Land north of Mill Close, Manor Grove and Main Street, North Leverton</b>				
Local Plan Ref	NP18				
Site Area (ha)	0.71 ha				
Total Capacity	10				
Plan period completions	10				
Five Year completions	10				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				9	
<b>Developer's delivery intentions including anticipated start and build out rates</b> An outline planning application for 9 dwellings is pending (22/01346/OUT). The landowner is expected to progress towards delivery thereafter.					
<b>Current planning status and progress towards the submission of an application</b> Site allocated in the reviewed Sturton Ward Neighbourhood Plan. An outline planning application for 9 dwellings is pending (22/01346/OUT).					
<b>Progress with site assessment work</b> Site assessment work for the Sturton Ward Neighbourhood Plan is complete. The landowner has undertaken technical work to inform the planning application.					
<b>Site viability</b> No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b> Site is in private ownership. The landowner indicated the availability of the site for development through the neighbourhood plan process, clear progress has been made with an outline application.					
<b>Infrastructure provision</b> None required.					

<b>Site Name</b>	<b>The Old Shop, south of Main Street, South Leverton</b>				
Local Plan Ref	NP31				
Site Area (ha)	0.18 ha				
Total Capacity	2				
Plan period completions	2				
Five Year completions	2				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions		1		1	

<b>Site Name</b>	<b>The Old Shop, south of Main Street, South Leverton</b>
<b>Developer's delivery intentions including anticipated start and build out rates</b>	The landowner's engagement in the Neighbourhood Plan process indicates the site could deliver housing in the next five years. A full planning permission has been approved for 1 dwelling (19/01570/FUL) for half of the site. It is likely that the site could come forward in phases.
<b>Current planning status and progress towards the submission of an application</b>	Site allocated in the Sturton Ward Neighbourhood Plan. A full planning permission has been approved for 1 dwelling (19/019570/FUL) for half of the site
<b>Progress with site assessment work</b>	Site assessment work for the Sturton Ward Neighbourhood Plan complete. The landowner has undertaken further technical work to inform the full planning permission.
<b>Site viability</b>	No known issues/abnormal costs that impact viability.
<b>Availability: ownership, any existing uses, etc</b>	Site is in private ownership. The landowner has made clear progress by securing full planning permission for half the site.
<b>Infrastructure provision</b>	None required.

**Appendix 2: Part B: Table 1.4 Potential site allocations in the draft Worksop Central DPD**

Site Name	Gateford Road Car Park, Worksop				
Local Plan Ref	DPD003				
Site Area (ha)	0.43 ha				
Total Capacity	28				
Plan period completions	28				
Five Year completions	10				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions					10
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
The site is Council owned; the Council have agreed to commission a Car Parking Management Strategy in 2023/24 to enable an action plan to be taken forward from 2024/25 to facilitate the appropriate release of car parks. The Council advise that work could start on site to enable delivery in 2027/28.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is proposed as a potential site allocation in the DPD for housing. Site feasibility work has been undertaken to confirm an indicative layout and access arrangements.					
<b>Progress with site assessment work</b>					
Site assessment work for the draft Worksop Central DPD complete. Site feasibility work complete (attached in Appendix 7).					
<b>Site viability</b>					
No known issues/abnormal costs that impact viability.					
<b>Availability: ownership, any existing uses, etc</b>					
Brownfield site owned by the Council. The site is not in control of a housebuilder and any sale will be subject to the adoption of the Local Plan. The site is a surface level car park. The Council's Chief Executive confirms in Appendix 7 that a Car Parking Management Strategy will be commissioned in 2023/24 to enable an action plan to be taken forward from 2024/25 involving the appropriate release of car parks.					
<b>Infrastructure provision</b>					
Identified within the DPD <a href="#">Infrastructure Delivery Plan</a> , June 2021 [DPD-006]					

Site Name	Priory Wharf				
Local Plan Ref	DPD011				
Site Area (ha)	2.11 ha				
Total Capacity	198				
Plan period completions	198				
Five Year completions	68				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			10	30	28
<b>Developer's delivery intentions including anticipated start and build out rates</b>					
The site is currently in private ownership. Agreement is in place for the Council to purchase the site through the successful Levelling Up Fund bid (£18m). The terms of the Levelling Up Fund state that funds need to be spent and associated planning applications submitted by March 2025. The bid included 198 dwellings, with 68 to be delivered in Phase 1 and the remaining 130 dwellings within the plan period.					
<b>Current planning status and progress towards the submission of an application</b>					
Site is a potential site allocation in the draft Worksop Central DPD. Feasibility work (Appendix 7) completed to inform funding bid. A planning application is being prepared to facilitate delivery of the bid.					
<b>Progress with site assessment work</b>					
Site assessment work for the draft DPD complete. Masterplanning to inform the Levelling Up Bid complete.					



<b>Site Name</b>	<b>Priory Wharf</b>
<b>Site viability</b>	Brownfield site. No known issues/abnormal costs that impact viability.
<b>Availability: ownership, any existing uses, etc</b>	Site is in currently in private ownership but agreement is in place for the Council to purchase through the Levelling Up Bid i.e. by March 2025.
<b>Infrastructure provision</b>	None known.

**Appendix 2: Annex 1: Table 1.6: Five year supply summary**

Site Category	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	Year Total
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	
Major Sites with full planning permission (Commenced Full PP + Not Commenced Full PP)	698+94=792	509+198=707	302 +16 0=4 62	162 +12 0=2 82	114+90=204	2447
Major Sites with outline planning permission (Outline PP)	0	75	84	103	79	341
Minor sites (9 or fewer) (Commenced Full PP + Not Commenced Full PP + Outline PP)	120	120	120	120	120	600
<b>Minimum Five Year Supply (Net)</b>						<b>3388</b>

**APPENDIX 3: Bassetlaw Local Plan Housing Trajectory**

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments
<b>Sites with Full planning permission - under construction</b>																									
Beckingham	1	18/00361/RES	Res	Land off Station Road	24	0	0																	24	Site ("The Willows") completed
Beckingham	2.38	18/00362/RES	Res	Land north of Station Road	20	21	0																	41	Site completed in 2021/22
Beckingham	1.2	16/00877/FUL	Full	Rear of 1 to 29 Vicarage Lane	0	0	13	20																33	Albermarle Homes 'Vicarage Fields' development. 13 homes completed to Dec 2022, with remaining 20 dwellings under construction as at 31.12.2022. Expected to be completed and off site by March 2023.
Blyth	0.83	19/01432/RES	Res	Land at Bawtry Road	0	10	0																	10	Completed development in 2021.
Carlton in Lindrick	6.04	18/01148/FUL	Full	Land east of Doncaster Road	37	46	38	6	2															129	Avant Homes "Hawfinch Place" development. Remaining 8 dwellings under construction as at 31.12.2022 which are expected to be completed by April 2023
Carlton in Lindrick	13.77	19/01137/RES	Res	Firbeck Colliery, Doncaster Road	0	0	37	3	30	40	40	40	40	40	40	40	40	10						400	Reserved Matters approval for full 400 dwellings granted in Sept 2020. Being brought forward by Keepmoat. 37 units completed and 47 dwellings under construction as at 31.12.2022. Sales agent indicated 5-6 years to site completion. Council has taken a cautious approach and assumed delivery rate of 40 pa.
East Markham	1.49	16/00854/RES	Res	Former Poultry Factory, Mark Lane	11	24	6																	41	Site completed construction in July 2022
Harworth/Bircotes	7.5	13/00793/FUL	Full	Plumtree Farm (Persimmon), Bawtry Road	30	0	0																	30	Site completed in 2020/21.
Harworth/Bircotes	2.4	17/01566/RES	Res	Harworth Colliery (Jones), Scrooby Road	17	25	0																	42	Site completed in 2021/22
Harworth/Bircotes	2.82	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	26	38	16	12																92	Simpson Park' development (now Tilia Homes). RM consent for 125 units granted Mar 2018. 113 units completed to Dec 2022, with remaining 12 dwellings under construction as at 31.12.2022. 4 homes remaining to sell as at 24.01.23, with expectation of completion by 31st March 2023.
Harworth/Bircotes	4.5	19/00876/OUT	Full	South of (DN11 8PB), Tickhill Road	0	48	58	17	40															163	Hybrid consent granted for up to 650 dwellings (including full permission for Phase 1 of 161 units) in Oct 2019. 20/00397/FUL approved additional 2 dwellings on Phase 1. Developer is Barratt. 106 units completed and 52 dwellings under construction as at 31.12.2022. 25 plots remaining to sell, with sales agent indicating expect Phase 1 to be complete late 2023/ early 2024

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-	2023-	2024-	2025-	2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	2035-	2036-	2037-	Total Dwellings	Comments
								2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038		
Harworth/Bircotes	1.17	19/01280/FUL	Full	Land at Common Lane	0	0	20																	20	"Madison Court" development by Bersahill. 7 dwellings under construction as at 31.12.2022. Remaining capacity is 5 dwellings.
Harworth/Bircotes	4.54	20/00051/FUL	Full	Land off Essex Road	0	0	32	8	30	30	20													120	Gleeson "Vickers Grange" development. 32 units completed with 41 dwellings under construction as at 31.12.2022. Remaining capacity is 47 dwellings.
Harworth/Bircotes	3.39	21/01377/RES	Res	Phase 2b Harworth Colliery (Harron Homes) DN11 8J, Scrooby Road	0	0	0	4	20	30	30	30	19											133	Harron Homes "Simpson Park" development. 26 dwellings under construction as at 31.12.2022. Remaining capacity is 106 dwellings. Site delivery moved back a year as no completions at December 2022. Show homes and marketing suite in place. First completions scheduled for Feb 2023.
Harworth/Bircotes	3.39	21/01415/RES	Res	Phase 2a Harworth Colliery (Miller Homes) DN11 8AB, Scrooby Road	0	0	0	4	30	30	30	22												116	Miller Homes "Simpson Park" development. 62 dwellings under construction as at 31.12.2022. Remaining capacity is 54 dwellings. Site delivery shifted back as no completions at December 2022.
Harworth/Bircotes	13.88	21/01603/RES	Res	Phase 2 South of Tickhill Road	0	0	0	8	10	30	40	40	40	40	40	40	40	24						352	Moved from full PP not under construction to under construction. 19 dwellings under construction as at 31.12.2022. Remaining capacity is 333 dwellings. The developer is Barratt Homes. Initial completions expected late 2022
Hodstock/Langold	7.52	20/00916/RES	Full	Land east of Doncaster Road (Gleeson)	0	0	20	10	30	30	30	30	15											165	Gleeson "Firbeck Fields" development. 20 units completed and 63 dwellings under construction as at 31.12.2022. Remaining capacity is 82 dwellings.
Mattersey and Mattersey Thorpe	0.88	18/01411/RES	Res	Manor Farm, Brecks Lane	0	0	17																	17	Site completed construction in November 2022
North Leverton/Habblethorpe	1.13	19/00265/RES	Res	Land south west of Orchard Lodge, Southgore Lane	0	0	0		15															15	"Olina Gardens" development by Iasa Homes. 7 dwellings under construction as at 31.12.2022. Remaining capacity is 8 dwellings. Site delivery moved back a year as no completions at December 2022. Agent indicates the dwellings are under construction at 01.02.2023; and aiming to be off site by end of March.
Ranskill	1.5	19/01653/FUL	Full	South of Ranskill Churchyard, Great North Road	0	5	8		7															20	0 dwellings under construction as at 31.12.2022. Remaining capacity is 7 dwellings. Site delivery moved back a year as there are no further construction at December 2022.

