

Housing
Background Paper
August 2023

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1. Introduction

- 1.1 Matter 7 (Housing Land Supply) was covered at the Bassetlaw Local Plan hearing on the 7 December 2022. Further to this, a number of actions were agreed with the Inspectors. The Council's response is in BDC-48 and BDC-48a.
- 1.2 Subsequently, the Inspectors Post Hearing Advice in INS-010 stated that they had considered the Employment Related Housing Requirement review and that maintaining the submitted housing requirement is not necessary for soundness, and that the revised figure of 540 dwellings per annum (9,720 dwellings by 2038) in the review should be adopted. Taking into account the factors on which this lower figure is based the Inspectors added it offers a sufficient buffer to allow for flexibility and to mitigate against uncertainty in the conservative baseline outlook.
- 1.3 Additionally in relation to housing supply the Inspectors considered that:
- The delivery assumptions for Peaks Hill Farm and Ordsall South are overly optimistic;
 - The windfall contribution is overly high;
 - In light of the current status of the Worksop DPD and resulting lack of certainty as to whether some sites within it will be delivered within the lifetime of the Plan, other than Gateford Road Car Park and Priory Wharf the sites within the DPD should not be relied upon as part of the housing trajectory;
 - There should be some minor changes to the small sites contribution;
 - Taking into account changes to the housing requirement and housing supply the Plan would provide an appropriate level of housing and it will not be necessary to make changes to the site allocations.
- 1.4 This paper looks to address the issues identified by the Inspectors in paragraphs 1.2 and 1.3 above. It also updates relevant information from BDC-48/a to the 31 March 2023. As a result, new planning permissions have been added, lapsed and stalled sites removed from the supply and completions for 2022-23 confirmed. All other site information, unless stated, such as, planning status and delivery assumptions are also as 31 March 2023.
- 1.5 Appendix 2 contains the 5 Year Housing Land Supply (5YHLS) calculation as of 31 March 2023 (Part C: Table 1.1 Five year supply summary) and Appendix 3 sets out the housing trajectory for the plan period.

2. Housing Land Supply

- 2.1 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.

- 2.2 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.
- 2.3 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.

- 2.4 The Council has used the following definition to determine whether a permission is extant and justifies its inclusion in the supply:
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.
- 2.5 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.
- 2.6 The Council has updated the HLS with a focus on those sites within the 5YHLS (expected to contribute to delivery within the first five years from adoption) and identified by the PPG as requiring further evidence to be considered deliverable. This is broken down by category after paragraph 2.6 below.
- 2.7 The 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 each site. Commentary has been added, by category to Tables in Appendix 2.

Major Sites with Full planning permission - under construction

- 2.8 For sites with completions in 2022-23 delivery has been assumed to follow on, unless there is clear evidence to indicate otherwise. The delivery rate reflects the position the site is in its delivery cycle, the number of dwellings records show are under construction at 31 March 2023 and developer/site promoters' views.
- 2.9 A number of sites e.g. Firbeck Colliery, South of Tickhill Road, Land off Essex Road, Land east of Doncaster Road, Trinity Farm Phase 1, South of Gateford Road and Lot 3 Gateford Park, are delivering at higher rates than had previously been assumed. Developers/site promoters indicate that these delivery rates can be maintained and site completion is therefore earlier in the plan period than previously assumed.
- 2.10 The following nine sites have moved to under construction:
- Rear of 1 to 29 Vicarage Lane
 - Phase 2a Harworth Colliery (Harron Homes)
 - Phase 2b Harworth Colliery (Miller Homes)
 - Phase 2, south of Tickhill Road
 - Land north & west of Chestnut Road
 - Manor Farm, Brecks Lane
 - North of cricket field, Amcott Way
 - North of Bracken Lane
 - Land South of Station Road
- 2.11 Land at Beverley Road was inadvertently included in this category and has been moved to full permission not commenced. The capacity of Land at Common Lane, the Former Newell and Jenkins site, Kenilworth Nurseries, land west of Tiln Lane, land at Gateford Park (Jones Homes), Lot 3 Gateford Park have been updated to reflect content of current planning permissions and associated amendments.

Sites with Full planning permission - not commenced

- 2.12 The following six sites have moved to full permission:
- Land south of & adjoining Station Road
 - Adjacent South Fields, Station Road
 - Land off Beverley Road
 - Phase 2c Harworth Colliery
 - Land between Pinders Croft and The Chapel, High Street
 - Land at Beckingham Road

- 2.13 Delivery for Welbeck Colliery has been put back, outside the first 5 years. The owners have 3 years from the final approval of reserved matters to commence. All associated conditions have been discharged most recently in 2018 ref: 18/00798/COND.
- 2.14 The Former Police Station is complete, and is captured under completions.
- 2.15 Many of the sites in this category are considered to be medium size e.g. Land between Walkeringham Road and Vicarage Lane, South of Portland Road (x2) and the Former Magistrates Court. The delivery assumptions for these sites has changed. It is considered realistic for delivery to be staggered over more than one monitoring period to reflect the average lead in /delivery timeframes for such sites.
- 2.16 In clear evidence of progress: four sites have discharge of conditions approved/progressing and two have secured reserved matters in 2022/23. Eight of the 12 sites have a housebuilder(s) attached.

Outline Planning Permission

- 2.17 Land at Corner Farm has expired and has been removed from the supply. Land off Bramble Way has been added as an outline permission.
- 2.18 The numbers for Harworth Colliery, South of Tickhill Road and Ashes Park Avenue are the outstanding capacity when completions and sites with full permission have been deducted. Reflecting the stage infrastructure has reached for each site the outstanding capacity is assumed to follow on from those full permissions.
- 2.19 In the case of the other sites with outline permission all have housebuilders attached, two have reserved matters pending and two are progressing such applications, which demonstrates clear progress.

Local Plan allocations

- 2.20 The delivery assumptions and associated commentary for the Local Plan site allocations have been updated to demonstrate deliverability in a PPG context and to address the Inspectors Post Hearing advice. As per the PPG, all have been robustly assessed by the Land Availability Assessment [BG-030] and following consultation with statutory partners were considered suitable, available and deliverable.
- 2.21 The delivery assumptions for each of the following allocations are informed by the likely adoption date of the Plan, discussions with site promoters and the planning status of each site:
- Trinity Farm – Phase 1 is under construction with delivery expected to be completed in 2025-26. No significant upfront infrastructure is required so it has been assumed that Phase 2 will follow on in 2026-27. The delivery assumptions reflect those currently seen on Phase 1.
 - Former Elizabethan School and St Michael's View – owned by the County Council, both are under consideration for specialist housing. As such, the delivery timeframes have been moved back in the plan period to enable plans

- to be progressed; and, St Michael's View has been staggered over two monitoring periods to provide a more realistic delivery timeframe for the site.
- Fairy Grove – delivery is now staggered over three monitoring periods, with the completion of the site now expected later in the plan period. This is to reflect the current planning status of the site and to provide a more realistic delivery timeframe.
 - Ordsall South – an outline planning application is pending consideration. Average lead in times for outline and reserved matters applications indicate that delivery could commence in 2026-27. The site promoter indicates at least two delivery outlets could operate. It is assumed that two would operate after the first four monitoring periods once the site has opened up. In line with the Inspectors view the delivery assumptions for this Plan period are 960, higher than that in the submitted Plan but lower than the site promoters position and that in BDC-048.
 - Peaks Hill Farm – the site promoters indicate that a planning application will be submitted following receipt of the Inspectors Report. Average lead in times for an outline and reserved matters applications indicate that delivery could commence in 2026-27. Informed by the site promoters views, two delivery outlets have been assumed from year 7 once the distributor road is established. In line with the Inspectors view the delivery assumptions for this Plan period are 655, lower than that in the submitted Plan to reflect the need to deliver the first phase of the distributor road alongside the first phase of housing.
 - Pupil Referral Centre – NCC have planning permission to build an administrative facility on site, with marketing to follow in late 2023 to enable housing delivery to follow on. Delivery assumptions have been staggered over three monitoring periods and put back in the plan period to reflect the current planning status of the housing element of this site.
 - Manton School – NCC have marketed the site, with sale conditional on planning permission being approved. A planning application is expected in 2023. Delivery assumptions have been staggered and put back in the plan period to reflect the current planning status of the site and the lead in times to deliver a site of this size.
 - Radford Street – Planning permission approved subject to s106 agreement (19/00399/FUL) for 90 dwellings. Site cleared, groundwork expected to start in Summer 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.
 - Talbot Road - NCC confirm 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 NCC's capital receipts programme in 2023/24. Delivery assumptions have been staggered and the site commencement put back by one monitoring period to reflect the current planning status of this site and expected lead in times for the site delivery.
 - Ollerton Road - a planning application is expected to be submitted following adoption of the Plan. Annual delivery assumptions have been staggered over multiple monitoring periods, with commencement put back by one monitoring period to reflect the current planning status of this site.

2.22 The timing of housing delivery for the site allocations is considered to be pragmatic, with most sites now being expected to commence later in the plan

period and over multiple monitoring periods (Appendix 2: Part B: Table 1.2). As such, the Council consider the more limited contribution the site allocations will make to the 5YHLS to be appropriate.

Neighbourhood Plan Allocations without planning permission

- 2.23 At the hearings it was agreed that the base date for the housing numbers in the Local Plan, including for Policy ST2 which identifies the minimum housing requirement for parishes in the rural area, should be the base date of the Local Plan i.e. 1 April 2020. As such, only Neighbourhood Plan site allocations made after that date without planning permission contribute to this category of the housing supply.
- 2.24 The following five allocations are therefore not relied upon as part of the supply:
- Carlton in Lindrick – Land at Highfield House
 - Clarborough – Broad Gores
 - Misson – Misson Mill
 - Misterton – Land off Haxey Road and Land at Grange Walk
- 2.25 However, the sites are still considered to be made neighbourhood plan allocations and can come forward should the landowners/site promoters wish to do so.
- 2.26 The rural monitoring table in Appendix 1 has been updated as of the 31 March 2023. As a result of the above, these sites no longer contribute to that table. Should these sites progress to planning permission or a Neighbourhood Plan review maintains the allocation the sites will be reinstated as the permission/allocation would be approved after 1 April 2020.
- 2.27 Of the remaining site allocations, delivery assumptions are informed by the date when the neighbourhood plan was made, information contained therein about delivery requirements and/or constraints, the current planning status of the site and whether a developer is attached. This has led to delivery commencement being put back in the majority of cases and delivery rates staggered over more than one monitoring period.
- 2.28 The landowner of two sites confirms progress is being made to submit an application later this year, three sites have applications pending and one site has planning permission subject to a s106 agreement and a housebuilder attached. Five sites previously in this category have also either secured planning permission or are under construction. This demonstrates clear progress.

Worksop Central DPD

- 2.29 As the DPD is still at an early stage, and at the Inspectors request, the Local Plan relies on the delivery of around 238 dwellings in this category in the housing supply from year 5 onwards. However, it is anticipated that the regeneration of the town centre will provide for in excess of this number, through identified sites in the emerging DPD and also from unallocated sites in appropriate locations.
- 2.30 The Inspectors requested that two DPD sites be included in the supply. Both are

owned by the Council. 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 BDC-048) of the Council's delivery intentions. The starting point for the capacity of the DPD sites is taken from the DPD LAA [DPD-013] reflecting the PPG principles.

- 2.31 Feasibility work has been undertaken for Gateford Road car park (Appendix 7 of BDC-048). This confirmed the capacity of the site whilst taking into account local context and the optimal product mix for the site.
- 2.32 To facilitate the delivery of Gateford Road car park within the plan period, the Council will commission a town centre car parking management strategy in 2023/24 (confirmed in BDC-048 Appendix 6). 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 this site. As such, the commencement of this site has been put back in the plan period and outside the 5YHLS (BDC-01 expected delivery earlier in the plan period).
- 2.33 Additionally, the Council through the Levelling Up Fund (£18m secured) will be re-developing and re-focusing the development mix at Priory Wharf. The content of the bid, including feasibility and viability work is considered to be clear progress to inform delivery. Under the terms of the Bid all relevant planning applications need to be submitted by March 2025. As such, detailed site assessment work is underway and it is considered reasonable to assume Phase 1 could commence earlier than previously envisaged with Phase 2 commencing towards the end of the plan period.
- 2.34 Additionally, land at Newcastle Ave/Norfolk Street has a planning application pending for 12 dwellings. As such, it is considered appropriate that this DPD site is also programmed to commence at the end of the 5 year period with delivery assumed to be over three monitoring periods.

Small sites

- 2.35 Sites which have seen no notable progress in development for the last 5 monitoring years are considered to have stalled and are no longer relied upon in the supply.
- 2.36 The three small sites tables are as of 31 March 2023. For clarity, the small sites under construction table now includes a column confirming the remaining capacity. It is this figure that is included in the small sites total. Completions are accounted for separately in the trajectory.
- 2.37 The total of the small sites tables (under construction - 131, sites with planning permission - 355, sites with outline - 62) is 548, taken as an average for the first three years of the plan is 182 dwellings per year. This figure is the small sites allowance in the trajectory.
- 2.38 The information for small sites has been updated. A summary by category is below.

Small sites – under construction

- 13 sites have moved from full permission to under construction

Small sites – full permission

- 34 sites are new permissions
- Hillcrest – moved to under construction as part of a larger site
- Town Street – classed as a replacement dwelling not as an additional property
- 9 sites are considered expired
- 60 of the remaining sites have seen discharge of conditions accepted, variation of conditions approved, non material amendments approved. This is evidence of progress and the permissions are considered to be extant.

Small sites – outline permission

- 9 sites are new permissions
- 2 sites are considered expired

2.39 The small sites allowance is now expected to deliver 182 dwellings per annum between 2023-24 and 2025-26. This is instead of the submitted 148 dwellings per annum over four monitoring periods. The shorter timescale is considered to be a reasonable; a three year period would give sufficient time for the majority of planning permissions to deliver. Should any remain at that point, the housing supply provides an appropriate windfall allowance which would capture any outstanding sites.

Windfall allowance

2.40 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 local plan is adopted with site allocations. It would therefore not be appropriate to take the historical windfall delivery rate and project it forward.

2.41 Windfall completions have fluctuated but there is no evidence that the supply is diminishing. National policy seeks to boost housing delivery from all sources and recognises the role smaller sites can play in housing delivery. This is valid in Bassetlaw where policies in the Local Plan support redevelopment and use of brownfield land including small scale infill in the main towns and Policy ST2 provides scope for infill development through neighbourhood plans and/or through sustainable growth of rural settlements.

2.42 Additionally, permitted development rights from the 1 August 2021 allow for change of use from use Class E to C3 residential. It is expected that this change will be a new source of windfall likely to increase contributions particularly in the district's town centres.

2.43 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. The Local Plan takes this forward and allocates sites of 5

or more dwellings. Therefore, it is reasonable to identify a windfall allowance based on sites of 4 dwellings or less.

- 2.44 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 from 2026/27. In the years 2023/24-2025/26 the housing supply includes a small sites allowance (see above). Commencing the windfall allowance in 2026/27 avoids double counting with the small sites allowance. It would also recognise permissions granted after 31 March 2023 which are not already accounted for elsewhere.
- 2.45 Over the last 10 monitoring periods (from 2013/14) 759 dwellings have been completed on sites of 4 or less. On average this is 76 dwellings per annum. This is identified as the annual windfall allowance for the plan period.
- 2.46 The Council recognises that the housing requirement in the Local Plan is a minimum and makes a robust allowance for windfall development of 912 dwellings by 2038. This is lower than the submitted 1200 dwellings. However, the Council considers that based on compelling evidence, as required by NPPF paragraph 71, the figure of 76 dwellings per annum for windfall sites represents a modest, realistic and reliable contribution to the housing supply during the plan period.

Lapsed Rates

- 2.47 Lapsed planning permissions have been removed from the 5YHLS and the housing trajectory. Sites that have commenced but have made no notable progress over the last 5 years are considered stalled and have been removed from the supply/trajectory.
- 2.48 The Council has analysed major sites lapse rates over the last 5 years (Table 1 below). In terms of the eight permissions in Table 1, it is understood that two were expected to accommodate specialist housing and a change to funding streams influenced the delivery. The two permissions at Hayton are for the same site, suggesting site specific matters are influencing the delivery.
- 2.49 As such, there is no clear pattern in terms of how and why major sites lapse. The majority of lapsed permissions are for sites of 9 units or less, and the majority of these are within the rural area.
- 2.50 Whilst some planning permissions may lapse, it is important that these are not wholly discounted because there may be cases where subsequent permissions, such as those at Beckingham and Walkeringham are granted which should be taken account of.
- 2.51 The Council advise that there is no requirement within national policy to include a lapse rate. However, a supply-side buffer is provided: the total housing land supply of 11,195 dwellings includes a 10% buffer to ensure it is sufficiently robust and flexible. This is considered to align with national policy and guidance.

		2018/19	2019/20	2020/21	2021/22	2022/23
Total dwellings lapsed		180	18	44	105	19
2018/2019						
13/00349/OUT	Beckingham	18	Reserved 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 owned by Nottinghamshire County Council (NCC). Site allocation in the Local Plan.			
2019/2020						
16/00364/OUT	Retford	12	No other permissions to note. Site used to be vacant land.			
2020/2021 - N/A						
2021/2022						
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. Reserved matters application submitted in 2021 was refused, then allowed at appeal.			
2022/2023						
19/01002/OUT	Hayton	19	No other permissions to note. Site used to be agricultural land.			

Table 1: Lapsed Sites over 10 dwellings

Lead in times

- 2.52 The Council do not make specific assumptions for timescales before an application could be submitted for any site. But envisage that the majority of site allocations will either be subject to pre-application engagement with the Council prior to the adoption of the Local Plan or will do so following adoption or publication of the Inspectors Report when there is more certainty with planning status.
- 2.53 The Council's Five Year Housing Land Supply Report [SS-019] Table 4 sets out the average development lead in times used as a baseline for the Local Plan. In some cases, they will indicate a worst-case scenario and in many cases the stages can overlap. As such, this information has also been supplemented by engagement with site promoters/housebuilders active in the market. In broad terms, however, it is reasonable to assume the lead-in times in Table 4 from submission of an application to first delivery on-site.
- 2.54 The time taken to secure planning permission will vary depending on the nature of the site and type of application pursued. Sufficient time should be allowed from approval to the first delivery of dwellings. 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.

- 2.55 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. Sites without planning permission in made Neighbourhood Plans may also have a slightly shorter lead-in time as much of the site assessment work will have been undertaken through the neighbourhood plan process. This has been factored into the delivery rates of sites within the 5YHLS and the trajectory.
- 2.56 A number of schemes in the supply are a continuation of large outline consents, 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. The Council is assuming where appropriate a similar pattern for comparable permissions and site allocations over the plan period.

Delivery Rates

- 2.57 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 larger sites (sites over 50 dwellings).

Table 2: Average completion rates

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Average completion rate on sites of 10 or more	34	24	31	29	32	24
Average completion rates on sites of 50 or more	29	21	29	31	29	30
Average completion rates on sites of 100 or more	54	37	38	35	33	36

- 2.58 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 2.54 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.
- 2.59 Appendix 3 of the Council's Five Year Housing Land Supply Report [SS-019] 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.

2.60 However, there will be cases where site delivery differs to the average. This could be where:

- multiple developer outlets operate on one site, increasing the delivery rate
- strategic sites are phasing infrastructure alongside housing rather than housing being reliant on infrastructure being delivered upfront, 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 subsequent phases 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.

2.61 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 statements of common ground state the following sites could achieve:

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

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

2.62 At Trinity Farm, Phase 1 is expected to complete delivery in 2025-26 and is delivering at a higher rate than the average. Phase 2 has a housebuilder attached so it is reasonable to assume delivery will follow on at a similar rate to Phase 1.

2.63 An outline planning application is pending for Ordsall South, and given the lead-in times above delivery assumptions indicate commencement in 2026-27, slightly earlier than previously envisaged. The site is not reliant on upfront infrastructure but it is reasonable to assume that delivery will be staggered for the first three years until the site establishes. The site promoters of Ordsall South have indicated that multiple delivery outlets will operate on site. As such, the Council have assumed a higher delivery rate than the average once the site is established. As such, the Council has taken a balanced and pragmatic approach to delivery, increasing the housing numbers in this Plan (but not overall).

2.64 In line with the Inspectors direction the delivery assumption for Peaks Hill Farm has been re-visited. A distributor road is part of the requirements for the site, and the first stage will need to be delivered alongside the first phase of development. The delivery assumptions reflect this with rates being slightly lower than previously envisaged in the first three delivery periods, rising thereafter to reflect that multiple housebuilders may be on site.

2.65 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.
- 2.66 Employment growth at Harworth & Bircotes is being delivered at Symmetry Park (EM002) and at Snape Lane, Harworth (EM007) with the aggregate jobs growth 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.
- 2.67 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.
- 2.68 The Council has also updated the 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.
- 2.69 Harworth Colliery is being built out by multiple housebuilders in phases, with three active currently. 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. Numerous consents are in place: Phase 1 is complete, Phase 2a and Phase 2b are under construction. Phase 2c has reserved matters consent but has yet to commence. A Reserved Matters application for infrastructure works and discharge of conditions to facilitate Phase 3 of the development was submitted in November 2022 providing clear evidence of progress. A further Reserved Matters for 154 dwellings is also pending consideration. Delivery rates take into account multiple housebuilders and product differentiation, including build-to-rent development as envisaged by the master developer; Harworth Group. In response to the approach taken to phasing and infrastructure delivery, outstanding housing covered by the outline consent is assumed to follow on from other phases.
- 2.70 Land south of Tickhill Road is being taken forward by a volume housebuilder (Barratt David Wilson) who have secured multiple consents: Phase 1 is expected to be completed in 2023/24 and Phase 2 has consent. The spine road that connects different phases of the development is in place. It is reasonable to assume that Phase 2 will follow on from Phase 1. The housebuilder indicates an application for Phase 3 is expected in the short term.
- 2.71 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. The delivery rates for Tickhill Road are appropriate particularly as each phase is designed to

follow on from the previous one and the spine road is in place and no other strategic infrastructure is required.