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments
Ranskill	1.48	21/01666/RES	Res	Land west of Great North Road	0	0	0		20	7														27	Moved from full PP not under construction to under construction. Moved forward two monitoring period as it is under construction. 14 dwellings under construction as at 31.12.2022. Remaining capacity is 13 dwellings. The developer is Hughes McLaughlin Homes Limited and it is currently completed phase 1 and moving into phase two of development. Timeframe for delivery expected to be within 12-18 months.
Retford	0.3	01/03/00286	Full	Babworth Mews, Babworth Road	0	3	0		7															10	Site should be for a total of 18 dwellings, with 11 completed to date and remaining 7 dwellings under construction. Site has not had activity since November 2021. Site delivery moved back a year as there are no further construction at December 2022. There was a non-material amendment in 2020, then 2 variation of conditions applications in Sep 20, and May 21. Implies application in extant.
Retford	0.92	01/06/00280	Full	Land at London Road	1	0	0																	1	Completed in 2021
Retford	3	01/08/00182	Full	Fomer Newell and Jenkins site, Thrumpton Lane	3	3	4		10															20	Permission is for 76 dwellings, however 42 dwellings were completed out of the monitored period of the Housing Trajectory. Delivery rate has been moved back one year. 7 dwellings under construction as at 31.12.2022. Remaining capacity is 3 dwellings.
Retford	2.1	01/11/00242	Full	Idle Valley, Amcott Way	18	5	0																	23	Completed in 2021.
Retford	0.9	01/11/00243	Full	North of cricket field Amcott Way	0	0	0		10	6														16	Omitted site. Site was granted permission in 2013 and was implemented. "Valley View" development by Able Homes. Non-material amendment granted in Sep 2021, then variation of condition application granted in Nov 2021. 13 dwellings under construction as at 31.12.2022. Remaining capacity is 3 dwellings.
Retford	1.08	01/11/00284	Full	Fairy Grove Nursery, London Road	13	0	0																	13	Site completed 2020.
Retford	2.24	12/01312/FUL	Full	King Edward VI School, London Road	2	0	0																	2	Site completed 2020.
Retford	10.94	16/01777/FUL	Full	Kenilworth Nurseries, London Road (Phase 1)	34	32	21																	87	"The Brambles" development by Harron Homes. This development has completed.
Retford	5.39	18/00695/FUL	Full	Rear of Kenilworth Nurseries (Phase 2)	0	0	20	7	30	30	22													109	"The Brambles" development by Harron Homes. 20 dwellings completed and 21 dwellings under construction as at 31.12.2022. Remaining capacity is 68 dwellings. Developer indicates scheme will be completed by 2025.
Retford	1.9	18/01445/RES	Res	Land west of Tiln Lane	29	21	4	8																62	8 dwellings under construction as at 31.12.2022. Linden Homes development. Completion expected in this monitoring year
Retford	4.23	19/01477/RES	Res	Land west of Tiln Lane	0	18	36	3	30	20														107	30 dwellings under construction as at 31.12.2022. Linden Homes

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-	2023-	2024-	2025-	2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	2035-	2036-	2037-	Total Dwellings	Comments
								2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038		
																									development Remaining capacity is 23 dwellings.
Retford	0.09	18/00748/FUL	Full	18-20 West Street	0	0	12																	12	Site completed construction in April 2022
Retford	0.08	18/01037/FUL	Full	4 Chapelgate	0	0	0		21															21	Moved from full PP not under construction to under construction. Moved back one monitoring period as there are no completions yet. 7 dwellings under construction as at 31.12.2022. Remaining capacity is 14 dwellings.
Retford	0.03	19/01537/FUL	Full	21 Bridgegate	13	0	0																	13	Site completed 2020.
Retford	0.16	19/00455/FUL	Full	Church of St Albans, London Road	0	0	0		10															10	The developer is Hardy Building Services and the development is under construction is currently at the stage of Internal steelwork and walling currently being constructed. Provisional target completion is late 2023.
Retford	19.47	20/01477/RES	Full	North Road (Trinity Farm) Phase 1	0	6	50	11	60	60														187	Outline application approved Jan 2022; and RM May 2021 for 187 units. Being delivered by Avant Homes. 56 units completed and 78 dwellings under construction as at 31.12.2022. Remaining capacity is 53 dwellings. Build rate informed by engagement with Avant Homes, historical evidence and aligns with SOCG [BDC-18]
Retford	2.69	21/00357/RES	Res	Longholme Road	0	0	0		28	32														60	Bellway Homes "Longholme Park" development. Development underway with further 38 dwellings under construction as at 31.12.2022. Remaining capacity is 22 dwellings. Site delivery moved back a monitoring year as there are no completions at December 2022.
Rhodesia	3.59	16/00725/FUL	Full	Former Dormer Tools (Walker & Sons), Shireoaks Road	31	5	0																	36	Completed in 2021.
Rhodesia	5.1	18/00337/FUL	Full	Land south of Tylden Road	22	14	23		30	22														111	"Chapel Waters" development. 0 dwellings under construction as at 31.12.2022. Remaining capacity is 52 dwellings. Site delivery slightly altered as there are no units under construction at December 2022.
Rhodesia	4.23	19/00852/FUL	Full	Land west of Queen Elizabeth Crescent	0	0	32	5	30	30	30													127	Gleeson Developments "Rhodes Point" scheme. 46 dwellings under construction as at 31.12.2022. Remaining capacity is 49 dwellings. Currently a 1/4 of the way through construction and expect to be completed by the end of 2024. Council has taken cautious approach and assumes completion in 2025/6
Shireoaks	26.5	17/00271/RES	Res	Land north east of St Lukes School (Harron), Shireoaks Common	29	43	25	7	4															108	10 dwellings under construction as at 31.12.2022. Remaining capacity is 1 dwellings. 5 houses left to sell. Harron Homes indicate will be completed and off site by May 2023
Shireoaks	3.16	18/00648/RES	Res	Wood End Farm, Coach Road	33	9	4																	46	Site completed construction in October 2022

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments
Shireoaks	1.55	19/01642/FUL	Full	South of Woodend Farm	0	21	7																	28	Site completed construction in September 2022
Styrrup/ Oldcotes	1.33	18/00195/PDN	Full	Harworth House, Blyth Road	94	0	0																	94	Site completed in 2020.
Sutton cum Lound	1.46	20/00497/RES	Res	Gate Cottage and land Lound Low Road	0	1	9	1	11	11														33	Fenwood Developments. 10 units completed and 23 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings.
Tuxford	3.22	19/01165/RES	Res	Land at Ashvale Road	0	80	6																	86	Site completed construction in May 2022
Walkeringham	1.29	19/00945/RES	Res	Land South of Station Road	0	0	0	11	20															31	Development by Gr33n Homes. 31 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings. All homes on site sold
Worksop	7.82	16/01487/RES	Res	Land at Gateford Park (Barratt S81 7RD)	66	19	0	1																86	Remaining 1 dwelling under construction as at 31.12.2022. Remaining capacity is 0 dwellings.
Worksop	0.34	16/01556/FUL	Full	Land at Monmouth Road	18	0	0																	18	Site completed in 2020/21.
Worksop	8.18	17/00033/RES	Res	Land at Gateford Park (Jones Homes)	36	31	15	20	35	11														148	Jones Homes "Gateford Park" scheme. 82 units completed and 52 dwellings under construction as at 31.12.2022. Remaining capacity is 14 dwellings. The development has phases 7, 8, 9 and 10 to complete. Sales agent estimated at least two years to completion.
Worksop	2.04	18/00862/RES	Res	Thievesdale House Phase 1, Blyth Road	10	35	0																	45	Site completed in 2021/22
Worksop	8.95	19/01408/RES	Res	South of Gateford Road	2	45	41	14	40	40	16													198	Countryside Properties "Hall Park" scheme. 88 units completed and 46 dwellings under construction as at 31.12.2022. Remaining capacity is 64 dwellings. 14 further completions scheduled to end of March 2023. Average sales rate informed future trajectory
Worksop	9.89	20/00109/RES	Res	Lot 3 Gateford Park (Barratt), Gateford Road	0	34	74	24	50	50	44													276	Barratt Homes "Gateford Park" scheme. 108 units completed and 117 dwellings under construction as at 31.12.2022. Remaining capacity is 54 dwellings. Delivery expected to finish earlier due to the high amount of dwellings built. 65% has been built out and sold with the rest of the development to be completed by 2024. Council taken more cautious view and expect completion by Spring 2026
Worksop	1.29	20/00178/RES	Res	Thievesdale Phase 2, Blyth Road	0	0	14	6	20															40	"The Burrows" development by Rippon Homes. 14 units completed and 26 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings.
Worksop	0.3	17/00053/FUL	Full	239 Sandy Lane	0	0	0		10															10	Lakeside Court Development. 10 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings. Site delivery moved back a monitoring year as there are no completions at December 2022. As at Jan 2023 all plots erected with windows and doors in; with fit-out underway. Expect completion of all units in 2023.

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments
Worksop	1.31	20/00183/FUL	Full	Former Mansfield Hosiery, Retford Road	0	0	16	30	8															54	Dukeries Homes development. 16 units completed and 38 dwellings under construction as at 31.12.2022. Remaining capacity is 0 dwellings. Scheme nearly finished with final fittings going in. Scheme is for affordable housing
Worksop	0.65	20/01363/COU	Full	Ryton Park Primary School, Memorial Avenue	0	0	30																	30	Omitted site. Site was granted permission in 2021 it is a former school site. Site completed construction September 2022.
Worksop	0.22	21/00995/COU	Full	Former Police Station, Potter Street	0	0	14																	14	Planning consent granted for COU in Oct 2021. Scheme implemented and conversion completed in July 2022
			<b>Full Planning Permission Annual Totals:</b>		<b>619</b>	<b>642</b>	<b>722</b>	<b>240</b>	<b>698</b>	<b>509</b>	<b>302</b>	<b>162</b>	<b>114</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4362</b>	
<b>Sites with Full planning permission - not commenced</b>																									
Beckingham	0.17	20/01325/RES	Res	North East of Dunelm, Church Street					8	10														18	Developer Gr33n Homes scheduled to start on site June/July 2023, with 1st completions in Jan 2024. Expected with site completion June 2024
Beckingham	1.65	21/00183/RES	Res	Land between Walkeringham Road and Vicarage Lane						20	10													30	
Beckingham	2.9	21/00930/RES	Res	Land south of and adjoining Station Road						36	21													57	Moved from Outline to Full PP. Development of 57 bungalows (of which 20 are affordable). Developer Forge Homes intend to start on site April 2023, with first completions June 2024 and site completion Aug 2025
Blyth	0.67	20/01707/FUL	Full	Woodlea 55 Bawtry Road					5	4														9	Developer Nectobuild Ltd started on site in Summer 2022. Completions are currently delayed waiting for NMA application outcome (ref: 23/00013/NMA). Expected site completion date early is 2024.
Cuckney	33.63	15/01037/FUL	Full	Welbeck Colliery, Budby Road					10	30	25													65	All associated conditions have been discharged most recently in 2018 ref: 18/00798/COND. Site is Neighbourhood Plan allocation. The Welbeck Estate contractually have a developer on board for the site who intends to proceed with a planning submission in time before expiry of Reserved Matters on the housing element.
Harworth/Bircotes	2.83	19/00433/FUL	Full	Land off Beverley Road						12	30	30	30											102	Danum Developments (Steve Mosby). DISCON applications submitted Jan 2023
Langold/Hodscok	17.24	21/01730/RES	Res	Land north & west of Chestnut Road						16	30	30	30	30	30	30	30	30	30	10				296	Barratt David Wilson Homes "Knights View" development. Developer in place and progress being made with range of condition discharge applications submitted
Nether Langwith	1.84	16/01216/FUL	Full	South of Portland Road					10	5														15	Developer Harper Crew started on site in late 2022. Both applications are being developed at the same time. First completions expected in Spring 2023 and site completion is expected in Summer 2025.



Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments
Nether Langwith	0.92	20/00634/RES	RES	South of Portland Road					10	10	4													24	Developer Harper Crew started on site in late 2022 to implement the hybrid permission (15 dwellings). Site is going to be developed at the same time as the reserved matters permission (20/00634/RES). First completions expected in Spring 2023 and site completion is expected in Summer 2025.
Retford	3.9	21/00554/RES	Res	North of Bracken Lane				10	25	35	1													71	Taggart Homes "Bracken Fields" development. Developer Taggart Homes (TH Retford Ltd) started on site in late 2022, with first completions expected in October. Expected site completion Jan 2026.
Walkeringham	0.95	21/00007/RES	Res	Land Between Pinders Croft And The Chapel, High Street							4	10												14	RM approval granted Nov 2022. Development in place (Chilli Construction) who intend to progress, and envisage 1 yr build out when get on site
Walkeringham	1.4	21/01588/RES	Res	Land at Beckingham Road							5	20												25	RM approval granted Dec 2022. Condition discharge applications submitted Jan 2023. Agent confirmed the applicant is unsure when they are anticipating making a start on the site. Although confirmed they do anticipate building the dwellings, have therefore provided indicative phase to ensure the permission doesn't lapse.
Worksop	18.14	21/01414/RES	Res	Land south of Gateford Road						20	30	30	30											110	RM consent granted April 2022. Bellway Homes Gateford Quarter development. Development has started on site with units being actively marketed
Worksop	0.13	21/00736/FUL	Full	Former Magistrates Court					26															26	Conversion of Magistrates Court to 26 apartments. Discharge of conditions applications progressing
			<b>Full Planning Permission Annual Totals:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>94</b>	<b>198</b>	<b>160</b>	<b>120</b>	<b>90</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>862</b>	
<b>Outline Planning Permission</b>																									
Beckingham	0.96	18/01491/RSB	Out	Adjacent South Fields, Station Road							15													15	Outline consent was granted 9 August 2020. RM application 22/01019/RES submitted July 2022 and under consideration. Expectation that application will be determined in Spring 2023. There are a number of subsequent applications associated with this Planning Permission (3 were withdrawn). Latest one is ref: 22/00949/RES and is awaiting a decision, it should have been determined by 31/10/22.
Elkesley	1.8	20/00959/OUT	Out	Land adjacent to Yew Tree Road							15	24												39	Outline consent granted 20th Dec 2021. A new application for 50 dwellings on the site has recently been submitted to the Council (Jan 2022- 22/01486/FUL) by Platform New Homes. Site is a Neighbourhood Plan allocation.

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Harworth/Bircotes	58.47	18/01210/OUT	Out	Harworth Colliery, Scrooby Road (1300 dwellings)							64	72	72	72	72	72	72	72	72	72	72	72	72	856	The original outline permission for the Harworth colliery site is for 1300 dwellings. 17/01575/RES (125 dwellings), 17/01566/RES (71 dwellings), 21/01377/RES (132 dwellings) and 21/01415/RES (116 dwellings) are permissions that are under construction or have completed (444 dwellings) and make up part of this site. There is 856 dwellings left on this permission. An RM application for infrastructure works and discharge of conditions to facilitate Phase 3 of the development was submitted in November 2022 (22/01591/RES) providing clear evidence of progress. Delivery rate takes into account potential for multiple housebuilders and product differentiation, including build-to-rent development as envisaged by Harworth Group.
Harworth/Bircotes	20	19/00876/OUT	Out	South of Tickhill Road (approx. 650 dwellings)														10	40	40	40	5		135	The original permission is for South of Tickhill Road for approximately 650 dwellings. There is 135 dwellings remaining as other permissions make up the rest of the site. These are Phase 1 19/00876/OUT (163 dwellings) and Phase 2 21/01603/RES (352 dwellings). Assumed that phasing follows on from initial phases
Harworth/Bircotes	0.45	19/01297/OUT	Out	Land off Bramble Way						5	5													10	Outline consent issued 24 Aug 2022. Site subsequently sold to a developer who is progressing preparation of RM application and intends that development will commence within next 12 months.
Hayton	0.76	19/01002/OUT	Out	Land at Corner Farm							10	9												19	Outline consent issued 24 Feb 2020. Permission is subject to S106 and there has been a Legal Agreement signed. Permission is due to expire February 2023.
Mattersey and Mattersey Thorpe	1.64	20/00349/OUT	Out	Land adjacent to Manor Farm, Brecks Lane						10	15													25	Outline consent granted 4th September 2020. Subsequent full application submitted 1st Dec 2022 for development of 24 dwellings, which is under consideration, providing clear evidence of progress. Developer is Emerald Property Developments.
Worksop	40	14/00431/OUT	Out	Ashes Park Avenue (750 dwellings)											30	26								56	The original outline permission for Land at Ashes Avenue Park for 750 dwellings this was granted 27 May 2015. There is 56 dwellings remaining as other permissions make up the rest of the site. These are 16/01487/RES (250 dwellings), 17/00033/RES (168 dwellings) and 20/00109/RES (276 dwellings), totalling 694 dwellings.
Worksop	16.56	15/01477/OUT	Out	North of Thievesdale Lane						30	30	30	7											97	The Edge/ Burrows development by Rippon Homes. The original permission is for Land North of Thievesdale Lane for 182 dwellings. There is 97 dwellings remaining as other permissions make up the rest of the site. These are 18/00862/RES (45 dwellings) and

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments
																									20/00178/RES (40 dwellings). A full application was submitted (22/01485/FUL) for 91 dwellings and was validated in Nov 22. Submission of RM application constitutes clear progress.
			<b>Outline Planning Permission Annual Totals:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>84</b>	<b>103</b>	<b>79</b>	<b>72</b>	<b>102</b>	<b>98</b>	<b>72</b>	<b>82</b>	<b>112</b>	<b>112</b>	<b>112</b>	<b>77</b>	<b>72</b>	<b>1252</b>	
<b>Proposed Local Plan allocations</b>																									
Retford	0.45	LAA485	Draft LP Allocation	Milnercroft (former allotment)							5													5	BDC owned; site is identified for development on adoption of the Plan. BDC is expected to be the housebuilder to deliver more Council housing in the locality. Access arrangements agreed.
Retford	0.1	LAA472	Draft LP Allocation	Station Road, Retford								5												5	Site owner indicates submitting a planning application on adoption of the Plan.
Retford	11.15	LAA133	Draft LP Allocation	North Road (Trinity Farm) Phase 2											12	60	60	60	60	53				305	Landowner in BDC-18 indicates that a housebuilder has an option on the site with a planning application expected to be submitted on adoption of the Plan to enable this site to follow on from Phase 1 adjoining to the south.
Retford	1.3	LAA413	Draft LP Allocation	Former Elizabethan High School, Leafield								16	30											46	NCC confirm that a planning application is expected following adoption of the Plan. Site is cleared and access arrangements are straightforward.
Retford	0.38	LAA490	Draft LP Allocation	Former Care Home, St Michael's View, Hallcroft Road								20												20	NCC confirm that a planning application is expected following adoption of the Plan. Site is cleared and access arrangements are straightforward.
Retford	2.7	LAA127	Draft LP Allocation	Fairy Grove Nursery, London Road								30	30	1										61	A housebuilder (Keepmoat) is attached to the site. They indicate that an outline application is expected on adoption of the Plan.
Retford	106.56	LAA245, LAA246	Draft LP Allocation	Ordsall South, Ollerton Road								30	90	90	90	90	90	90	90	90	90	90	90	1020	An outline planning application (22/01633/OUT) is pending. The site promoters in BDC-21 indicate the site could deliver housing from 2025/26 at a higher rate than that anticipated by the Local Plan. Site promoters indicate at least two outlets would build the site out.
Tuxford	2.9	LAA476	Draft LP Allocation	Ollerton Road, Land off								30	30	15										75	Site owner indicates submitting a planning application on adoption of the Plan.
Worksop	63.76	LAA462	Draft LP Allocation	Peaks Hill Farm								30	90	90	90	90	90	90	90	90	90	90	90	1020	Concept plan consultation undertaken in Nov 2020, site promoters confirm extensive technical work complete to inform planning application expected in Summer 2023. Site promoters state that the link road would be developed through their delivery arm with two outlets operating on site.
Worksop	0.88	LAA142	Draft LP Allocation	Former Bassetlaw Pupil Referral Centre																				20	A mixed use site: Planning permission granted for a new administrative building (1/22/00403/CDM). Construction starting in Summer 2023 which will provide new infrastructure into the site. The rest of the site will be

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments
																									marketed for residential development in late 2023 to enable the residential development to follow on from the construction of the administrative building.
Worksop	3.7	LAA147	Draft LP Allocation	Former Manton Primary School							10	30	30	30										100	Site owned by NCC/BDC. Both have approval to dispose of their land. A collaboration agreement is in place and marketing is expected to start in Spring 2023. NCC advise sale would be conditional on planning consent with construction expected in 2025/26.
Worksop	3.5	19/00399/FUL	Draft LP Allocation	Radford Street				15	45	45	15													120	BDC Housing Services site for development of new council housing. Planning permission approved subject to s106 agreement (19/00399/FUL) for 90 dwellings. Site cleared, groundwork expected to start in May 2023. Contractor appointed. Completion of the first phase is scheduled for the 2024/25 HRA capital programme. The funding for the remaining dwellings is in the HRA capital programme from 2024/25.
Worksop	0.44	LAA149	Draft LP Allocation	Talbot Road, Worksop							10	5												15	NCC confirm in BDC-13 that a planning application is expected to be submitted following adoption of the Plan with the receipt from the sale of the land included in their capital receipts programme in 2023/24.
			<b>LP Allocation Annual Totals:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>55</b>	<b>80</b>	<b>211</b>	<b>300</b>	<b>226</b>	<b>192</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>233</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>2812</b>	
<b>Neighbourhood Plan Allocations without planning permission</b>																									
Blyth	6.92	NP Policy 6	NP alloc	Land east of Spital Road										20	30	3								53	The landowner's engagement in the Neighbourhood Plan process indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being submitted and approved.
Blyth	0.21	NP Policy 4	NP alloc	East of Bawtry Road									2											2	The landowner's engagement in the Neighbourhood Plan process indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being submitted and approved.
Carlton in Lindrick	0.89	NP Policy 5	NP alloc	Land East of Doncaster Road											10									10	The landowner's engagement in the Neighbourhood Plan process indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being submitted and approved.
Clarborough	3.44	NP Policy 1	NP alloc	Broad Gores														10	18	10				38	The landowner's engagement in the Neighbourhood Plan process indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being submitted and approved.
Cuckney	0.92	NP Policy 14	NP alloc	Former Depot Site, Budby Road							5	10												15	The landowners (Welbeck Estates) state that the planning submission will be worked up to inform an application in Autumn 2023. Delivery anticipated 2025.

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-	2023-	2024-	2025-	2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	2035-	2036-	2037-	Total Dwellings	Comments	
								2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038			
Cuckney	0.49	NP Policy 15	NP alloc	Land south of Creswell Road							5	5												10	The landowners (Welbeck Estates) state that the planning submission will be worked up to inform an application in Autumn 2023. Delivery anticipated 2025.	
Lound	0.97	NP Policy 12	NP alloc	Yew Tree Farm site and outbuildings										5											5	The landowner's engagement in the Neighbourhood Plan process indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being submitted and approved.
Lound	0.15	NP Policy 13	NP alloc	Land east of Town Street (north)						1															1	The landowner's engagement in the Neighbourhood Plan process indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being submitted and approved.
Norton	0.3	NP Policy 17	NP alloc	Lady Margaret Crescent, Norton									4												4	The landowner (Welbeck Estates) advise that the site could deliver housing in the next five years; there is a full planning application pending for part of the site (19/01602/FUL). No housebuilder attached.
Misson	8.8	NP Policy 7	NP alloc	Misson Mill												10	20	20							50	The landowner's engagement in the review of the neighbourhood plan indicates the site could deliver housing in the next five years. Site commencement is subject to a consultation on the imminent neighbourhood plan consultation and a planning application being submitted and approved.
Misterton	1.9	NP Policy 12	NP alloc	Land off Haxey Road											10	20	8								38	The landowner's engagement in the Neighbourhood Plan process indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being submitted and approved.
Misterton	2.35	NP Policy 15	NP alloc	Land off Grange Walk										10	20	17									47	The landowner's engagement in the neighbourhood plan review indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being approved. The review process is seeking to reduce the capacity to that proposed to reflect current flood zones.
Misterton	1.9	NP Policy 16	NP alloc	Land off Fox Covert Lane								10	20	8											38	A planning application (21/01811/FUL) is pending, with a housebuilder (Gleeson Homes) attached. The housebuilder indicates delivery is achievable within the five year period.
Rampton and Woodbeck	0.73	NP Policy 1	NP alloc	Land east of Cavell Close										10											10	The landowner's engagement in the neighbourhood plan review indicates the site could deliver housing in the plan period.
Rampton and Woodbeck	0.66	NP Policy 2	NP alloc	Land north of Treswell Road										11											11	The landowner's engagement in the neighbourhood plan indicates the site could deliver housing in the plan period.
Rampton and Woodbeck	0.16	NP Policy 3	NP alloc	Land to the west of Retford Road										1											1	The landowner's engagement in the neighbourhood plan indicates the site could deliver housing in the plan period.

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments
Sturton-Le-Steeple	0.04	NP Policy 14c	NP alloc	Buildings north of Station View Farm, North Street										2										2	The landowner's engagement in the neighbourhood plan indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being approved.
North Leverton	0.71	NP Policy 15a	NP alloc	Land north of Mill Close, Manor Grove and Main Street								9												9	An outline planning application for 9 dwellings is pending (22/01346/OUT ).
South Leverton	0.18	NP Policy 15b	NP alloc	The Old Shop, south of Main Street						1		1												2	A full planning permission has been approved for 1 dwelling (19/01570/FUL ) for half of the site. It is expected that the site could come forward in phases.
Sutton cum Lound	0.53	NP Policy 4	NP alloc	Land south of Lound Low Road											11									11	The landowner's engagement in the neighbourhood plan review indicates the site could deliver housing in the next five years. Site commencement is subject to a planning application being approved.
Walkeringham	0.18	NP Policy 9	NP alloc	Land south of Kilmeaden, West Moor Road										3										3	The landowner's engagement in the neighbourhood plan indicates the site could deliver housing in the plan period.
Walkeringham	0.13	NP Policy 10	NP alloc	Land north of Fountain Hill Road										3										3	The landowner's engagement in the neighbourhood plan indicates the site could deliver housing in the plan period.
Walkeringham	0.25 and 0.20	NP Policy 11	NP alloc	Land north and south of Fountain Hill Road										6										6	The landowner's engagement in the neighbourhood plan indicates the site could deliver housing in the plan period.
Walkeringham	0.39	NP Policy 13	NP alloc	Land east of Brickhole Lane										12										12	A full application is pending for 11 dwellings pending (20/01026/FUL)
Walkeringham	1.08	NP Policy 12	NP alloc	Land east of Stockwith Road											12									12	The landowner's engagement in the neighbourhood plan indicates the site could deliver housing in the plan period.
Walkeringham	1.67	NP Policy 14	NP alloc	West of High Street											12									12	The landowner's engagement in the neighbourhood plan indicates the site could deliver housing in the plan period.
Walkeringham	1.22	NP Policy 15	NP alloc	Land adjacent to South Moor Lodge											15									15	Mixed-use development, including 16 dwellings refused 22/00176/FUL
			<b>NP Allocation Annual Totals:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>10</b>	<b>35</b>	<b>24</b>	<b>93</b>	<b>120</b>	<b>50</b>	<b>28</b>	<b>20</b>	<b>10</b>	<b>18</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>420</b>	
<b>Workshop Town Centre DPD</b>																									
Workshop	2.23	DPD001	DPD alloc	Turner Road												10	30	30	10					80	Planning application (22/00462/FUL) is pending. Site has a history of contamination, work is ongoing through the application process to achieve a satisfactory mitigation package.
Workshop	4.27	DPD002	DPD alloc	Land east of Carlton Road										11	20	20	20							71	A re-submitted hybrid planning application (21/01584/FUL) was refused in January 2023 including outline application for up to 71 dwellings. The landowner's engagement in the planning application process indicates the site could deliver housing after 2028/29.