- 2.72 In the case of the 5YHLS the majority of the sites are commitments; excluding windfalls, 47% of the housing supply comprises sites with extant planning permission. As such, there will be a degree of frontloading with 2,342 dwellings expected to come forward from major sites under construction in the first five years. Delivery rates in many cases above currently above average and housebuilders indicate that this is expected to continue. It is reasonable to assume that delivery rates in the trajectory should reflect that position.

3. Neighbourhood Planning

- 3.1 Appendix 5 sets out the site selection process that informs 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 neighbourhood plan sites listed in Appendix 4 have also 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, 117 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 Neighbourhood plan allocations that have progressed to planning permission stage will either be captured in the housing trajectory as major sites or will be captured on the small sites tables.
- 3.7 The 'Site Allocations in Made Neighbourhood Plans Table' [BDC-028] in Appendix 4 identifies the status of each Neighbourhood Plan allocation as at 31 March 2023. Bassetlaw has 13 Made Neighbourhood Plans with site allocations. 45% of these site allocations have planning permission: five are under construction and three are complete including one large site (for 151 dwellings) at Carlton in Lindrick. A further five sites have applications pending and another has planning permission subject to a s106 agreement. In the Council's view represents clear evidence of progress and an intent to deliver these sites.
- 3.8 The base date of the Local Plan is the 1 April 2020. At the hearings it was confirmed that this date would apply to all housing monitoring data in the Local Plan. Neighbourhood plan allocations that were made before the 1 April 2020 without planning permission can no longer be relied upon in the housing supply (5 sites: 183 dwellings). However, the sites are still allocated in a neighbourhood plan and can come forward for development should the site owners wish to progress.
- 3.9 The overall contribution that Neighbourhood Plan allocations, without planning permission make to the housing requirement is 2.5%, which translates to 244 dwellings. As such, it is considered that Neighbourhood Plan allocations make an essential contribution to the district's housing requirement, particularly in relation to the number of small and medium sized sites they contribute to the housing supply. Thereby contributing to a national policy requirement.

4.0 Housing Delivery

- 4.1 The housing trajectory as of 31 March 2023 is in Appendix 3. Delivery assumptions have been re-considered and where appropriate updated, taking into account site promoters/landowners views, the planning status of each site, the need for upfront infrastructure and the Inspectors views relating to Peaks Hill Farm, Ordsall South and the Worksop Central DPD sites.

Employment Allocations in relation to Housing

- 4.2 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.
- 4.3 Table 3 below (drawn from MM5.14g in the Main Modifications schedule) shows

the spatial distribution of housing development.

Table 3: Spatial Distribution of Growth

	Total dwellings	% growth
Worksop	2,560	25.0%
Retford	2,331	22.6%
Harworth & Bircotes	2,203	21.4%
Large Rural Settlements	1,412	13.7%
Small Rural Settlements	1,715	16.7%
Other Villages & Countryside	64	0.6%
Total (excl windfall)	10,285	100.0%

- 4.4 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.
- 4.5 The Further Employment Note 2023 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 being delivered at Snape Lane, Harworth (EM007 – 2,100 jobs) with the aggregate jobs growth at these locations being c. 3,100 gross.
- 4.6 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.
- 4.7 As the Further Employment Note shows, all of the general employment allocations have planning permission; whilst the site promoters intend to submit

an application in respect of the strategic Apleyhead Junction allocation on adoption of the Local Plan. Employment growth in the short-to-medium term thus supports the realism of the overall housing trajectory.

Permitted development, rural worker dwellings and houses of exceptional design

- 4.8 The Council has reviewed monitoring data in relation to permitted development from 2019/2020 – 2022/2023 which is summarised in Table 4 below. Since 1 April 2019 to the 31 March 2023 there have been 18 permissions resulting in 113 dwellings completed.
- 4.9 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 form of permitted development is from the conversion of agricultural buildings. Given the District’s rural nature, this is to be expected.
- 4.10 One development of note is a change of use from Offices B1(a) to 94 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.
- 4.11 In terms of delivery trends, contributions from permitted development have been 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
Location								
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	5	2 – Babworth/Ranby 1-Bothamsall 1-Retford 1-Worksop	18 permissions
Completions								
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	16	2 – Agricultural Babworth/Ranby (17/01751/PDN) 2 – Agricultural Babworth/Ranby (18/00760/PDN) 7 – Offices Bothamsall (19/00774/PDN) 4-Offices Retford (21/000178/PDN) 1-Offices Worksop (20/00040/PDN)	113 dwellings

- 4.12 Monitoring records show that there have been 11 permissions granted for rural workers dwellings since 2001.

- 4.13 Houses of exceptional design are not monitored by the Council and as such, no data can be provided for this type of development.

Overall Delivery

- 4.14 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 increased as evidenced by Table 1 in SS-019. This was evidenced on both major and small sites and in terms of the number of planning applications submitted.
- 4.15 Over the past five years, since 1 April 2018, 3718 dwellings have been delivered, averaging 744 per annum within the District. This contrasts with an identified housing requirement of 540 dwellings per annum under the Local Plan. Delivery over the last two years has been significantly higher.
- 4.16 The trajectory shows that from the point the Local Plan is expected to be adopted (2023), there will be a five year supply of housing land. In the first five years of the Plan (from the likely adoption in 2023/24) the trajectory shows that the majority of the housing will be delivered on sites which already have planning permission.
- 4.17 As a result, delivery from planning permissions alone is expected to average 597 per annum, above the 540 dwellings per annum requirement in the Local Plan. Overall delivery is expected to average 855 dwellings per annum. 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 515 dwellings per annum, above the housing requirement.
- 4.18 The housing requirement is the basis for calculating the five year supply of deliverable housing land in the Local Plan. In accordance with national policy and guidance, an appropriate buffer (a minimum of 10%) is added to the 5 year housing land supply to ensure it is sufficiently flexible and robust. The buffer helps increase flexibility and choice in the market for housing.
- 4.19 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 March 2023

Settlement	Requirement Figure	Number of Units	NP and status	No of dwellings completed since 1 April 2020	No of dwellings with extant PP	No of dwellings allocated in a made NP/LP without PP	Outstanding requirement
Barnby Moor	5%	6	-	0	2	-	4
Beckingham	5%	29	-	82	139	-	0
Blyth	20%	113	Blyth Made NP	10	33	57	13
Carlton in Lindrick	20%	520	Carlton in Lindrick Made NP	181	372	0	0
Clarborough/Welham	5%	25	Clarborough and Welham Made NP	0	8	0	17
Clayworth	5%	7	-	0	0	0	7
Cuckney	5%	8	Cuckney, Norton, Holbeck and Welbeck Made NP (Reviewed and adopted September 2022)	0	71	30	0
Dunham on Trent	0%	0	-	0	4	-	0
East Drayton	5%	5	East Drayton NP underway	0	14	0	0
East Markham	5%	27	East Markham Made NP	41	17	0	0
Elkesley	5%	18	Elkesley Made NP (Review underway)	0	48	0	0
Everton	5%	20	Everton Made NP	0	22	0	0
Gamston	5%	12	-	0	2	-	10
Gringley on the Hill	5%	18	Gringley NP underway	0	1	-	17
Hayton	5%	8	Hayton NP underway	0	1	0	7
Langold	20%	238	Langold and Hodsock Made NP	23	445	0	0
Laneham	5%	9	-	0	5	-	4
Lound	5%	10	Lound Made NP	0	2	5	3

Settlement	Requirement Figure	Number of Units	NP and status	No of dwellings completed since 1 April 2020	No of dwellings with extant PP	No of dwellings allocated in a made NP/LP without PP	Outstanding requirement
Mattersey	5%	16	Mattersey and Mattersey Thorpe Made NP	17	59	0	0
Misterton	20%	195	Misterton Made NP (Review underway)	0	33	38	124
Misson	0%	0	Misson Made NP (Review underway)	0	8	0	0
Nether Langwith	5%	12	Nether Langwith NP Underway	0	40	0	0
Normanton on Trent	5%	12	-	0	5	-	7
North Leverton	5%	23	Sturton Ward Made NP (Reviewed and adopted November 2021)	1	15	11	0
North and South Wheatley	5%	14	Sturton Ward Made NP (Reviewed and adopted November 2021)	0	15	0	0
Rampton	5%	20	Rampton and Woodbeck Made NP	0	2	22	0
Ranskill	5%	31	Ranskill NP (adopted February 2023)	15	37	0	0
Ranby	5%	13	Babworth NP Underway	0	4	0	9
Rhodesia	5%	23	Rhodesia NP Underway	139	145	0	0
Scrooby	5%	7	Scrooby NP Underway	0	2	0	5
Shireoaks	5%	37	Shireoaks Made NP	180	2	0	0
South Leverton	5%	11	South Leverton NP Underway	0	5	0	6
Styrrup	5%	15	-	94	5	-	0
Sutton cum Lound	5%	17	Sutton cum Lound Made NP (Reviewed and adopted March 2021)	11	26	11	0

Settlement	Requirement Figure	Number of Units	NP and status	No of dwellings completed since 1 April 2020	No of dwellings with extant PP	No of dwellings allocated in a made NP/LP without PP	Outstanding requirement
Sturton le Steeple	5%	11	Sturton Ward Made NP (Reviewed and adopted November 2021)	0	8	2	1
Treswell	5%	5	Treswell and Cottam Made NP (Review underway)	0	4	0	1
Tuxford	20%	252	Tuxford Made NP (Review underway)	86	13	75	78
Walkeringham	5%	24	Walkeringham Made NP	0	71	63	0
West Stockwith	0%	0	-	0	2	-	0

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 31 March 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	Planning Reference			Total Capacity		Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	Total Dwellings Remaining	
Beckingham									
Beckingham	The Stables	Church Street	0.05	19/00919/FUL		10/09/2019	1	1	Site under construction as at 31/3./23
Blyth									
Blyth	Hillcrest	Bawtry Road	0.1	22/00557/RES	19/00536/OUT 57/10/00011	17/06/2022	5	5	Permission implemented and under construction as at 15/03/23.
Blyth	Rear of Calella, 61	Retford Road	0.38	20/01327/FUL		28/05/2021	5	3	Site moved from full PP not commenced to under construction as at 31.12.2022. 2 complete, 3 under construction at 31/3/23
Blyth	Woodlea	55 Bawtry Road	0.67	20/01707/FUL	19/00819/RES & 18/00342/OUT	04/05/2021	9	9	Developer Nectobuild Ltd started on site in Summer 2022. Completions awaiting NMA outcome. Site completion early 2024.
Carlton in Lindrick									
Carlton-In-Lindrick	Wigthorpe House	Wigthorpe Lane	0.61	13/01089/RSB		29/05/2014	2	1	Permission implemented, 1 under construction as at 31/03/23
Carlton-In-Lindrick	North House Farm	The Green	0.2	18/00697/FUL	15/00856/FUL	30/07/2018	2	1	1 dwelling complete 1 under construction as at 15/03/23.
Claborough/Welham									
Clarborough/Welham	Rear of Apple Tree Cottage	Big Lane	0.07	19/00878/FUL		03/09/2019	1	1	Moved from Full PP to UC.CIL Commencement Notice stating development commenced on 1 st June 2021.
Darlton									
Darlton	Pear Tree Farm	Broadgate	0.48	18/00784/RSB		19/09/2018	0	0	Site has moved from full PP not commenced to under construction as at 31.12.2022. Construction

Site Name			Area	Planning Reference			Total Capacity		Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	Total Dwellings Remaining	
									advanced 31/3/23. Replacement dwelling.
East Markham									
East Markham	Land adj Northholme	Priestgate	0.08	15/00348/FUL	16/12/00011	05/06/2015	1	1	Permission implemented and under construction as at 31.12.2022. No further development has taken place since September 2019.
East Markham	Plot 6	Beckland Hill	0.04	18/00252/RES	17/01252/RES & 16/01472/OUT	09/07/2018	1	1	Permission implemented and construction advanced at 31/3/23.
East Markham	Plot 7	Beckland Hill	0.03	18/00265/RSB	16/01472/OUT	01/05/2018	1	1	Permission implemented and construction advanced at 31/3/23.
Elkesley									
Elkesley	Robin Hood Inn	High Street	0.26	18/01197/FUL		23/10/2019	4	4	Site has moved from full PP not commenced to under construction as at 31.12.2022. Construction well advanced 15/3/23.
Elkesley	Robin Hood Inn	High Street	0.06	20/00972/FUL		06/10/2020	2	2	Site has moved from full PP not commenced to under construction as at 31.12.2022. Construction well advanced 15/3/23.
Everton									
Everton	Micklebring Lodge	Nutcroft Way	0.15	14/00387/RSB		16/06/2014	0	0	Permission implemented and under construction as at 31.12.2022. No further development has taken place since September 2019. Replacement dwelling.
Everton	West of Thyme Cottage	Chapel Lane	0.04	21/01736/RES	19/00915/OUT	08/02/2022	1	1	Permission implemented and construction advanced as at 15/03/23.
Gamston									

Site Name			Area	Planning Reference			Total Capacity		Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	Total Dwellings Remaining	
Gamston	Jockey House Cottage	Brick Yard Road	0.08	17/01333/COU		20/12/2017	1	1	Permission implemented and construction well advanced as at 15/3/23
Gringley-On-The-Hill									
Gringley-On-The-Hill	The Croft	High Street	0.49	21/00921/FUL		11/08/2021	0	0	Permission implemented and construction advanced as at 15/03/23. Replacement dwelling.
Harworth/ Bircotes									
Harworth/ Bircotes	Rear of	Galway Mews	0.28	13/00012/FUL		10/02/2014	5	4	1 dwelling completed. 2 dwellings at an advanced stage of construction at 31/03/23.
Harworth/ Bircotes	Adjoining 2	Colliery Road	0.08	19/01088/FUL		27/11/2019	2	2	2 dwellings under construction as at 31/03/23.
Harworth/ Bircotes	16-18	Styrrup Road	0.08	21/00668/FUL		29/06/2021	-1	-1	Demolition commenced as at 31.12.2022. Construction underway at 15/3/23.
Hodsock/ Langold									
Hodsock/ Langold	Hodsock Cottage	Hodsock Lane	0.26	62/12/00005	62/09/00034	15/06/2012	0	0	Permission implemented, under construction as at 15/3/23. Replacement dwelling.
Hodsock/ Langold	Former Joinery Workshop	Cemetery Road	0.09	21/00611/FUL	17/00575/OUT	28/06/2021	6	6	Moved from full PP to under construction. Previous use is workshop.
Laneham									
Church Laneham	Building at Manor House	Clayhough Lane	0.27	19/01422/FUL		20/12/2019	0	0	Permission implemented, construction advanced at 15/3/23. Replacement dwelling.
Marnham									
Marnham	The Grange	Holme Lane	0.68	17/00721/FUL		13/12/2017	5	5	Permission is extant. Discharge of conditions accepted May 2020. Site

Site Name			Area	Planning Reference			Total Capacity		Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	Total Dwellings Remaining	
									commenced (CIL payment received).
Mattersey									
Mattersey	Adjacent Gilberts Croft	Thorpe Road	0.39	20/01685/RES	19/01538/OUT	03/03/2021	5	3	2 completions, 3 at advanced stage of construction at 31/3/23.
Misson									
Misson	Adjoining Delfin Cottage	Slaynes Lane	0.06	19/01402/RES	17/01505/OUT	18/07/2018	1	1	Site moved from full PP not commenced to under construction as at 31.12.2022. Dwelling at advanced stage of construction at 15/3/23.
Misson	Bank End Farm	Bank End	0.1	19/00618/FUL		13/08/2019	0	0	Replacement dwelling. Commenced - CIL payment received. Moved from full PP.
Misterton									
Misterton	30	Gringley Road	0.47	21/01720/FUL	33/06/00008	24/04/2006	3	2	Permission implemented 1 dwelling completed, 2 under construction as at 31/3/23.
Misterton	11	Gringley Road	0.07	13/00133/RES	33/10/00047 & 33/06/00061	24/05/2013	2	1	Permission implemented 1 dwelling under construction as at 31/3/23. 1 dwelling completed.
Misterton	Plot 1 Marsh Dene	Stockwith Road	0.1	19/01600/RES	17/01306/OUT	28/07/2020	1	1	Permission implemented 1 dwelling under construction as at 31.12.2022. No further development taken place since June 2021.
Normanton on Trent									
Normanton on Trent	Plot 1 Adj Holly Crest	Brotts Road	0.04	22/00651/FUL	18/01211/RES	28/07/2022	1	1	Move from full PP to under construction. Permission implemented 1 dwelling under construction as at 31/3/23.
North & South Wheatley									

Site Name			Area	Planning Reference			Total Capacity		Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	Total Dwellings Remaining	
North Wheatley	Rear of The Old Plough	Top Street	0.2	17/01152/FUL		25/01/2018	3	1	2 dwellings complete. 1 under construction at 31/3/23.
South Wheatley	Post Office & stores	Sturton Road	0.17	18/00651/FUL		14/08/2018	3	1	Permission implemented 1 dwelling under construction as at 31/3/23.
North Wheatley	Land rear of Whitegates	Top Pasture Lane	0.83	21/01176/RES	18/00448/OUT	11/01/2022	6	6	Under construction in 31/3/23. Known as The Pastures.
Ranskill									
Ranskill	Folly Nook House	Folly Nook Lane	1.1	18/00989/FUL	16/01323/OUT	18/07/2019	9	2	Permission implemented under construction as at 31.12.2022. 7 dwellings complete, 2 under construction.
Retford									
Retford	5-11	Bridgegate	0.05	14/01269/FUL		22/01/2015	7	7	7 units under construction as at 31/3/23.
Retford	Rear of 106	Bigsby Road	0.1	17/01541/FUL		21/02/2018	1	1	1 unit under construction as at 31.3.23.
Retford	Rear of The Chase	Park Lane	0.41	17/01542/FUL		08/03/2018	4	4	Site moved from full PP not commenced to 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	4	Permission implemented, 4 units under construction as at 31/3/23.
Retford	North of 21 & south of 33	Union Street	0.08	20/00271/FUL		05/05/2020	5	5	Permission implemented 5 units under construction as at 31/3/23.
Rhodesia									
Rhodesia	Lady Lea Farm	Rhodesia	0.54	69/08/00009		27/05/2008	2	1	1 completed, 1 under construction as at 31/3/23
Sturton-Le-Steeple									
Sturton-Le-Steeple	Annexe at Springs Barn	Spring Lane	0.06	46/08/00002		02/04/2008	1	1	Permission implemented under construction as at 31/3/23.
Sturton-Le-Steeple	Fourpaws Cattery	Station Road	0.06	20/00078/FUL		07/10/2020	2	1	1 complete, 1 under construction as at 31/3/23.

Site Name			Area	Planning Reference			Total Capacity		Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	Total Dwellings Remaining	
Torworth									
Torworth	Barn 4 Manor Farm	Great North Road	0.07	21/00516/FUL	17/01063/FUL	17/06/2021	1	1	Site moved from full PP not commenced to under construction as at 31.12.2022. Site under construction at 31/3/23.
Treswell									
Treswell	Greenacres	Rectory Road	0.31	20/00218/FUL		30/04/2020	0	0	Construction well advanced at 15/3/23. Replacement dwelling
Tuxford									
Tuxford	Eastfield Farm,	Lincoln Road	0.09	50/05/00022		24/08/2015	1	1	Permission implemented under construction as at 31/3/23.
Tuxford	Former Maltings	Eldon Street	0.05	17/00254/COU	50/10/00026	29/03/2018	5	3	2 units complete, 3 under construction as at 31/3/23.
Tuxford	60	Newcastle Street	0.01				1	1	Permission implemented under construction as at 31.12.2022.
Walkeringham									
Walkeringham	Twigmoor	Gringley Road	0.09	17/00654/FUL		05/07/2017	0	0	Construction at an advanced stage at 15/3/23. Replacement dwelling.
Worksop									
Worksop	Plot 9 & 10 & Rear of Ivy Cottage	Old Gateford Road	0.13	02/11/00026		23/03/2011	2	2	Permission implemented, 2 units under construction as at 15/3/23.
Worksop	Studio Cottage	Old Gateford Road	0.05	02/11/00027		23/03/2011	1	1	Permission implemented, under construction as at 15/3/23.
Worksop	Plot 1 - 8 Rear of Ivy Cottage	Old Gateford Road	0.1	12/01503/RENU	02/09/00019	13/12/2012	8	7	1 complete, 6 under construction, 1 not started as at 15/3/23.
Worksop	Old Norfolk Arms	Norfolk Street	0.04	19/01494/FUL		14/01/2020	2	2	Site moved from full PP not commenced to under construction as at 31/3/23.
Worksop	Former garage site	Marlowe Gardens	0.1	14/01506/RSB	02/11/00351	30/01/2015	1	1	Site moved from full PP not commenced to under construction as at 31.12.2022. Commenced construction in December 2022.