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments		
Worksop	0.43	DPD003	DPD alloc	Gateford Road Car Park									10	10	8									28	BDC owned. The Council have agreed to dispose of the site once the Local Plan is adopted, subject to the recommendations of the Car Parking Strategy Part 2, being commissioned in 2023/24.		
Worksop	2.59	DPD006	DPD alloc	Sandy Lane																		-22	-22	-44	BDC owned. Housing Services anticipate the site to be part of an area wide regeneration scheme subject to masterplanning. To create a quality place, the overall number of dwellings is expected to reduce (with tenants appropriately re-housed), and a more appropriate mix provided. Delivery is anticipated from 2036-37.		
Worksop	0.52 and 0.19	DPD007	DPD alloc	Central Avenue																		10	20	30	BDC owned. The Council have agreed to dispose of the site once the Local Plan is adopted. The site is at a higher risk of flooding. The EA in BDC-10 indicate that the site is not reliant on a strategic flood management scheme coming forward.		
Worksop	0.38	DPD009	DPD alloc	Bus Depot, Hardy Street																		10	20	20	50	The landowners have agreed to dispose of the site once the Local Plan is adopted and once a suitable alternative site for their depot is found. The site is at a higher risk of flooding. The EA in BDC-10 indicate that the site is not reliant on a strategic flood management scheme coming forward.	
Worksop	2.11	DPD011	DPD alloc	Priory Wharf							10	30	28			45	45	40							198	Site is currently in private ownership. Agreement is in place for BDC to purchase the site through the successful Levelling Up Fund bid (£18m). The terms of the Levelling Up Fund state that funds need to be spent and associated planning applications submitted by March 2025. The bid included 198 dwellings, 68 to be delivered in Phase 1 and the remaining 130 dwellings within the plan period.	
Worksop	0.39	DPD014	DPD alloc	Creative Village 2															10	20	6				36	BDC owned. The Council have agreed to dispose of the site once the Local Plan is adopted. A small part of the site is at a higher risk of flooding. The EA in BDC-10 indicate that the site is not reliant on a strategic flood management scheme coming forward.	
Worksop	1.54	DPD015	DPD alloc	Warehouse, Priorswell Road																		10	20	20	14	64	The landowners have agreed to dispose of the site once the Local Plan is adopted. Part of the site is at a higher risk of flooding. The EA in BDC-10 indicate that the site is not reliant on a strategic flood management scheme coming forward.
Worksop	0.06	DPD010	DPD alloc	Crown House																			5	10	15	The landowners have agreed to dispose of the site once the Local Plan is adopted. Part of the site is at a higher risk of flooding. The EA in BDC-10 indicate that the site is not reliant on a strategic flood management scheme coming forward.	

Settlement	Site Area (ha)	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023 as at 31.12.2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings	Comments	
Worksop	0.23	DPD017	DPD alloc	Newcastle Avenue Garages													5	8							13	The landowners have agreed to dispose of the site once the Local Plan is adopted.
Worksop	0.15	DPD019	DPD alloc	Lead Hill Car Park													5	10	11						26	BDC owned. The Council have agreed to dispose of the site once the Local Plan is adopted, subject to the recommendations of the Car Parking Strategy Part 2, being commissioned in 2023/24.
Worksop	0.25	DPD023	DPD alloc	Newgate Street Car Park											5	10	7								22	BDC owned. The Council have agreed to dispose of the site once the Local Plan is adopted, subject to the recommendations of the Car Parking Strategy Part 2, being commissioned in 2023/24.
Worksop	0.69	DPD024	DPD alloc	The Mayfair Centre														6	20	20	7				53	BDC owned. The Council have agreed to dispose of the site once the Local Plan is adopted, subject to the recommendations of the Car Parking Strategy Part 2, being commissioned in 2023/24.
			<b>Worksop Central DPD Allocation Annual Totals:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>30</b>	<b>38</b>	<b>21</b>	<b>33</b>	<b>85</b>	<b>112</b>	<b>94</b>	<b>51</b>	<b>50</b>	<b>43</b>	<b>33</b>	<b>42</b>	<b>642</b>		
<b>Expected windfall housing delivery (based on current windfall completions)</b>																										
All areas		Windfall	Windfall																							
<b>Total housing delivery on Major sites with Full Planning Permission, Outline Planning Permission, Publication Local Plan Allocations, Made Neighbourhood Plan Allocations, and Draft Worksop Central DPD</b>																										
<b>Annual Totals (Full, Outline PP, allocations and windfall)</b>					<b>619</b>	<b>642</b>	<b>722</b>	<b>250</b>	<b>807</b>	<b>839</b>	<b>646</b>	<b>761</b>	<b>745</b>	<b>622</b>	<b>657</b>	<b>683</b>	<b>662</b>	<b>600</b>	<b>543</b>	<b>523</b>	<b>445</b>	<b>390</b>	<b>394</b>	<b>11550</b>		
<b>Planning permissions on sites of 9 or less (Small sites)</b>					<b>156</b>	<b>124</b>	<b>77</b>	<b>71</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>												<b>1028</b>	
<b>Grand Total</b>					<b>775</b>	<b>766</b>	<b>799</b>	<b>321</b>	<b>927</b>	<b>960</b>	<b>766</b>	<b>881</b>	<b>865</b>	<b>622</b>	<b>657</b>	<b>683</b>	<b>662</b>	<b>600</b>	<b>543</b>	<b>523</b>	<b>445</b>	<b>390</b>	<b>394</b>	<b>12578</b>		



#### Appendix 4 – Site Allocations in Made Neighbourhood Plans (Update of BDC- 28)

<b>Neighbourhood Plans: Site Allocations in Made NPs Updated: 31-01-23</b>				
<b>NP</b>	<b>Site / Policy</b>	<b>Location / Description</b>	<b>Permission</b>	<b>Status / Updates</b>
Blyth	Policy 4 / NP05	Land east of Bawtry Road (at Lynwood)	No	Allocated in the 'made' NP (adopted May 2021)
Blyth	Policy 5 / BDC02	Land to the north of Retford Road	Yes	5 dwellings granted (20/01327/FUL). Under construction.
Blyth	Policy 6 / BDC03	Land to the east of Spital Road	No	Allocated in the 'made' NP (adopted May 2021)
Carlton in Lindrick	Policy 3 / Site 1	Firbeck Colliery	Yes	400 dwellings granted (15/01457/FUL and 19/01137/RES). Under construction. Being brought forward by Keepmoat. 37 units completed and 47 dwellings under construction as at 31.12.2022. Sales agent indicated 5-6 years to site completion.
Carlton in Lindrick	Policy 4 / Site 2	Land east of Doncaster Road	Yes	151 dwellings granted (18/01148/FUL). Avant Homes "Hawfinch Place" development. Remaining 8 dwellings under construction as at 31.12.2022 which are expected to be completed by April 2023
Carlton in Lindrick	Policy 5 / Site 3	Land at Doncaster Road	No	Allocated in the 'made' NP (adopted February 2019)
Clarborough and Welham	Policy 1	Broad Gores	No	NP review under consideration
CNHW	Policy R14 / NP02	Former depot site and field, Cuckney	No	Re-allocated in the NP Review (adopted Sept 2022). The landowners (Welbeck Estates) state that the planning submission will be worked up to inform an application in Autumn 2023. Delivery anticipated 2025.
CNHW	Policy R15 / NP08	Land south of Creswell Road, Cuckney	No	Re-allocated in the NP Review (adopted Sept 2022). The landowners (Welbeck Estates) state that the planning submission will be worked up to inform an application in Autumn 2023. Delivery anticipated 2025.
CNHW	Policy R18/ NP01	Former allotments, Creswell Road, Cuckney	Yes	6 dwellings granted (19/00690/FUL). Re-allocated in the NP Review (adopted Sept 2022)
CNHW	Policy R16 / NP10	Land adjacent to Woodhouse Hall Farm,	No	Re-allocated in the NP Review (adopted Sept 2022). The landowners (Welbeck Estates) state that the planning

Neighbourhood Plans: Site Allocations in Made NPs Updated: 31-01-23				
		Holbeck Woodhouse		submission will be worked up to inform an application in Autumn 2023. Delivery to follow the Cuckney sites.
CNHW	Policy R17 / NP06	Lady Margaret Crescent and Norton Grange Farm, Norton	No	9 dwellings pending (19/01602/FUL). Further work to be undertaken to progress the current application. Re-allocated as part of the NP Review (2022)
Elkesley	Policy 6 / NP01	Yew Tree Road	Yes	33 homes and 6 apartments granted (20/00959/OUT). Work is progressing towards a full application.
Lound	Policy 12 / NP19	Yew Tree Farm site and outbuildings	No	Allocated in the 'made' NP (adopted February 2022)
Lound	Policy 13 / NP21 (north)	Land east of Town Street	No	Allocated in the 'made' NP (adopted February 2022)
Lound	Policy 14 / NP21 (south)	Land east of Town Street	Yes	1 dwelling granted (21/01861/OUT). Capacity reduction influenced by presence of mains sewer and easement on site.
Mattersey and Mattersey Thorpe	Policy 9	Land west of Main Street, Mattersey	Yes	3 dwellings granted (21/00540/OUT). Site recently sold.
Mattersey and Mattersey Thorpe	Policy 10	Land north of Thorpe Road, Mattersey	Yes	4 dwellings granted (22/00526/FUL). Site currently being promoted for custom build.
Mattersey and Mattersey Thorpe	Policy 11	Land east of Retford Road, Mattersey	Yes	7 dwellings granted (21/00948/OUT) with access agreed as reserved matters.
Mattersey and Mattersey Thorpe	Policy 12	Land west of Main Street, Mattersey	Yes	5 dwellings granted (18/01074/FUL). Under construction.
Mattersey and Mattersey Thorpe	Policy 13	Land south of Breck Lane, Mattersey Thorpe	Yes	25 dwellings granted outline permission (20/00349/OUT). 24 dwellings pending via a new application (22/01621/FUL)
Mattersey and Mattersey Thorpe	Policy 14	Land to the rear of Gilbert's Croft, Mattersey Thorpe	Yes	2 dwellings granted on appeal (17/01225/OUT) with access agreed as reserved matters (20/10685/RES) and subsequent Section 73 21/00811/VOC. This has commenced.
Misson	Policy 7	Misson Mill	No	Review of the NP has recently commenced
Misterton	Policy 6 (12R) / NP01	Land at White House Farm, Haxey Road, Misterton	No	Proposed for re-allocation in the NP Review (currently at Reg 14 stage). Capacity reduced from 50 to 38 to reflect new evidence.

<b>Neighbourhood Plans: Site Allocations in Made NPs Updated: 31-01-23</b>				
Misterton	Policy 7 (13R) / NP02	Land at Town End Farm, Church Street, Misterton	Yes	4 dwellings granted (19/00795/OUT and 22/00786/RES). Proposed for re-allocation in the NP Review (currently at Reg 14 stage). Under construction.
Misterton	Policy 8 (14R) / NP06	Land south of Meadow Drive	Yes	9 dwellings granted (22/00466/FUL). Proposed for re-allocation in the NP Review (currently at Reg 14 stage).
Misterton	Policy 9 (15R) / NP11	Land east of Grange Walk	No	Proposed for re-allocation in the NP Review (currently at Reg 14 stage). Capacity reduced from 60 to 44 to reflect new evidence.
Misterton	Policy 10 (16R) / NP12	Land north of Fox Covert Lane	No	48 dwellings approved subject to S106 agreement (21/01811/FUL). Proposed for re-allocation in the NP Review (currently at Reg 14 stage).
Rampton & Woodbeck	Policy 1 / NP03	Land to the east of Cavell Close, Woodbeck	No	Allocated in the 'made' NP (adopted May 2021)
Rampton & Woodbeck	Policy 2 / NP08	Land north and east of Treswell Road, Rampton	No	Allocated in the 'made' NP (adopted May 2021)
Rampton & Woodbeck	Policy 3 / NP11	Land west of Retford Road, Rampton	No	Allocated in the 'made' NP (adopted May 2021)
Sturton Ward (Review)	Policy 13 / NP36	Buildings opposite Solent, Top Street	Yes	2 dwellings granted (21/00186/FUL)
Sturton Ward (Review)	Policy 14a / NP02	Land between Roses Farm and Four Paws, Station Road	Yes	3 dwellings granted (22/01123/OUT)
Sturton Ward (Review)	Policy 14b / NP05	Land north of The Barn, Cross Street	Yes	1 dwelling granted (22/01124/OUT)
Sturton Ward (Review)	Policy 14c / NP06	Outbuildings at Station View Farm	No	Allocated in the 'made' NP (adopted November 2021)
Sturton Ward (Review)	Policy 14d / NP08	Land east of Woodcotes, Freemans Lane	Yes	1 dwelling granted (22/01125/OUT)
Sturton Ward (Review)	Policy 15a / NP18	Land north of Mill Close, Manor Grove, and Main Street	No	9 dwellings pending (22/01346/OUT). Expected to be determined by 13 March 2023.
Sturton Ward (Review)	Policy 15b / NP31	The Old Shop, south of Main Street	No	1 dwelling granted (19/019570/FUL) but only on half of the site.