Site Name			Area	Planning Reference			Total Capacity		Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date Granted	Total Net Dwellings	Total Dwellings Remaining	
Worksop	Adjacent 280	Mansfield Road	0.47	17/01712/RSB	15/01158/OUT & 14/00783/OUT	23/03/2018	5	5	Permission implemented under construction as at 15/3/23.
Worksop	3A	Overend Road	0.02	20/00096/FUL			1	1	Permission implemented under construction as at 31.12.2022.
Worksop	44	Watson Road	0.03	21/00760/FUL		27/07/2021	5	5	5 units under construction as at 31/3/23.
Worksop	108-110	Bridge Street	0.04	20/00965/VOC	19/00501/FUL	7/12/2022	9	9	Site moved from full PP to under construction. Development is underway. Discharge of conditions 22/01568/COND. Expires 30.11.2022. Falls under delegated decision.
Worksop	1	Welbeck Street	0.01	21/00825/FUL		27/07/2021	1	1	Permission implemented, as at 15/3/23.
							TOTAL: 155	131	

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

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Babworth/Ranby								
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.
Barnby Moor								
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.
Beckingham								
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
Bevercotes								
Bevercotes	Springvale Farm	Springvale Road	4.85	20/00474/FUL		15/07/2020	0	Replacement dwelling.
Blyth								
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.
Blyth	Plot 6	Bawtry Road	0.05	21/00150/FUL	18/00022/OUT	08/04/2021	1	Previous use is vacant land.

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
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	(Plot 2) 36	Retford Road	0.08	22/01565/FUL	16/00544/OUT	06/03/2023	1	Moved from OPP to full.
Bothamsall								
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.
Carburton								
Carburton	Woodlands	Ollerton Road	0.26	20/00551/FUL		14/07/2020	0	Replacement dwelling.
Carlton in Lindrick								
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	Planning 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	North House Farm (farmhouse)	The Green	0.08	18/00634/FUL		17/07/2018	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
Clarborough/Welham								
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.
Clayworth								

Site Name			Area	Planning 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 Peters Lane	0.04	22/00164/FUL		04/05/2022	0	Replacement dwelling.
Cuckney/Norton								
Cuckney	Playingfield/Allotments	Creswell Road	1.5	19/00690/FUL		02/12/2020	6	Previous use is playing field/allotments.
Cuckney	Cuckney House	Langwith Road	1.9	21/00617/COU		02/10/2020	-1	COU of dwelling to guest house
Dunham-On-Trent								
Dunham-On-Trent	The Old Vicarage	Darnton 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.
East Drayton								
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.
East Markham								
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	Planning 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
Everton								
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
Gamston								
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.
Gringley-On-The-Hill								
Gringley-On-The-Hill	Colley Hill Cottage	High Street	0.01	20/00737/FUL	19/00845/FUL	17/08/2020	0	Replacement dwelling.

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Gringley-On-The-Hill	Harwell House	Middlebridge Road	0.61	20/01192/FUL		07/12/2020	1	Previous use is agricultural building.
Grove								
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.
Harworth/ Bircotes								
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
Harworth/ Bircotes	The Bungalow	Scrooby Road	0.01	22/01651/COU		20/3/2023	-1	NEW PERMISSION COU dwelling to office
Hayton								
Hayton	Waterside Cottage	Church Lane	0.36	21/00924/FUL	17/00504/FUL	11/10/2021	0	Replacement dwelling.
Hodsock/ Langold								
Hodsock/ Langold	Land adjacent 3	Laburnum Road	0.02	20/01070/FUL	20/00603/FUL	12/10/2020	1	Previous use is garden land.
Laneham								
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
Lound								
Lound	22	Town Street	0.09	21/01407/FUL	18/01325/FUL	01/11/2021	0	Replacement dwelling
Mattersey								

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
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.
Misson								
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.
Misterton								
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.

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
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	Moved from Outline PP to Res PP.
Misterton	The Thorns, 61	Groewood Road	0.23	22/01070/FUL		18/11/2022	2	NEW PERMISSION.
Nether Langwith								
Nether Langwith	The Barn	Main Road	0.02	19/00844/FUL		19/11/2019	1	Variation of Condition app. granted in November 2022
Normanton-On-Trent								
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.
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.
North Leverton/Habbleshorpe								
North Leverton/Habbleshorpe	North of Orchard Lodge	Southgore Lane	0.22	22/00834/FUL		08/09/2022	1	NEW PERMISSION.
North & South Wheatley								
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.

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
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.
North Wheatley	Trees	Low Street	0.11	23/00111/FUL		24/03/23	0	NEW PERMISSION. Replacement dwelling.
Ragnall								
Ragnall	Adjacent Briar Lea	Main Street	2.07	21/01303/FUL	19/00218/RSB	28/07/2022	4	
Rampton								
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	
Ranskill								
Ranskill	The Old Maltings	Blyth Road	0.1	22/01249/COU		19/12/2022	3	NEW PERMISSION.
Retford								
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.

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
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	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.
Retford	Alms Houses	Hospital Road	0.16	22/01635/FUL		21/02/2023	6	NEW PERMISSION
Rhodesia								
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.
Scrooby								
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.
South Leverton								
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.
Sturton-Le-Steeple								

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Sturton-Le-Steeple	Littlewood House	Wheatley Road	0.06	17/01673/FUL		29/03/2018	1	Site is extant. NMA granted in November 2020.
Styrrup/ Oldcotes								
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
Sutton-Cum-Lound								
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
Torworth								
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.
Treswell								
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.
Tuxford								
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	Moved from Outline PP to Res PP.

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Walkeringham								
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.
West Drayton/Rockley								
Milton	4 Harehill Croft	Main Street	0.08	22/00168/FUL		27/04/2022	1	
West Stockwith								
West Stockwith	Chestnut Farm	Main Street	0.99	19/00477/FUL		10/07/2020	2	
Wiseton								
Wiseton	Barns at Grange Farm	Main Road	0.36	16/01331/COU		06/12/2016	1	Permission extant. Discharge of conditions accepted in 2017.
Wiseton	Wiseton Stables	Main Road	0.01	22/00191/FUL		18/11/2022	2	NEW PERMISSION.
Wiseton	Stable Block, Wiseton Stables	Main Road	0.01	22/00191/FUL		21/12/2022	2	NEW PERMISSION
Worksop								
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.

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Worksop	3A	Overend Road	0.02	20/00096/FUL		13/03/2020	1	
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	
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	0.01	21/01679/COU		26/01/2022	-1	COU from flat to beauty therapist studio.
Worksop	3 & 3A	Richmond Road	0.01	22/00737/COU		26/7/2022	-2	COU 2 flats to office

Site Name			Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
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.
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	Potter Street	1.15	22/01363/COU	20/00083/FUL	24/01/2023	7	NEW PERMISSION.
Worksop	The Mount	Carlton Road	0.11	22/01226/COU		31/03/2023	1	NEW PERMISSION
							TOTAL: 355	

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

Location	Site Name		Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Bothamsall								
Bothamsall	The Courtyard	Lound Hall	0.22	19/00774/PDN		31/07/2019	7	Permission is extant. Discharge of conditions accepted Aug 2021. Previous use is offices.
Carlton in Lindrick								
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.
Dunham-On-Trent								
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.
East Drayton								
East Drayton	Land at	Church Lane	0.76	21/00120/OUT		21/05/2021	7	Previous use is vacant land.
Elkesley								
Elkesley	North of The Barn	Twyford Lane	0.13	21/01436/OUT		15/11/2021	3	Previous use is vacant land.
Everton								
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.
Hayton								
Hayton	Livestock Building	Smeath Lane	0.01	22/01690/PDN		13/02/2023	1	NEW PERMISSION
Lound								

Location	Site Name		Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings	
Lound	Rear of The Bluebell Inn	Town Street	0.10	19/01512/OUT		28/01/2020	1	
Lound	Adjacent Hilltop, 121	Town Street	0.13	21/01861/OUT		14/06/2022	1	NEW PERMISSION – NP allocation Policy 14
Mattersey								
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.
Misson								
Misson	Morton Villa Farm	Springs Road	0.87	19/00430/PDN		24/05/2019	2	Extant permission. Discharge of conditions accepted Jul 2022.
Retford								
Retford	Land at 61	Cobwell Road	0.1	20/01515/OUT		25/01/2021	4	Demolition of 1 dwelling and construction of 5.
Retford	Churchgate Dental Clinic	Churchgate	0.02	22/01008/PDN		29/09/2022	1	NEW PERMISSION.
Scrooby								
Scrooby	North Of Sheepcote House	Great North Road	0.15	22/01327/OUT		06/01/2023	1	NEW PERMISSION.
Sturton-Le-Steeple								
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.
Styrrup/ Oldcotes								
Styrrup/ Oldcotes	Holme Farm	Styrrup Road	1.94	20/01621/PDN		20/01/2021	3	
Sutton-Cum-Lound								

Location		Site Name		Area	Planning Ref			Total Capacity	Comments
Settlement	Name/number	Street/Road Name	Site Area (Ha)	Application Number	Superseded application	Date granted	Total Net Dwellings		
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	
West Drayton/Rockley									
Milton	1 Harehill Croft	Main Street	0.08	22/00071/OUT		22/04/2022	1		
Worksop									
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.	
							TOTAL: 62		

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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
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	17	16					33	Albermarle Homes 'Vicarage Fields' development. 17 homes completed in 22/23, with remaining 16 dwellings under construction as at 31/3/23. Expected to be completed in 2023/24.
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	42	4					129	Avant Homes "Hawfinch Place" development. Remaining 4 dwellings under construction as at 31/3/23 expected to be completed in 2023.
Carlton in Lindrick	13.77	19/01137/RES	Res	Firbeck Colliery, Doncaster Road	0	0	56	58	58	58	58	58	346	Reserved Matters approval for full 400 dwellings granted in Sept 2020. Osprey View by Keepmoat. 56 units completed 22/23 and 48 dwellings under construction as at 31/3/23. Sales agent indicated 5-6 years to site completion.
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),	17	25	0						42	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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
				Scrooby Road										
Harworth/Bircotes	2.82	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	26	38	28						92	Site completed in 2022/23.
Harworth/Bircotes	4.5	19/00876/OUT	Full	South of (DN11 8PB), Tickhill Road	0	48	64	51					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. 112 units completed and 48 dwellings under construction as at 31/3/23. Sales agent indicates Phase 1 to be completed 2023/2024
Harworth/Bircotes	1.17	19/01280/FUL	Full	Land at Common Lane	0	0	14	10					24	"Madison Court" development by Bersahill. 14 dwellings completed 22/23. Completion expected by Spring 2024.
Harworth/Bircotes	4.54	20/00051/FUL	Full	Land off Essex Road	0	0	38	50	52				120	Gleeson "Vickers Grange" development. 38 units completed with 48 dwellings under construction as at 31/3/23. Expected to be completed 24/25.
Harworth/Bircotes	3.39	21/01377/RES	Res	Phase 2b Harworth Colliery (Harron Homes) DN11 8J, Scrooby Road	0	0	2	40	30	30	30		132	Harron Homes "Simpson Park" development. 2 dwellings complete, 36 under construction as at 31/3/23. Site delivery moved back a year as no completions 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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Harworth/Bircotes	3.39	21/01415/RES	Res	Phase 2a Harworth Colliery (Miller Homes) DN11 8AB, Scrooby Road	0	0	12	45	45	14			116	Miller Homes "Simpson Park" development. 12 dwellings complete, 83 under construction as at 31/3/23. 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	40	40	40	40	40	200	Moved from full PP not under construction to under construction. 32 dwellings under construction as at 31/3/23. Remaining capacity is 320 dwellings. The developer is Barratt Homes. Initial completions expected in 23/24.
Hodsock/Langold	7.52	20/00916/RES	Full	Land east of Doncaster Road (Gleeson)	0	0	23	48	48	46			165	Gleeson "Firbeck Fields" development. 23 units completed and 83 dwellings under construction as at 31/3/23. Remaining capacity is 59 dwellings.
Hodsock/Langold	17.24	21/01730/RES	Res	Land north & west of Chestnut Road	0	0	0	22	40	40	40	40	182	Moved from full PP to under construction. Barratt's Knights View development. 11 units under construction as at 31/3/23. Remaining capacity is 285.
Mattersey and Mattersey Thorpe	0.88	18/01411/RES	Res	Manor Farm, Brecks Lane	0	0	17						17	Site completed in November 2022
North Leverton/Habblesthorpe	1.13	19/00265/RES	Res	Land south west of Orchard Lodge, Southgore Lane	0	0	1	10	4				15	"Olina Gardens" development by Iasa Homes. 1 unit complete, 7 dwellings under construction as at 31/3/23. Remaining capacity is 7 dwellings. Site delivery moved back a year as no completions 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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Ranskill	1.5	19/01653/FUL	Full	South of Ranskill Churchyard, Great North Road	0	5	10	5					20	15 dwellings complete 31/3/23. Remaining capacity is 5 dwellings.
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 periods as 18 dwellings under construction as at 31/3/23. Remaining capacity is 9 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.
Retford	0.3	01/03/00286	Full	Babworth Mews, Babworth Road	0	3	2	5					10	18 dwellings, with 13 completed to date and remaining 5 dwellings under construction. 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	21 dwellings completed outside the plan period. Completed in 2020/21
Retford	3	01/08/00182	Full	Former Newell and Jenkins site, Thrumpton Lane	3	3	4	7					17	Permission is for 76 dwellings. Site capacity reduced by application to 69 dwellings. 52 dwellings completed out of the monitored period of the Housing Trajectory. Delivery rate has been moved back one year. The Old Beehive by Oakdale Homes (48 dwellings complete) and The Hamptons (Avant Homes (21 dwellings). 4

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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
														dwellings complete, 7 under construction as at 31/3/23.
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 previously. Granted permission in 2013. "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 31/3/23. 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	0						66	"The Brambles" development by Harron Homes. 26 outside the plan period. Complete.
Retford	5.39	18/00695/FUL	Full	Rear of Kenilworth Nurseries (Phase 2)	0	0	23	30	30	26			109	"The Brambles" development by Harron Homes. 23 dwellings completed and 48 dwellings under construction as at 31/3/23. Remaining capacity is 38 dwellings. Developer indicates scheme will be completed by 2025.
Retford	1.9	18/01445/RES	Res	Land west of Tiln Lane	29	21	10	1					61	VOC approved to reduce numbers to 67 dwellings. 1 under construction as at 31/3/23. Linden Homes development. 6 complete outside of 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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Retford	4.23	19/01477/RES	Res	Land west of Tilm Lane	0	18	38	38	13				107	56 dwellings completed, 39 under construction as at 31/3/23. Linden Homes development. Remaining capacity is 12 dwellings.
Retford	0.09	18/00748/FUL	Full	18-20 West Street	0	0	12						12	Site complete in April 2022
Retford	0.08	18/01037/FUL	Full	4 Chapelgate	0	0	0	16	5				21	Moved from full PP not under construction to under construction. Moved back one monitoring period as there are no completions yet. 14 dwellings under construction as at 31/3/23. Remaining capacity is 7 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 Alban, London Road	0	0	0	10					10	The developer is Hardy Building Services, 10 units under construction at 31/3/23. Internal steelwork and walling currently being constructed. Provisional target completion 2023/24.
Retford	19.47	20/01477/RES	Full	North Road (Trinity Farm) Phase 1	0	6	56	57	57	11			187	Outline application approved Jan 2022 and RM May 2021 for 187 units. Delivered by Avant Homes. 60 units completed and 111 dwellings under construction as at 31/3/23. Remaining capacity is 16 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	1	32	27				60	Bellway Homes "Longholme Park" development. Development underway with 45 dwellings under construction as at 31/3/23. Remaining capacity is 14 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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Retford	3.9	21/00554/RES	Res	North of Bracken Lane	0	0	0	10	35	26			71	Taggart Homes "Bracken Fields" development. Started on site in late 2022, with first completions expected in late 2023. Expected site completion Jan 2026.
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	26	10	26	13			111	"Chapel Waters" development. 0 dwellings under construction as at 31/3/23. Remaining capacity is 49 dwellings. Site delivery slightly altered as there are no units under construction at March 2023.
Rhodesia	4.23	19/00852/FUL	Full	Land west of Queen Elizabeth Crescent	0	0	41	40	40	6			127	Gleeson Developments "Rhodes Point" scheme. 57 dwellings under construction as at 31/3/23. Remaining capacity is 29 dwellings. 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	34	2					108	165 dwellings complete, with 2 under construction. Harron Homes indicate will be completed and off site in 2023. 59 complete outside plan period.
Shireoaks	3.16	18/00648/RES	Res	Wood End Farm, Coach Road	33	9	4						46	Site complete in October 2022
Shireoaks	1.55	19/01642/FUL	Full	South of Woodend Farm	0	21	7						28	Site complete in September 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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Styrrup/ Oldcotes	1.33	18/00195/PDN	Full	Harworth House, Blyth Road	94	0	0						94	Site complete in 2020.
Sutton cum Lound	1.46	20/00497/RES	Res	Gate Cottage and land Lound Low Road	0	1	10	11	11				33	Fenwood Developments. 11 units completed and 22 dwellings under construction as at 31/3/23.
Tuxford	3.22	19/01165/RES	Res	Land at Ashvale Road	0	80	6						86	Site complete in May 2022
Walkeringham	1.29	19/00945/RES	Res	Land South of Station Road	0	0	0	20	11				31	Development by Gr33n Homes. 31 dwellings under construction as at 31/3/23. 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	1						86	Site complete March 2023.
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	18	35	27				147	Jones Homes "Gateford Park" scheme. 112 units completed and 54 dwellings under construction as at 31/3/23. Remaining capacity is 8 dwellings. The development has phases 7, 8, 9 and 10 to complete. Sales agent estimated at least two years to completion. 27 complete outside plan period.
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	52	45	45	9			198	Countryside Properties "Hall Park" scheme. 99 units completed and 49 dwellings under construction as at 31/3/23. Remaining capacity is 50 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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Worksop	9.89	20/00109/RES	Res	Lot 3 Gateford Park (Barratt), Gateford Road	0	34	100	70	50	17			271	Barratt Homes "Gateford Park" scheme. 134 units completed and 94 dwellings under construction as at 31/3/23. Remaining capacity is 43 dwellings. Delivery expected to finish earlier due to the high amount of dwellings built. 65% 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. 20/01558/VOC reduced the quantum from 276 to 271.
Worksop	1.29	20/00178/RES	Res	Thievesdale Phase 2, Blyth Road	0	0	23	17					40	"The Burrows" development by Rippon Homes. 23 units completed and 17 dwellings under construction as at 31/3/23.
Worksop	0.3	17/00053/FUL	Full	239 Sandy Lane	0	0	0	10					10	Lakeside Court Development. 10 dwellings under construction as at 31/3/23. Remaining capacity is 0 dwellings. As at Jan 2023 all units at internal fit-out. Expect completion of all units in 2023.
Worksop	1.31	20/00183/FUL	Full	Former Mansfield Hosiery, Retford Road	0	0	46	8					54	Dukeries Homes development. 46 units completed and 8 dwellings under construction as at 31/3/23. Remaining capacity is 0 dwellings. 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 complete in September 2022.
Worksop	0.22	21/00995/COU	Full	Former Police Station, Potter Street	0	0	22						22	Scheme complete 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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Worksop	18.14	21/01414/RES	Res	Land south of Gateford Road	0	0	0		20	40	40	10	110	RM consent granted April 2022. Bellway Homes Gateford Quarter development. Development started on site in early 2023. Units actively marketed
			Annual Totals:		619	642	896	903	707	376	208	148	4499	

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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
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 site completion June 2024. Timetable differs to reflect average length of lead in time to site commencement.
Beckingham	1.65	21/00183/RES	Res	Land between Walkeringham Road and Vicarage Lane					8	12	10		30	Discharge of conditions application submitted April 22. Timetable slightly different to reflect discharge of conditions pending.
Beckingham	2.9	21/00930/RES	Res	Land south of and adjoining Station Road					12	25	20		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. Timetable differs to reflect average length of lead in time to site commencement.
Beckingham	0.96	22/01019/RES	Res	Adjacent South Fields, Station Road					6	9			15	Moved from outline to full PP. Developer Albemarle Homes. 15 dwellings.
Harworth/Bircotes	2.83	19/00433/FUL	Full	Land off Beverley Road					8	34	30	30	102	Danum Developments. DISCON applications submitted Mar 2023
Harworth/Bircotes	2.52	22/01395/RES	Res	Phase 2c Harworth Colliery (Harron Homes)								30	30	Moved from outline to full PP. Harron Homes. Assumed to follow on from phase 2b.

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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Dwellings	Comments
Nether Langwith	1.84	16/01216/FUL	Full	South of Portland Road				8	7				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 expected in Summer 2025.
Nether Langwith	0.92	20/00634/RES	RES	South of Portland Road				8	10	6			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 20/00634/RES. First completions expected in Spring 2023, site completion expected in Summer 2025.
Walkeringham	0.95	21/00007/RES	Res	Land Between Pinders Croft And The Chapel, High Street						4	10		14	RM approval granted Nov 2022. Developer Chilli Construction 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 approved April 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	0.13	21/00736/FUL	Full	Former Magistrates Court					12	14			26	Conversion of Magistrates Court to 26 apartments. Discharge of conditions applications progressing
			Annual Totals:		0	0	0	24	73	109	90	60	356	

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	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	20				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				5	15
Developer's delivery intentions including anticipated start and build out rates					
Outline consent granted 20 December 2021, with access arrangements agreed. The planning permission is extant.					
Current planning status and progress towards the submission of an application					
Outline consent has been granted. A new application for 50 dwellings on the site is pending consideration (22/01486/FUL) by Platform New Homes. Site is a Neighbourhood Plan allocation.					
Progress with site assessment work					
The developer has undertaken technical assessment work to inform the planning application					
Site viability					
No known issues/abnormal costs that impact viability. Inclusion of an element of retail enhances viability.					
Availability: ownership, any existing uses, etc					
The site is in private ownership and has a developer/ register provider (Platform New Homes) attached.					
Infrastructure provision					
Electric Vehicle and Ultra Low Emission Vehicle charging points required.					