<b>Neighbourhood Plans: Site Allocations in Made NPs Updated: 31-01-23</b>				
Sutton-cum-Lound	Policy 3 / NP03	Land east of Mattersey Road, Sutton-cum-Lound	Yes	Numerous permissions in place: 8 dwellings granted (17/01137/OUT). 2 dwellings granted (18/01232/RSB). 1 dwelling granted (19/00920/FUL). 2 dwellings granted (21/00211/FUL)
Sutton-cum-Lound	Policy 4 / NP05	Land south of Lound Low Road, Sutton-cum-Lound	No	Allocated in the reviewed NP (adopted March 2021)
Sutton-cum-Lound	Policy 5 / NP11	Land west of Sutton Lane, Sutton-cum-Lound	Yes	9 dwellings granted (21/01017/FUL). Discharge of conditions approved (22/01585/COND).
Walkeringham	Policy 8	Land at The Laurels, Station Road	Yes	3 dwellings granted (19/01548/OUT) with reserved matters granted (21/00440/RES) with various conditions discharged May 2022.
Walkeringham	Policy 9	Land south of Kilmeaden, West Moor Road	No	Allocated in the 'made' NP (adopted May 2021)
Walkeringham	Policy 10	Land North of Fountain Hill Road	No	Allocated in the 'made' NP (adopted May 2021)
Walkeringham	Policy 11	Land north and south of Fountain Hill Road	No	Allocated in the 'made' NP (adopted May 2021)
Walkeringham	Policy 12	Land east of Stockwith Road	No	Allocated in the 'made' NP (adopted May 2021)
Walkeringham	Policy 13	Land east of Brickenhole Lane	No	11 dwellings pending (20/01026/FUL). Expected to be referred to Planning Committee at the end of February with a recommendation to grant.
Walkeringham	Policy 14	Land west of High Street	No	Allocated in the 'made' NP (adopted May 2021)
Walkeringham	Policy 15	Land adjacent to South Moor Lodge, south of South Moor Road and west of Brickenhole Lane	No	Mixed-use development, including 16 dwellings refused 22/00176/FUL

## Appendix 5: Neighbourhood Plan Site Selection Process

### Blyth

- Neighbourhood Plan adopted at referendum in May 2021.
- The site selection process is detailed in the [Neighbourhood Plan](#) (pages 32 to 36). In summary, the Plan sought to allocate the full housing requirement proposed for Blyth in the Regulation 18 Bassetlaw Local Plan (20%). A local call for sites, supplemented by sites and evidence within the BDC LAA [BG-030], identified 13 possible sites. These were the subject of technical assessment by consultants OpenPlan (using a methodology previously developed by BDC), supplemented by comments from statutory partners, then subject to public consultation. The results of were used by the Steering Group to select the three site allocations.
- The anticipated yield for each site is detailed in the consultants Site Assessment Report and used the average density for each character area in the Plan. Site specific constraints were taken into account e.g. BDC03 has pylons crossing the sites
- Land to the east of Spital Road was challenged by another landowner who's site was not allocated. These representations were considered by the Independent Examiner during the examination, the allocation was upheld and the competitor site not allocated. This is documented in the [Examination Report](#).

### Carlton in Lindrick

- Neighbourhood Plan adopted at referendum in February 2019.
- The site selection process is detailed in the [Neighbourhood Plan](#) (pages 24 to 26). In summary, seven sites were identified from the BDC LAA [BG-030]. The sites were subject to technical assessment by BDC (as was standard practice at the time), comments from statutory partners, public consultation, and a sustainability appraisal. The selection of the three sites factored-in extant planning permissions, including for the former Firbeck Colliery (Policy 3).
- The anticipated yield for each site is detailed in the Site Assessment Report and reflected highways capacity.

### Clarborough and Welham

- Neighbourhood Plan adopted at referendum in February 2017,
- One mixed use site was allocated (Policy 1). The yield was informed by the consultants (JDA) masterplan undertaken in 2014 which assessed two options for the site. A viability assessment was also undertaken to assess the implications of options proposed.

### Cuckney, Norton, Holbeck, and Welbeck (CNHW)

- Neighbourhood Plan is a review, adopted at referendum in September 2022.
- The site allocations were identified in the first Neighbourhood Plan and carried-over into the reviewed Plan. During the work to review the Plan, the site allocations were re-visited, with some modifications made to the policy requirement (mainly to reflect the new Design Code).
- The anticipated yield for each site is detailed in the BDC Site Assessment Report reflecting the principles of the LAA
- All sites are in the ownership of one landowner, Welbeck Estates. They were actively involved in the review process, helping to confirm both the continued availability of the sites, and the intention to develop.

## **Elkesley**

- Neighbourhood Plan adopted at referendum in November 2015.
- The site selection process is detailed in the [Neighbourhood Plan](#) (pages 23 to 24). In summary, the site had been selected as suitable through an earlier LAA to develop the District Council's Site Allocations DPD (subsequently not progressed). The site and an indicative masterplan was the subject of public consultation as part of the Neighbourhood Plan process confirming it as a suitable, acceptable, and deliverable site. The site secured planning permission in late 2020.

## **Lound**

- Neighbourhood Plan adopted at referendum in February 2022.
- The site selection process is described in the [Neighbourhood Plan](#) (pages 58 – 60). In summary, the sites were the subject of a multi-level assessment, working from a broader set of 23 sites identified from a local 'call for sites' and the BDC LAA [BG-030]. All sites were subject to technical assessment by AECOM, with comments also sought from statutory consultees and landowners. These were subject to community consultation, informing a shortlist to meet the housing requirement figure.
- The anticipated yield for each site is detailed in the consultants Site Assessment Report and the site capacity taken from the LAA and refined to reflect site specific constraints were taken into account e.g. NP19 has heritage constraints
- Table 9 of the Neighbourhood Plan states that Yew Tree Farm and Land east of Town Street have a development timescale of 10 – 15 years. The other site at Town Street has a 2 – 5 year development timescale, and planning permission has recently been approved. As such, the Local Plan housing trajectory reflects the Neighbourhood Plan timescales.

## **Mattersey and Mattersey Thorpe**

- Neighbourhood Plan adopted at referendum in September 2019, with a minor, non-material amendment adopted in December 2019.
- The site selection process is detailed in the [Neighbourhood Plan](#) (pages 32 to 33). In summary, 23 sites were assembled from an initial call for sites, were subject to technical assessment by BDC (as was standard practice at the time), public consultation, and a sustainability appraisal. The sites were allocated to meet the 20% housing requirement being proposed for the parish in the emerging Bassetlaw Local Plan.

## **Misson**

- Neighbourhood Plan adopted at referendum in September 2017. A review is underway with a pre-submission draft (Reg 14) consultation imminent.
- The one site allocation in the Plan – Misson Mill – is a large brownfield site, identified initially through LAA work to develop the Site Allocations DPD (subsequently not progressed). The selection of the site is detailed across pages 30 to 38 of the [Neighbourhood Plan](#). It drew upon the earlier LAA work, including for site capacity, supplemented by a site options exercise to inform a public consultation to agree the policy position.
- The review has involved dialogue with the site owner (a different party to that previously) to ensure that the site is still available and deliverable.

## **Misterton**

- Neighbourhood Plan adopted at referendum in September 2019. A review is

underway, and a Pre-Submission Draft was published for consultation in October 2022.

- The housing allocations in the original Neighbourhood Plan are proposed to be carried-over, albeit with refined policy requirements, including changes to housing numbers in response to updated evidence and engagement with statutory consultees.
- The site selection process is detailed in the [Neighbourhood Plan](#) (pages 26 and 27). In summary, fifteen sites were initially selected from a local call for sites and the BDC LAA [BG-030]. These were subject to technical assessment by BDC (as was standard practice at the time), comments from statutory partners, public consultation, and a sustainability appraisal. Six sites were proposed for allocation to meet the 20% housing requirement being proposed for the parish in the emerging Bassetlaw Local Plan. The Independent Examiner recommended one site, leaving five sites.
- The anticipated yield for each site used the average density of 25dph per site for the anticipated developable area. Through the review a Design Guide is proposing a more refined density to reflect site specific constraints.

### **Rampton & Woodbeck**

- Neighbourhood Plan adopted at referendum in May 2021.
- The site selection process is in the [Neighbourhood Plan](#) (pages 17 to 23). In summary, 14 sites were initially assembled from a local call for sites and the BDC LAA [BG-030]. The sites were then the subject of technical assessment by external consultants AECOM, supplemented by comments from statutory partners and were subject of public consultation. This informed the six sites included in the Submission Plan, to meet the then proposed housing requirement figure of 20%. Following the independent examination, three allocations were removed, leaving three sites allocated.
- The anticipated yield for each site reflects local character and site specific constraints

### **Sturton Ward**

- Current Neighbourhood Plan is a review, adopted at referendum in November 2021.
- The site selection process is in the [Neighbourhood Plan review](#) (pages 80 to 82). In summary, an initial 50 sites were taken from a local 'call for sites' and the BDC LAA [BG-030]. The sites were the subject of a technical assessment by AECOM, supplemented by comments from statutory partners, and public consultation. The results were then meshed with the housing requirement figures proposed for the respective parishes, resulting in the sites in the Plan.
- The anticipated yield for each site is detailed in the consultants Site Assessment Report and reflected local character area, design coding, site specific constraints and for relevant sites the Council's LAA.

### **Sutton-cum-Lound**

- Current Neighbourhood Plan is a review, adopted following examination in March 2021 which made a material but not significant change to the original Plan. The site allocations were carried over from the original Plan.
- The site selection process is in the [Neighbourhood Plan](#) (pages 21 to 22). In summary, 20 sites were taken from a local call for sites and the BDC LAA [BG-030]. The sites were subject to technical assessment by BDC (as was standard

practice at the time), comments from statutory partners, public consultation, and a sustainability appraisal. At the time the District Council had not identified a housing requirement figure, hence the sites/capacities were not influenced by the emerging Local Plan.

- The anticipated yield for each site reflected local density.

### **Walkeringham**

- Neighbourhood Plan was adopted at referendum in May 2021.
- The site selection process is in the [Neighbourhood Plan](#) (pages 56 to 60). In summary, 33 sites were taken from a local call for sites and the BDC LAA [BG-030]. The sites were then subject to technical assessment by BDC (as was standard practice at the time), comments from statutory partners, public consultation, and a sustainability appraisal. The nine sites allocated in the Plan were identified as the most suitable, and able to meet the 20% housing requirement being proposed for the parish in the emerging Bassetlaw Local Plan.
- The anticipated yield for each site is detailed in the consultants Site Assessment Report and used the average density for each character area identified by the Character Study and Design Guide.



**APPENDIX 6: BDC Chief Executive Letter**



**Bassetlaw**  
**DISTRICT COUNCIL**  
— North Nottinghamshire —

C/O Programme Officer

Our Ref: DA/SC  
Please ask for: David Armiger  
Direct Dial: (01909) 533533  
E-mail: [REDACTED]

Date: 10<sup>th</sup> February 2023

Dear Ms Jordan/Ms Partington

**COUNCIL OWNED LOCAL PLAN SITES**

I understand that you have raised a query about the deliverability of a number of Council owned brownfield sites in Worksop town centre and Manton for housing.

Firstly I can confirm that the Council is committed to enabling housing delivery in accordance with the Local Plan housing trajectory as considered at the Examination in Public and that as part of that commitment will be working to ensure the delivery of the Local Plan site allocations and the Worksop Central DPD sites.

To do so, we will be commissioning a town centre car parking management strategy in 2023/24 and will work with partners, including the Highways Authority to agree a delivery strategy by 2024/25. Furthermore, through the delivery of regeneration initiatives, including the Worksop Levelling Up proposals we will be looking to deliver uses that increase footfall and vibrancy to the town centre, which will include new residential development opportunities.

Yours sincerely

[REDACTED]  
**David Armiger**  
**BSc MA MRTPI MIED**  
**Chief Executive**

## **APPENDIX 7 – Draft Worksop Central DPD site feasibility assessment**

# Worksop Housing Sites Feasibility Study

**February 2023**

Ref: 21-097

Player  
Roberts  
Bell ↘



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

# Worksop Housing Sites

Reference	Site Name	Site Area	No. of Dwellings	Density (dwelling/ha)	Typology
DPD001	Turner Road	2.23	80	36	Family housing
DPD002	Carlton Road	4.27	71	17	Family housing
DPD003	Gateford Road	0.45	28	62	Hybrid
DPD006	Sandy Lane	2.59	161	62	Hybrid
DPD007	Central Avenue	0.51	45	88	Hybrid
DPD009	Bus Depot, Hardy Street	0.38	67	176	Retirement
DPD010	Crown House (Conversion)	0.06	22	367	Retirement
DPD011	Priory Wharf	0.238	60	252	Apartments
DPD014	Canal Road	0.41	36	88	Hybrid
DPD015	Priorswell Road	1.54	64	42	Hybrid
DPD016	Newcastle Avenue/ Norfolk Street (New build)	0.23	12	52	Family Housing
DPD017	Newcastle Avenue Garage	0.23	13	57	Hybrid
DPD019	Lead Hill Car Park	0.15	26	173	Apartments
DPD023	Newgate Street Car Park	0.25	22	88	Apartments
DPD024	Mayfair Centre	0.34	53	156	Apartments
	Priory Masterplan		198		Hybrid
	Dock Road	0.12	12	100	Hybrid

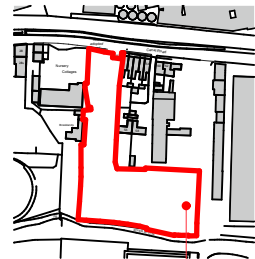
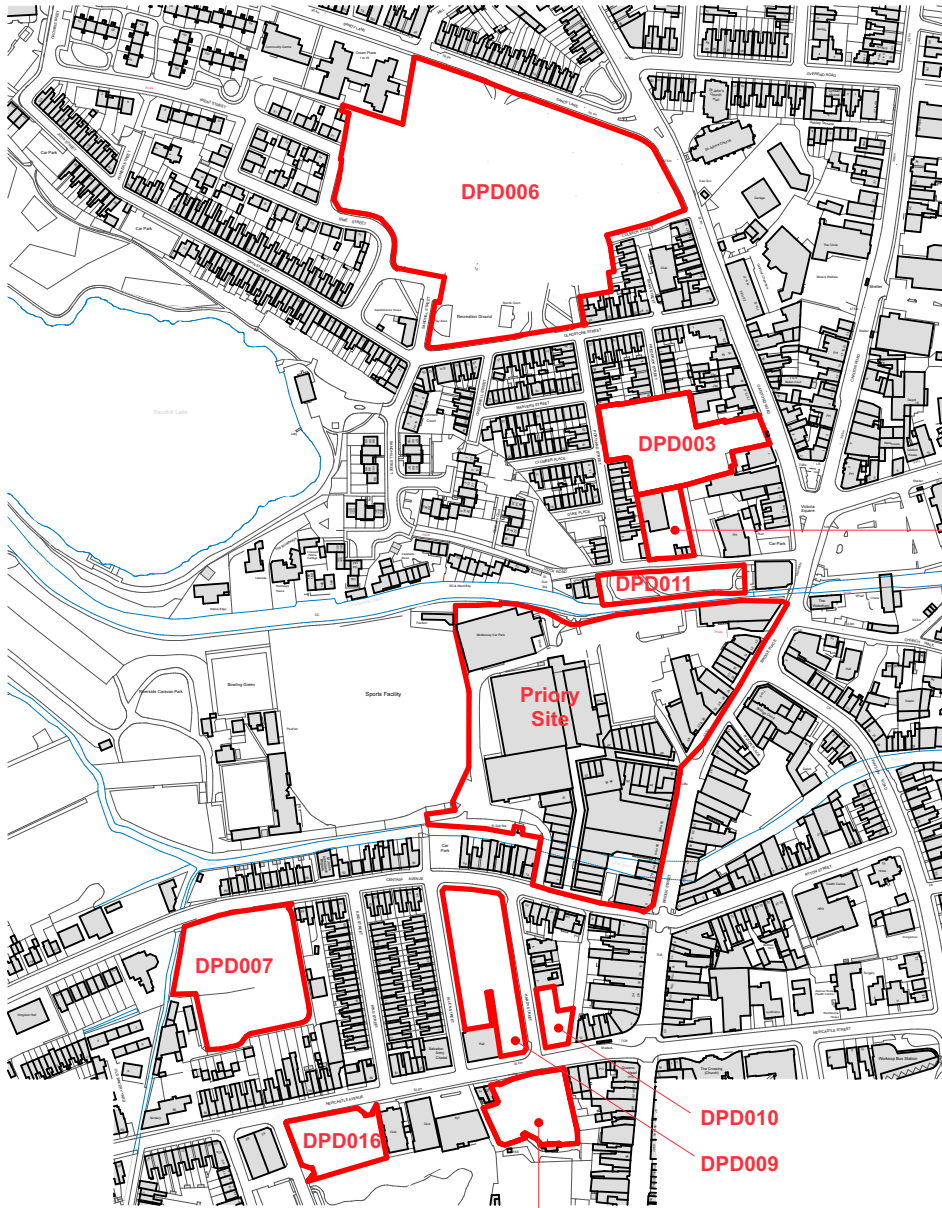
**Total Units**

**970**

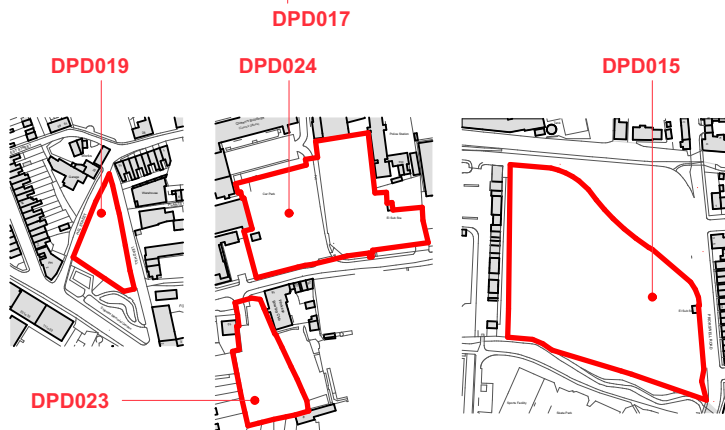
**Total Net Gain** (*Less existing demolished residential units at Sandy Lane*)

*248*

**722**



Dock Road Site DPD014



Rev	Date	Description	By
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# Player Roberts Bell

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01949 21100 | hello@prb-a.com | www.prb-a.com

JOB TITLE  
Residential Development Sites -  
Workshop

DWG TITLE  
SITE LOCATION PLAN

JOB REF\_DWG NO\_ REVISION  
21097-03-001

STATUS Feasibility Study	<b>A4</b>
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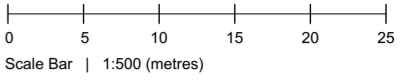
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# DPD003 - GATEFORD ROAD CAR PARK - PROPOSED SITE LAYOUT

NOTES

N



**TYPOLGY**  
HYBRID

**SITE AREA**  
SITE BOUNDARY (approx. 0.45 ha)

**DENSITY**  
62 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**

- 6no x 1B2P flats @ 52m<sup>2</sup>  
(NDSS MINIMUM STANDARD 50m<sup>2</sup>)  
5no parking spaces (83%)
  - 6no x 2B4P flats @ 71m<sup>2</sup>  
(NDSS MINIMUM STANDARD 70m<sup>2</sup>)  
6no parking spaces (100%)
  - 10no x 2B4P person houses @ 79m<sup>2</sup>  
(NDSS MINIMUM STANDARD 79m<sup>2</sup>)  
10no parking spaces (100%)
  - 6no x 3B5P houses @ 93m<sup>2</sup>  
(NDSS MINIMUM STANDARD 93m<sup>2</sup>)  
12no parking spaces (200%)
- TOTAL - 28 DWELLINGS**  
**TOTAL - 33 PARKING SPACES (117%)**

Layout based on OS mapping data, subject to measured survey, OS Licence number: 100022432.  
Any retained buildings shown indicatively - subject to internal measured survey.  
Assumed all below ground SUDs strategy - subject to detailed design by others.  
Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).  
No allowance made for on site public open space provision.  
Parking ratios subject to agreement with highway authority.  
All dwellings sized to meet NDSS.  
Flood risk to be confirmed (subject to local flood alleviation strategies).  
Subject to tree survey, ground investigation, utility surveys (underground services and capacity).  
Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.



DPD003  
PROPOSED SITE LAYOUT  
1:500

Rev/Date Description By

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JOB TITLE  
Residential Development Sites -  
Workshop

DWG TITLE  
DPD003 - GATEFORD ROAD CAR  
PARK - PROPOSED SITE LAYOUT

JOB REF\_DWG\_NO\_REVISION  
21097-03-002

STATUS  
Feasibility Study

PROJECT NUMBER 21-097	DRAWN OR	SCALE 1:500
<b>A2</b>	DATE 08/2022	CHECKED JP

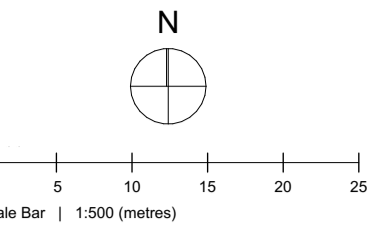
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# DPD006 - SANDY LANE - PROPOSED SITE LAYOUT



DPD006  
PROPOSED SITE LAYOUT  
1:500

NOTES



**TYPOLGY**  
HYBRID

**SITE AREA**  
SITE BOUNDARY (approx. 2.59 ha)

**DENSITY**  
62 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**

- 34no x 2BHP person houses @ 79m<sup>2</sup> (NDS5 MINIMUM STANDARD 79m<sup>2</sup>)  
34no parking spaces (100%)
- 31no x 3BHP houses @ 93m<sup>2</sup> (NDS5 MINIMUM STANDARD 93m<sup>2</sup>)  
62no parking spaces (200%)
- 8no x 4BHP houses @ 106m<sup>2</sup> (NDS5 MINIMUM STANDARD 106m<sup>2</sup>)  
16no parking spaces (200%)
- 88no x 233P flats @ 61m<sup>2</sup> (NDS5 MINIMUM STANDARD 61m<sup>2</sup>)  
44no parking spaces (50%)

**TOTAL - 151 DWELLINGS**  
**TOTAL - 156 PARKING SPACES (64%)**

Layout based on OS mapping data, subject to measured survey. OS Licence number: 100022432  
Any retained buildings shown indicatively - subject to internal measured survey.  
Assumed all below ground SUDs strategy - subject to detailed design by others.  
Assumed requirement for off site contribution to biodiversity net gain (limited to no on site provision).  
No allowance made for on site public open space provision.  
Parking ratios subject to agreement with highway authority.  
All dwellings sized to meet NDS5.  
Flood risk to be confirmed (subject to local flood alleviation strategies).  
Subject to tree survey, ground investigation, utility surveys (underground services and capacity).  
Boundary boundaries as confirmed by DCC - subject to site survey and land use plan coordination.

Rev	Date	Description	By
<p><b>Player Roberts Bell</b></p> <p>See 1, Shakerley Farm, Cotswold, Nottinghamshire, NG13 8UB 01454 21101   <a href="mailto:info@prb.co.uk">info@prb.co.uk</a>   <a href="http://www.prb.co.uk">www.prb.co.uk</a></p> <p><b>JOB TITLE</b> Residential Development Sites - Workshop</p> <p><b>DWG TITLE</b> DPD006 - SANDY LANE - PROPOSED SITE LAYOUT</p> <p><b>JOB REF. DWG NO. REVISION</b> 21097-03-004</p> <p><b>STATUS</b> Feasibility Study</p> <p><b>PROJECT NUMBER</b>    <b>DRAWN OR</b>    <b>SCALE</b> 21-097                      JP                      1:500</p> <p><b>A1</b>    <b>DATE</b>    <b>CHECKED</b> 08/2022                      JP</p>			

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# DPD007 - CENTRAL AVENUE - PROPOSED SITE LAYOUT

NOTES

N



Scale Bar | 1:500 (metres)

**TYPOLGY**  
HYBRID

**SITE AREA**  
SITE BOUNDARY (approx. 0.51 ha)

**DENSITY**  
88 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**

- 21no x 1B2P flats @ 53m<sup>2</sup>  
(NDSS MINIMUM STANDARD 50m<sup>2</sup>)  
21no parking spaces (100%)
- 24no x 2B4P person houses @ 79m<sup>2</sup>  
(NDSS MINIMUM STANDARD 79m<sup>2</sup>)  
24no parking spaces (100%)
- TOTAL - 45 DWELLINGS**  
**TOTAL - 45 PARKING SPACES (100%)**

Layout based on OS mapping data, subject to measured survey. OS Licence number: 100022432.  
Any retained buildings shown indicatively - subject to internal measured survey.  
Assumed all below ground SUDs strategy - subject to detailed design by others.  
Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).  
No allowance made for on site public open space provision.  
Parking ratios subject to agreement with highway authority.  
All dwellings sized to meet NDSS.  
Flood risk to be confirmed (subject to local flood alleviation strategies).  
Subject to tree survey, ground investigation, utility surveys (underground services and capacity).  
Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.