Site Name	Harworth Colliery, Scrooby Road, Harworth and Bircotes				
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	1090 (overall), of which 791 from outline consent				
Five Year completions (outline)	71				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions (outline)					71
Developer's delivery intentions including anticipated start and build out rates					
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.					

Site Name	Harworth Colliery, Scrooby Road, Harworth and Bircotes
Current planning status and progress towards the submission of an application	
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) 22/01395/RES (65 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 791 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. 22/01339/RES for 154 dwellings pending consideration. Delivery rate takes into account potential for multiple housebuilders and product differentiation, including build-to-rent development as envisaged by Harworth Group. Assumed to follow on from other phases.	
Progress with site assessment work	
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.	
Site Viability	
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.	
Availability: ownership, any existing uses, etc	
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.	
Infrastructure provision	
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	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	
Developer's delivery intentions including anticipated start and build out rates					
Outline consent has been granted (24 Aug 2022). Site commencement is subject to Reserved Matters being submitted and approved. Timeframe reflects assumed lead in time to site commencement/discharge of conditions etc.					
Current planning status and progress towards the submission of an application					
Outline consent has been granted. Site subsequently sold to a developer who is progressing preparation of RM application and intends that development will commence within next 12 months.					
Progress with site assessment work					
The site promotor has undertaken initial technical assessment work to inform the outline scheme.					
Site viability					
No known issues.					

Site Name	Land off Bramble Way, Harworth and Bircotes
Availability: ownership, any existing uses, etc The site is in private ownership. Developer is now involved.	
Infrastructure provision None required.	

Site Name	Land adjacent to Manor Farm, Brecks Lane, Mattersey				
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		4	15	22	
Developer's delivery intentions including anticipated start and build out rates Outline consent has been granted on 4 September 2020. Site commencement is subject to Reserved Matters being approved.					
Current planning status and progress towards the submission of an application Outline consent has been granted. Subsequent full application (22/01621/FUL) expected to be considered by Committee in Summer 2023 for development of 24 dwellings providing clear evidence of progress. Developer is Emerald Property Developments.					
Progress with site assessment work The site promotor has undertaken initial technical assessment work to inform the outline scheme.					
Site viability No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc Site is in private ownership. Developer is Emerald Property Developments.					
Infrastructure provision The site has been reliant on access being in place for site 18/01411/RES to the north which has now been completed.					

Site Name	Ashes Park Avenue, Worksop				
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				
Five Year completions	56				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				30	26
Developer's delivery intentions including anticipated start and build out rates 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.					

Site Name	Ashes Park Avenue, Worksop
Current planning status and progress towards the submission of an application	
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. These are 16/01487/RES (250 dwellings), 17/00033/RES (168 dwellings) and 20/00109/RES (276 dwellings), totalling 694 dwellings. Assumed to follow on from other phases.	
Progress with site assessment work	
The developers have undertaken detailed technical work to inform the reserved matters.	
Site viability	
No known issues/abnormal costs that impact viability.	
Availability: ownership, any existing uses, etc	
Developer in place – David Wilson Homes.	
Infrastructure provision	
The site is expected to provide a 1FE primary school, community facilities and open space. None is required prior to dwellings coming forward.	

Site Name	North of Thievesdale Lane, Worksop				
Local Plan Ref	15/01477/OUT, 20/00178/RES, 22/01485/FUL				
Site Area (ha)	16.56 ha				
Total Capacity	182 dwellings				
Plan period completions	91				
Five Year completions	91				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions		10	30	31	20
Developer's delivery intentions including anticipated start and build out rates					
Outline consent has been granted for 182 dwellings and the site will be delivered in phases. The Edge/ Burrows development by Rippon Homes. The original permission is for Land North of Thievesdale Lane for 182 dwellings. There is 91 dwellings remaining as other permissions make up the rest of the site. These are 18/00862/RES (45 dwellings) and 20/00178/RES (40 dwellings).					
Current planning status and progress towards the submission of an application					
40 dwellings (20/00178/RES) commenced construction in July 2022. A full application was been submitted (22/01485/FUL) for 91 dwellings and was validated in Nov 22. Submission of RM application constitutes clear progress.					
Progress with site assessment work					
The developers have undertaken detailed technical work to inform the reserved matters. Rippon Homes have submitted all three applications.					
Site viability					
No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
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.					
Infrastructure provision					
Access arrangements to Phase 2 are in place (support Phase 1 as well).					

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

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	
Developer's delivery intentions including anticipated start and build out rates					
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 2026/27.					
Current planning status and progress towards the submission of an application					
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.					
Progress with site assessment work					
Site assessment work for the Bassetlaw Local Plan complete.					
Site viability					
No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
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.					
Infrastructure provision					
Identified within the Infrastructure Delivery Plan 2023.					

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
Developer's delivery intentions including anticipated start and build out rates					
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.					
Current planning status and progress towards the submission of an application					
Site is proposed as a site allocation in the Local Plan.					
Progress with site assessment work					
Site assessment work for the Bassetlaw Local Plan complete.					
Site viability					
No known issues/abnormal costs that impact viability.					

Site Name	Station Road, Retford
Availability: ownership, any existing uses, etc 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.	
Infrastructure provision Identified within the Infrastructure Delivery Plan 2023.	

Site Name	Trinity Farm (Phase 2), Retford				
Local Plan Ref	HS7				
Site Area (ha)	11.15 ha				
Total Capacity	305				
Plan period completions	305				
Five Year completions	92				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				34	58
Developer's delivery intentions including anticipated start and build out rates 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.					
Current planning status and progress towards the submission of an application 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.					
Progress with site assessment work Site assessment work for the Local Plan is complete.					
Site viability No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc Greenfield site in private ownership. The landowners confirm the site is available for development and that a housebuilder has an option on the site.					
Infrastructure provision Identified within the Infrastructure Delivery Plan 2023.					

Site Name	Former Elizabethan High School, Retford				
Local Plan Ref	HS9				
Site Area (ha)	1.3 ha				
Total Capacity	46				
Plan period completions	46				
Five Year completions	16				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions					16
Developer's delivery intentions including anticipated start and build out rates 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.					

Site Name	Former Elizabethan High School, Retford
Current planning status and progress towards the submission of an application Site is proposed as a site allocation in the Local Plan.	
Progress with site assessment work Site assessment work for the Bassetlaw Local Plan complete. Site is cleared and access arrangements are straightforward.	
Site viability No known issues/abnormal costs that impact viability. Specialist housing is being considered which may affect the delivery timetable.	
Availability: ownership, any existing uses, etc Site is owned by Nottinghamshire County Council, a housebuilder is not attached. Site clearance has taken place.	
Infrastructure provision Identified within the Infrastructure Delivery Plan 2023.	

Site Name	St Michael's View, Retford				
Local Plan Ref	HS10				
Site Area (ha)	0.38 ha				
Total Capacity	20				
Plan period completions	20				
Five Year completions	10				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions					10
Developer's delivery intentions including anticipated start and build out rates 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.					
Current planning status and progress towards the submission of an application Site is proposed as a site allocation in the Local Plan.					
Progress with site assessment work Site assessment work for the Bassetlaw Local Plan complete. Site is cleared and access arrangements are straightforward.					
Site viability No known issues/abnormal costs that impact viability. Specialist housing is being considered which may affect the delivery timetable.					
Availability: ownership, any existing uses, etc Site is owned by Nottinghamshire County Council, a housebuilder is not attached. Site clearance has taken place.					
Infrastructure provision Identified within the Infrastructure Delivery Plan 2023.					

Site Name	Fairygrove, Retford
Local Plan Ref	HS11
Site Area (ha)	2.7 ha
Total Capacity	61
Plan period completions	61
Five Year completions	48

Site Name	Fairygrove, Retford				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				18	30
Developer's delivery intentions including anticipated start and build out rates					
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.					
Current planning status and progress towards the submission of an application					
Site is proposed as a site allocation in the Local Plan.					
Progress with site assessment work					
Site assessment work for the Bassetlaw Local Plan complete. The housebuilder has commenced technical assessments to inform a planning application.					
Site viability					
No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
Site is in private ownership, with a housebuilder attached to the site.					
Infrastructure provision					
Identified within the Infrastructure Delivery Plan 2023.					

Site Name	Ordsall South, Ollerton Road, Retford				
Local Plan Ref	HS13				
Site Area (ha)	106.56 ha				
Total Capacity	1250				
Plan period completions	960				
Five Year completions	85				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				20	65
Developer's delivery intentions including anticipated start and build out rates					
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.					
Current planning status and progress towards the submission of an application					
An outline planning application with reserved matters for the access road (reference 22/01633/OUT) is pending for the site.					
Progress with site assessment work					
The site promoters have undertaken a range of detailed technical assessments to accompany the outline application.					
Site viability					
No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
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.					
Infrastructure provision					
Identified within the Infrastructure Delivery Plan 2023 and planning application (22/01633/OUT). Includes a primary school and health hub. None are required to facilitate the development.					

Site Name	Land off Ollerton Road, Tuxford				
Local Plan Ref	HS14				
Site Area (ha)	2.9 ha				
Total Capacity	75				
Plan period completions	75				
Five Year completions	5				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions					5
Developer's delivery intentions including anticipated start and build out rates					
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.					
Current planning status and progress towards the submission of an application					
The site is proposed as a site allocation in the Local Plan. An outline application is expected once the Local Plan is adopted.					
Progress with site assessment work					
Site assessment work for the Bassetlaw Local Plan complete.					
Site viability					
No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
Greenfield site. The landowner confirms the availability of the site for housing following adoption of the Local Plan.					
Infrastructure provision					
Identified within the Infrastructure Delivery Plan 2023.					