Rev/Date Description By

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**JOB TITLE**  
Residential Development Sites -  
Workshop

**DWG TITLE**  
DPD007 - CENTRAL AVENUE -  
PROPOSED SITE LAYOUT

**JOB REF\_DWG NO\_REVISION**  
21097-03-005\_P1

**STATUS**  
Feasibility Study

<b>PROJECT NUMBER</b> 21-097	<b>DRAWN OR</b>	<b>SCALE</b> 1:500
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<b>A2</b>	<b>DATE</b> 08/2022	<b>CHECKED</b> JP
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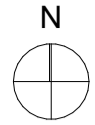
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# DPD009 & 010 - BUS DEPOT - PROPOSED SITE LAYOUT

NOTES



0 5 10 15 20 25  
Scale Bar | 1:500 (metres)



## DPD009 - BUS DEPOT

**TYPOLGY**  
RETIREMENT COMPLEX - NEW BUILD

**SITE AREA**  
DPD009 BOUNDARY (approx. 0.38 ha)

**DENSITY**  
176 DWELLINGS PER HECTARE

### SCHEDULE OF ACCOMMODATION

50no x 1B2P flats @ 50m<sup>2</sup>  
(NDSS MINIMUM STANDARD 50m<sup>2</sup>)

11no x 2B3P flats @ 61m<sup>2</sup>  
(NDSS MINIMUM STANDARD 61m<sup>2</sup>)

6no x 2B4P person houses @ 79m<sup>2</sup>  
(NDSS MINIMUM STANDARD 79m<sup>2</sup>)

17no parking spaces (30%)

**TOTAL - 67 DWELLINGS**

## DPD010 - CROWN HOUSE

**TYPOLGY**  
RETIREMENT COMPLEX

**SITE AREA**  
DPD009 BOUNDARY (approx. 0.062 ha)

**DENSITY**  
354 DWELLINGS PER HECTARE

### SCHEDULE OF ACCOMMODATION

CONVERSION OF EXISTING + ADDITIONAL FLOOR

16no x 1B2P flats @ 50m<sup>2</sup>  
(NDSS MINIMUM STANDARD 50m<sup>2</sup>)

6no x 2B3P flats @ 61m<sup>2</sup>  
(NDSS MINIMUM STANDARD 61m<sup>2</sup>)

**TOTAL - 22 DWELLINGS**

Layout based on OS mapping data, subject to measured survey. OS Licence number: 100022432.

Any retained buildings shown indicatively - subject to internal measured survey.

Assumed all below ground SUDs strategy - subject to detailed design by others.

Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).

No allowance made for on site public open space provision.

Parking ratios subject to agreement with highway authority.

All dwellings sized to meet NDSS.

Flood risk to be confirmed (subject to local flood alleviation strategies).

Subject to tree survey, ground investigation, utility surveys (underground services and capacity).

Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.

Rev/Date	Description	By

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**JOB TITLE**  
Residential Development Sites -  
Workshop

**DWG TITLE**  
DPD009 & 010 - BUS DEPOT -  
PROPOSED SITE LAYOUT

**JOB REF. DWG NO. / REVISION**  
21097-03-006

**STATUS**  
Feasibility Study

PROJECT NUMBER	DRAWN	SCALE
21-097	OR	1:500

A3	DATE	CHECKED
	08/2022	JP

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DPD009 & 010  
PROPOSED SITE LAYOUT  
1:500

# DPD014 - CANAL ROAD - PROPOSED SITE LAYOUT

NOTES

N



0 5 10 15 20 25  
Scale Bar | 1:500 (metres)

**TYPOLGY**  
FAMILY HOUSING

**SITE AREA**  
SITE BOUNDARY (approx. 0.41 ha)

**DENSITY**  
49 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**

- 4no x 1B2P flats @ 50m<sup>2</sup>  
(NDSS MINIMUM STANDARD 50m<sup>2</sup>)  
4no parking spaces (100%)
- 28no x 2B3P flats @ 61m<sup>2</sup>  
(NDSS MINIMUM STANDARD 61m<sup>2</sup>)  
28no parking spaces (100%)
- 4no x 2B4P person houses @ 79m<sup>2</sup>  
(NDSS MINIMUM STANDARD 79m<sup>2</sup>)  
4no parking spaces (100%)

**TOTAL - 36 DWELLINGS**  
**TOTAL - 36 PARKING SPACES**

Layout based on OS mapping data, subject to measured survey, OS Licence number: 100022432.  
Any retained buildings shown indicatively - subject to internal measured survey.  
Assumed all below ground SUDs strategy - subject to detailed design by others.  
Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).  
No allowance made for on site public open space provision.  
Parking ratios subject to agreement with highway authority.  
All dwellings sized to meet NDSS.  
Flood risk to be confirmed (subject to local flood alleviation strategies).  
Subject to tree survey, ground investigation, utility surveys (underground services and capacity).  
Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.

Rev	Date	Description	By

## Player Roberts Bell

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**JOB TITLE**  
Residential Development Sites -  
Workshop

**DWG TITLE**  
DPD014 - CANAL ROAD -  
PROPOSED SITE LAYOUT

**JOB REF\_DWG\_NO\_REVISION**  
21097-03-007

**STATUS**  
Feasibility Study

PROJECT NUMBER	DRAWN OR	SCALE
21-097	OR	1:500

A2	DATE	CHECKED
A2	08/2022	JP

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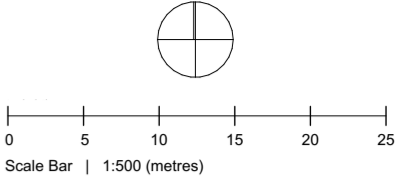
DPD014  
PROPOSED SITE LAYOUT  
1:500

# DPD015 - PRIORSWELL ROAD - PROPOSED SITE LAYOUT



NOTES

N



**TYPOLGY**  
HYBRID

**SITE AREA**  
SITE BOUNDARY (approx. 1.54 ha)

**DENSITY**  
48 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**

- 20no x 2B3P flats @ 61m<sup>2</sup>  
(NDSS MINIMUM STANDARD 61m<sup>2</sup>)  
10no parking spaces (50%)
  - 8no x 2B4P person houses @ 79m<sup>2</sup>  
(NDSS MINIMUM STANDARD 79m<sup>2</sup>)  
16no parking spaces (160%)
  - 28no x 3B5P houses @ 93m<sup>2</sup>  
(NDSS MINIMUM STANDARD 93m<sup>2</sup>)  
52no parking spaces (200%)
  - 8no x 4B6P houses @ 106m<sup>2</sup>  
(NDSS MINIMUM STANDARD 106m<sup>2</sup>)  
24no parking spaces (266%)
- TOTAL - 64 DWELLINGS**  
**TOTAL - 102 PARKING SPACES (155%)**

Layout based on OS mapping data, subject to measured survey, OS Licence number: 100022432.

Any retained buildings shown indicatively - subject to internal measured survey.

Assumed all below ground SUDs strategy - subject to detailed design by others.

Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).

No allowance made for on site public open space provision.

Parking ratios subject to agreement with highway authority.

All dwellings sized to meet NDSS.

Flood risk to be confirmed (subject to local flood alleviation strategies).

Subject to tree survey, ground investigation, utility surveys (underground services and capacity).

Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.

Rev	Date	Description	By
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**JOB TITLE**  
Residential Development Sites -  
Workshop

**DWG TITLE**  
DPD015 - PRIORSWELL ROAD -  
PROPOSED SITE LAYOUT

**JOB REF\_DWG\_NO\_REVISION**  
21097-03-008

**STATUS**  
Feasibility Study

PROJECT NUMBER	DRAWN OR	SCALE
21-097		1:500

A2	DATE	CHECKED
	08/2022	JP

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Sports Facility

PRIORSWELL ROAD

EI Sub Sta

4 storey

parking court

FB

4

9

1

3

5

7

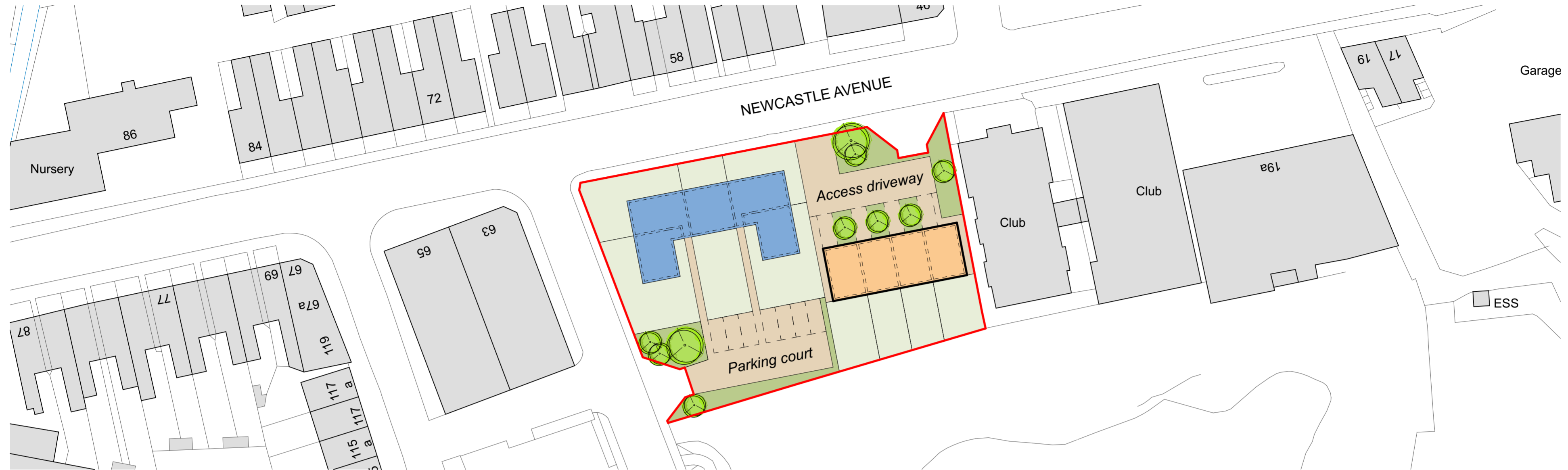
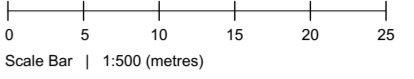
21

37

# DPD016 - NEWCASTLE AVE - NORFOLK ST - PROPOSED SITE LAYOUT

NOTES

N



DPD016 - OPTION A  
PROPOSED SITE LAYOUT - REFURB / NEW BUILD  
1:500



DPD016 - OPTION B  
PROPOSED SITE LAYOUT - NEW BUILD  
1:500

- SITE AREA**  
SITE BOUNDARY (approx. 0.23 ha)
- OPTION A - REFURB & NEW BUILD**
- TYPOLGY**  
HYBRID
- DENSITY**  
69 DWELLINGS PER HECTARE
- SCHEDULE OF ACCOMMODATION**
- 4no x 2BAP (NEW BUILD) houses @ 79m<sup>2</sup> (NDSS MINIMUM STANDARD 79m<sup>2</sup>)  
4no parking spaces (100%)
- 5no x 2BAP houses @ 79m<sup>2</sup> (NDSS MINIMUM STANDARD 79m<sup>2</sup>)  
7no parking spaces (140%)
- TOTAL - 9 DWELLINGS**  
**TOTAL - 11 PARKING SPACES (122%)**
- OPTION B - NEW BUILD**
- TYPOLGY**  
FAMILY HOUSING
- DENSITY**  
52 DWELLINGS PER HECTARE
- SCHEDULE OF ACCOMMODATION**
- 12no x 2BAP houses @ 79m<sup>2</sup> (NDSS MINIMUM STANDARD 79m<sup>2</sup>)  
4no parking spaces (100%)
- TOTAL - 12 DWELLINGS**  
**TOTAL - 12 PARKING SPACES (100%)**

Layout based on OS mapping data, subject to measured survey. OS Licence number: 100122432.

Any retained buildings shown indicatively - subject to internal measured survey.

Assumed all below ground SUDs strategy - subject to detailed design by others.

Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).

No allowance made for on site public open space provision.

Parking ratios subject to agreement with highway authority.

All dwellings sized to meet NDSS.

Flood risk to be confirmed (subject to local flood alleviation strategies).

Subject to tree survey, ground investigation, utility surveys (underground services and capacity).

Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.

Rev/Date Description By

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**JOB TITLE**  
Residential Development Sites - Worksop

**DWG TITLE**  
DPD016 - NEWCASTLE AVE - NORFOLK ST - PROPOSED SITE LAYOUT

**JOB REF\_DWG\_NO\_REVISION**  
21097-03-009

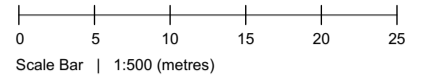
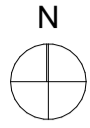
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Feasibility Study

<b>PROJECT NUMBER</b> 21-097	<b>DRAWN OR</b> OR	<b>SCALE</b> 1:500
<b>A2</b>	<b>DATE</b> 08/2022	<b>CHECKED</b> JP

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# DPD017 - NEWCASTLE AVENUE GARAGE - PROPOSED SITE LAYOUT

NOTES



**TYPOLOGY**  
HYBRID

**SITE AREA**  
SITE BOUNDARY (approx. 0.23 ha)

**DENSITY**  
56 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**

13no x 2B4P person houses @ 79m<sup>2</sup>  
(NDSS MINIMUM STANDARD 79m<sup>2</sup>)  
14no parking spaces (100%)

**TOTAL - 13 DWELLINGS**  
**TOTAL - 13 PARKING SPACES (100%)**

- Layout based on OS mapping data, subject to measured survey. OS Licence number: 100022432.
- Any retained buildings shown indicatively - subject to internal measured survey.
- Assumed all below ground SUDs strategy - subject to detailed design by others.
- Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).
- No allowance made for on site public open space provision.
- Parking ratios subject to agreement with highway authority.
- All dwellings sized to meet NDSS.
- Flood risk to be confirmed (subject to local flood alleviation strategies).
- Subject to tree survey, ground investigation, utility surveys (underground services and capacity).
- Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.

Rev	Date	Description	By
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**JOB TITLE**  
Residential Development Sites -  
Workshop

**DWG TITLE**  
DPD017 - NEWCASTLE AVENUE  
GARAGE - PROPOSED SITE  
LAYOUT

**JOB REF\_DWG NO\_ REVISION**  
21097-03-010

**STATUS**  
Feasibility Study

<b>PROJECT NUMBER</b> 21-097	<b>DRAWN</b> OR	<b>SCALE</b> 1:500
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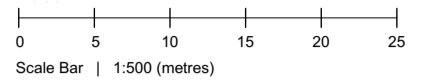
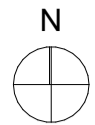
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DPD017  
PROPOSED SITE LAYOUT  
1:500

# DPD019 - LEAD HILL CAR PARK - PROPOSED SITE LAYOUT

NOTES



**TYPOLGY**  
APARTMENTS

**SITE AREA**  
SITE BOUNDARY (approx. 0.15 ha)

**DENSITY**  
173 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**

□ 11no x 1B2P flats @ 50m<sup>2</sup>  
(NDSS MINIMUM STANDARD 50m<sup>2</sup>)

□ 15no x 2B3P flats @ 61m<sup>2</sup>  
(NDSS MINIMUM STANDARD 61m<sup>2</sup>)

**TOTAL - 26 DWELLINGS**  
**TOTAL - 13 PARKING SPACES (50%)**

Layout based on OS mapping data, subject to measured survey. OS Licence number: 100022432.

Any retained buildings shown indicatively - subject to internal measured survey.

Assumed all below ground SUDs strategy - subject to detailed design by others.

Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).

No allowance made for on site public open space provision.

Parking ratios subject to agreement with highway authority.

All dwellings sized to meet NDSS.

Flood risk to be confirmed (subject to local flood alleviation strategies).

Subject to tree survey, ground investigation, utility surveys (underground services and capacity).

Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.

Rev	Date	Description	By
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**JOB TITLE**  
Residential Development Sites -  
Workshop

**DWG TITLE**  
DPD019 - LEAD HILL CAR PARK -  
PROPOSED SITE LAYOUT

**JOB REF. DWG NO. \_REVISION**  
**21097-03-012**

**STATUS**  
Feasibility Study

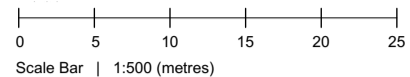
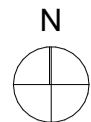
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PROPOSED SITE LAYOUT  
1:500

# DPD023 - NEWGATE STREET CAR PARK - PROPOSED SITE LAYOUT

NOTES



**TYPOLGY**  
APARTMENTS

**SITE AREA**  
SITE BOUNDARY (approx. 0.25 ha)

**DENSITY**  
88 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**

22no x 2B3P flats @ 61m<sup>2</sup>  
(NDSS MINIMUM STANDARD 61m<sup>2</sup>)

**TOTAL - 22 DWELLINGS**  
**TOTAL - 26 PARKING SPACES (118%)**

Layout based on OS mapping data, subject to measured survey. OS Licence number: 100022432.

Any retained buildings shown indicatively - subject to internal measured survey.

Assumed all below ground SUDs strategy - subject to detailed design by others.

Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).

No allowance made for on site public open space provision.

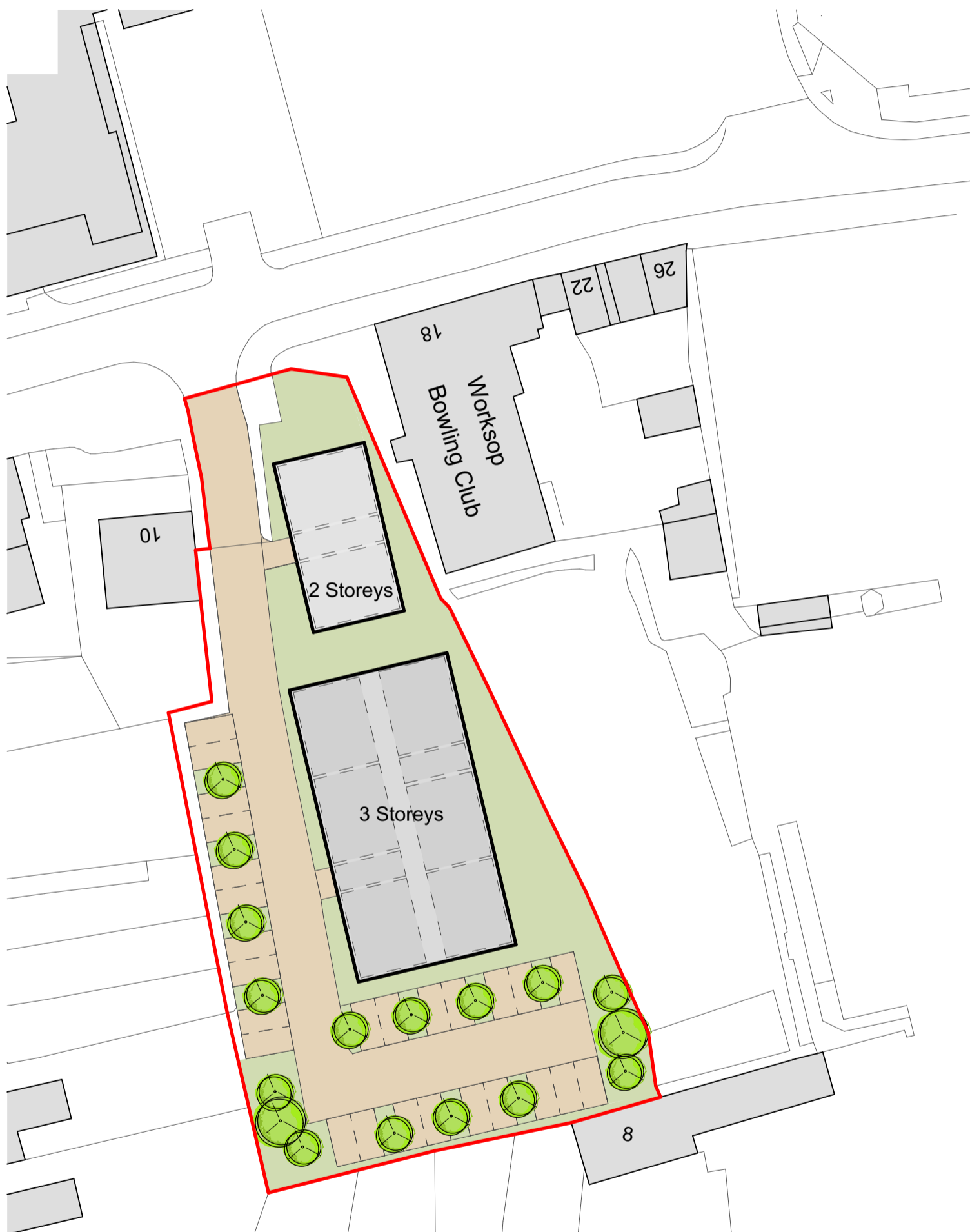
Parking ratios subject to agreement with highway authority.

All dwellings sized to meet NDSS.

Flood risk to be confirmed (subject to local flood alleviation strategies).

Subject to tree survey, ground investigation, utility surveys (underground services and capacity).

Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.



DPD023  
PROPOSED SITE LAYOUT  
1:500

Rev	Date	Description	By
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**JOB TITLE**  
Residential Development Sites -  
Workshop

**DWG TITLE**  
DPD023 - NEWGATE STREET CAR  
PARK - PROPOSED SITE LAYOUT

**JOB REF\_DWG NO\_ REVISION**  
21097-03-013

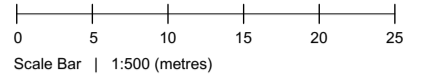
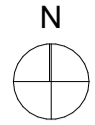
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# DPD024 - MAYFAIR CENTRE - PROPOSED SITE LAYOUT

NOTES



**TYPOLGY**  
APARTMENTS

**SITE AREA**  
SITE BOUNDARY (approx. 0.34 ha)

**DENSITY**  
155 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**

9no x 1B2P flats @ 50m<sup>2</sup>  
(NDSS MINIMUM STANDARD 50m<sup>2</sup>)

44no x 2B3P flats @ 61m<sup>2</sup>  
(NDSS MINIMUM STANDARD 61m<sup>2</sup>)

**TOTAL - 53 DWELLINGS**  
**TOTAL - 51 PARKING SPACES (96%)**

Layout based on OS mapping data, subject to measured survey. OS Licence number: 100022432.

Any retained buildings shown indicatively - subject to internal measured survey.

Assumed all below ground SUDs strategy - subject to detailed design by others.

Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).

No allowance made for on site public open space provision.

Parking ratios subject to agreement with highway authority.

All dwellings sized to meet NDSS.

Flood risk to be confirmed (subject to local flood alleviation strategies).

Subject to tree survey, ground investigation, utility surveys (underground services and capacity).

Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.

k

Rev	Date	Description	By
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**JOB TITLE**  
Residential Development Sites -  
Workshop

**DWG TITLE**  
DPD024 - MAYFAIR CENTRE -  
PROPOSED SITE LAYOUT

**JOB REF\_DWG NO.\_REVISION**  
**21097-03-014**

**STATUS**  
Feasibility Study

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21-097	OR	1:500
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DPD024  
PROPOSED SITE LAYOUT  
1:500



# PRIORY MASTERPLAN AND DPD011

NOTES

All new development to promote sustainability; green roofs and solar panels.

New town centre marina - proposed canal widening & boat moorings.

DPD011 (Canal Road)

Proposed pedestrian bridge to link northern developments to canalside connecting into the town centre.

Residential Units - townhouses/apartments fronting Chesterfield Canal with enhanced landscaping; terraced landscaping to waterside.



Upgrade existing towpath. Proposed green footpath, green corridor and biodiversity enhancement, trim trials etc.

Proposed parking with landscaping for residential units.

Proposed parking and hard landscaping for cafe/leisure break out space/views towards the cricket club.

Potential for existing retail to be retained within leisure complex.

Proposed green footpath links, biodiversity enhancement.

Retained link to cricket club.

Upgrade existing towpath. Proposed green footpath links, green corridor and biodiversity enhancement, swales etc.

Proposed feature building with colonnaded entrance/square.

Potential for public art/sculpture/signage.

Waddington store to be retained.

Shared surface through plaza, fronting active frontages to retail/office/leisure uses.

Potential for public art/sculpture/signage and 'greening' to Bridge Place.

Bridge Place Improvements (re-surfacing) and tree planting to centre, to include street furniture/cycle stores. Extension of pedestrianised area of Bridge Street/Bridge Place from Watson Road to Newcastle Street.

Proposed plaza/market square fronting leisure/retail/commercial units.

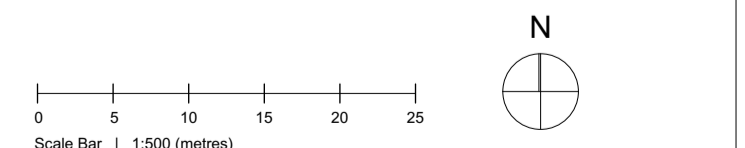
Landscaped terrace fronting onto Ryton River. Retail units to front soft/hardscape.

Reuse vacant space above shops for residential use & high-quality accommodations

## KEY

Extent of Boundary

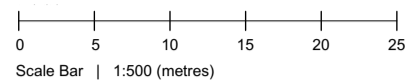
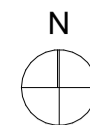
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Drawing No: 21030-03-004



**Bridge Place/The Priory Centre - Sketch Masterplan**

# - DOCK ROAD - PROPOSED SITE LAYOUT

NOTES



**TYPOLGY**  
HYBRID

**SITE AREA**  
SITE BOUNDARY (approx. 0.17 ha)

**DENSITY**  
82 DWELLINGS PER HECTARE

**SCHEDULE OF ACCOMMODATION**  
CONVERSION OF EXISTING + NEW BUILD

6 no x 1B2P flats @ 50m<sup>2</sup>  
(NDSS MINIMUM STANDARD 50m<sup>2</sup>)

4 no x 2B3P flats @ 61m<sup>2</sup>  
(NDSS MINIMUM STANDARD 61m<sup>2</sup>) + re-use of existing dwellings (x2)

**TOTAL - 12 DWELLINGS**  
**TOTAL - 12 PARKING SPACES (100%)**

Layout based on OS mapping data, subject to measured survey. OS Licence number: 100022432.

Any retained buildings shown indicatively - subject to internal measured survey.

Assumed all below ground SUDs strategy - subject to detailed design by others.

Assumed requirement for off site contribution to biodiversity net gain (limited > no on site provision).

No allowance made for on site public open space provision.

Parking ratios subject to agreement with highway authority.

All dwellings sized to meet NDSS.

Flood risk to be confirmed (subject to local flood alleviation strategies).

Subject to tree survey, ground investigation, utility surveys (underground services and capacity).

Redline boundaries as confirmed by BDC - subject to site survey and land title plan coordination.

PROPOSED SITE LAYOUT  
1:500

Rev	Date	Description	By
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**JOB TITLE**  
Residential Development Sites -  
Workshop

**DWG TITLE**  
- DOCK ROAD - PROPOSED SITE  
LAYOUT

**JOB REF\_DWG NO\_ REVISION**  
21097-03-015 DPD025

**STATUS**  
Feasibility Study

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21-097	OR	1:500
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