Site Name	Peaks Hill Farm, Worksop				
Local Plan Ref	HS1				
Site Area (ha)	63.7 ha				
Total Capacity	1120				
Plan period completions	655				
Five Year completions	40				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				10	30
Developer's delivery intentions including anticipated start and build out rates					
Their engagement in the Local Plan process indicates the site could deliver housing in the next five years. Site promoters state that the link road would be developed through their delivery arm with two outlets operating on site. It is considered that in monitoring periods 4 and 5 one operator will be on site until the distributor road establishes					
Current planning status and progress towards the submission of an application					
A consultation for the initial concept plan was undertaken alongside that for the Bassetlaw Local Plan, November 2020 [BG-004]: https://www.peakshillfarmworksop.com/ Site promoters confirm extensive technical work complete to inform planning application expected in Summer 2023.					
Progress with site assessment work					
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 complete.					
Site viability					
No known issues/abnormal costs that impact viability. An element of employment/small-scale					

Site Name	Peaks Hill Farm, Worksop
convenience retail may help with viability.	
Availability: ownership, any existing uses, etc 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].	
Infrastructure provision Identified within the Infrastructure Delivery Plan 2023. Includes a distributor link road which is able to be delivered in phases to support the development, and 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	5				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions					5
Developer's delivery intentions including anticipated start and build out rates Site is owned by Nottinghamshire County Council, but a housebuilder is not attached. 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 marketed for residential development in late 2023 to enable the residential development to follow on from the construction of the administrative building.					
Current planning status and progress towards the submission of an application 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.					
Progress with site assessment work Site assessment work for the Bassetlaw Local Plan complete. NCC have undertaken technical assessments to inform Phase 1.					
Site viability No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc Site is owned by Nottinghamshire County Council, a housebuilder is not attached. Demolition complete.					
Infrastructure provision Identified within the Infrastructure Delivery Plan 2023.					

Site Name	Former Manton Primary School, Worksop
Local Plan Ref	HS4
Site Area (ha)	3.7 ha
Total Capacity	100
Plan period completions	100

Site Name	Former Manton Primary School, Worksop				
Five Year completions	35				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions				5	30
Developer's delivery intentions including anticipated start and build out rates					
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 2026/27.					
Current planning status and progress towards the submission of an application					
Site is proposed as a site allocation in the Local Plan. NCC advise a pre-application consultation is imminent.					
Progress with site assessment work					
Site assessment work for the Bassetlaw Local Plan complete.					
Site viability					
Re-provision of former school playing fields needs further consideration.					
Availability: ownership, any existing uses, etc					
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.					
Infrastructure provision					
Identified within the Infrastructure Delivery Plan 2023.					

Site Name	Radford Street, Worksop				
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	
Developer's delivery intentions including anticipated start and build out rates					
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 for the remaining dwellings is in the HRA capital programme from 2024/25.					
Current planning status and progress towards the submission of an application					
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.					
Progress with site assessment work					
Technical work to inform the detailed planning application including to confirm access arrangements is in place.					
Site viability					
No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
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.					

Site Name	Radford Street, Worksop
Infrastructure provision Identified within the Infrastructure Delivery Plan 2023.	

Site Name	Talbot Road, Worksop				
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

Developer's delivery intentions including anticipated start and build out rates
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.

Current planning status and progress towards the submission of an application
Site is proposed as a site allocation in the Local Plan. 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.

Progress with site assessment work
Site assessment work for the Bassetlaw Local Plan complete.

Site viability
No known issues/abnormal costs that impact viability.

Availability: ownership, any existing uses, etc
Greenfield site (public open space) owned by Nottinghamshire County Council, a housebuilder is not attached.

Infrastructure provision
Identified within the Infrastructure Delivery Plan 2023.

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

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	
Developer's delivery intentions including anticipated start and build out rates					
The landowners (Welbeck Estates) state that the planning submission will be worked up to inform an application in Autumn 2023. Delivery anticipated 2025.					
Current planning status and progress towards the submission of an application					
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.					
Progress with site assessment work					
The site assessment work for the Cuckney, Norton, Holbeck & Welbeck (CNHW) Neighbourhood Plan is complete.					
Site viability					
No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
Site is in private ownership; the landowner confirms the availability of the site for housing to enable delivery from 2025.					
Infrastructure provision					
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		
Developer's delivery intentions including anticipated start and build out rates					
The landowners (Welbeck Estates) state that the planning submission will be worked up to inform an application in Autumn 2023. Delivery anticipated 2025.					
Current planning status and progress towards the submission of an application					
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.					
Progress with site assessment work					
The site assessment work for the Cuckney, Norton, Holbeck & Welbeck (CNHW) Neighbourhood Plan is complete.					

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

Site Name	Lady Margaret Crescent, Norton				
Local Plan Ref	Policy R17				
Site Area (ha)	0.3 ha				
Total Capacity	9				
Plan period completions	9				
Five Year completions	9				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			5	5	
Developer's delivery intentions including anticipated start and build out rates	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.				
Current planning status and progress towards the submission of an application	Site is an allocation in the Cuckney, Norton, Holbeck & Welbeck (CNHW) Neighbourhood Plan review 2022. A planning application is pending for part of the site.				
Progress with site assessment work	The site assessment work for the Cuckney, Norton, Holbeck & Welbeck (CNHW) Neighbourhood Plan is complete.				
Site viability	No known issues/abnormal costs that impact viability.				
Availability: ownership, any existing uses, etc	Site is in private ownership; the landowner confirms the availability of the site for housing to enable delivery.				
Infrastructure provision	None required.				

Site Name	Land off Fox Covert Lane, Misterton				
Local Plan Ref	NP12				
Site Area (ha)	1.9 ha				
Total Capacity	38				
Plan period completions	38				
Five Year completions	38				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions		10	20	8	
Developer's delivery intentions including anticipated start and build out rates	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.				
Current planning status and progress towards the submission of an application	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.				

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

Site Name	Land north of Mill Close, Manor Grove and Main Street, North Leverton				
Local Plan Ref	NP18				
Site Area (ha)	0.71 ha				
Total Capacity	9				
Plan period completions	9				
Five Year completions	9				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			2	7	
Developer's delivery intentions including anticipated start and build out rates					
An outline planning application for 9 dwellings is pending (22/01346/OUT). The landowner is expected to progress towards delivery thereafter. Through the application process the developer has confirmed that although the NP allocation is for in the region of 10 dwellings the site is only expected to accommodate 9.					
Current planning status and progress towards the submission of an application					
Site allocated in the reviewed Sturton Ward Neighbourhood Plan. An outline planning application for 9 dwellings is pending (22/01346/OUT).					
Progress with site assessment work					
Site assessment work for the Sturton Ward Neighbourhood Plan is complete. The landowner has undertaken technical work to inform the planning application.					
Site viability					
No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
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.					
Infrastructure provision					
None required.					

Site Name	The Old Shop, south of Main Street, South Leverton				
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				2	

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

Site Name	Land east of Brickenhole Lane, Walkeringham				
Local Plan Ref	NP13				
Site Area (ha)	0.39 ha				
Total Capacity	12				
Plan period completions	12				
Five Year completions	12				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions			6	6	
Developer's delivery intentions including anticipated start and build out rates					
The landowner's engagement in the Neighbourhood Plan process indicates the site could deliver housing in the next five years. A full application is pending for 11 dwellings pending (20/01026/FUL).					
Current planning status and progress towards the submission of an application					
Site allocated in the Walkeringham Neighbourhood Plan. A full application is pending for 11 dwellings pending (20/01026/FUL)					
Progress with site assessment work					
Site assessment work for the Walkeringham Neighbourhood Plan complete. The landowner has undertaken further technical work to inform the full planning permission.					
Site viability					
No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
Site is in private ownership. The landowner has made clear progress by progressing a planning application for the site.					
Infrastructure provision					
None required.					

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

Site Name	Priory Wharf				
Local Plan Ref	DPD011				
Site Area (ha)	2.11 ha				
Total Capacity	198				
Plan period completions	198				
Five Year completions	8				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions					8
Developer's delivery intentions including anticipated start and build out rates					
Site is owned by the Council. The terms of the successful Levelling Up Fund bid (£18m) to re-develop the site 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 (8 in the first five years) and the remaining 190 dwellings within the plan period.					
Current planning status and progress towards the submission of an application					
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.					
Progress with site assessment work					
Site assessment work for the draft DPD complete. Masterplanning to inform the Levelling Up Bid complete. Technical work to inform a planning application is underway.					
Site viability					
Brownfield site. No known issues/abnormal costs that impact viability.					
Availability: ownership, any existing uses, etc					
Site is in Council ownership.					
Infrastructure provision					
None known.					

Site Name	Land at Newcastle Avenue/Norfolk Street				
Local Plan Ref	DPD016				
Site Area (ha)	0.22ha				
Total Capacity	8				
Plan period completions	8				
Five Year completions	8				
	2023/24	2024/25	2025/26	2026/27	2027/28
Completions		2	6		
Developer's delivery intentions including anticipated start and build out rates					
The site is in private ownership. A planning application (22/01719/FUL) is pending for 8 flats. The developers indicate commencing development following approval of the planning permission.					
Current planning status and progress towards the submission of an application					
A planning application (22/01719/FUL) is pending for 8 flats. Site is a potential site allocation in the draft Worksop Central DPD. Site feasibility work has been undertaken to inform the planning application.					
Progress with site assessment work					
Site assessment work has been undertaken to inform the planning application.					
Site viability					
Brownfield site. The site lies within Flood Zone 2. The application FRA shows that the development and					

Site Name	Land at Newcastle Avenue/Norfolk Street
flood mitigation can be achieved as part of a viable scheme.	
Availability: ownership, any existing uses, etc Site is in private ownership.	
Infrastructure provision 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	TOTAL
	2023/24	2024/25	2025/26	2026/27	2027/28	
Major Sites with full planning permission (Commenced Full PP + Not Commenced Full PP)	927	780	485	298	208	2698
Major Sites with outline planning permission (Outline PP)	0	14	50	93	132	289
Local Plan site allocations	15	45	45	117	259	481
Neighbourhood Plan site allocations, without planning permission	0	15	43	38	0	96
Workshop Central DPD sites	0	0	0	0	12	12
Small sites allowance	182	182	182	0	0	546
Five year supply exc windfall						4122

APPENDIX 3: HOUSING TRAJECTORY

Settlement	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	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
Sites with Full planning permission - under construction																						
Beckingham	18/00361/RES	Res	Land off Station Road	24																		24
Beckingham	18/00362/RES	Res	Land north of Station Road	20	21																	41
Beckingham	16/00877/FUL	Full	Rear of 1 to 29 Vicarage Lane			17	16															33
Blyth	19/01432/RES	Res	Land at Bawtry Road		10																	10
Carlton in Lindrick	18/01148/FUL	Full	Land east of Doncaster Road	37	46	42	4															129
Carlton in Lindrick	19/01137/RES	Res	Firbeck Colliery, Doncaster Road			56	58	58	58	58	58	54										400
East Markham	16/00854/RES	Res	Former Poultry Factory, Mark Lane	11	24	6																41
Harworth/Bircotes	13/00793/FUL	Full	Plumtree Farm (Persimmon), Bawtry Road	30																		30
Harworth/Bircotes	17/01566/RES	Res	Harworth Colliery (Jones), Scrooby Road	17	25																	42
Harworth/Bircotes	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	26	38	28																92
Harworth/Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road	0	48	64	51															163
Harworth/Bircotes	19/01280/FUL	Full	Land at Common Lane			14	10															24
Harworth/Bircotes	20/00051/FUL	Full	Land off Essex Road			38	50	52														120
Harworth/Bircotes	21/01377/RES	Res	Phase 2b Harworth Colliery (Harron Homes) DN11 8J, Scrooby Road			2	40	30	30	30												132
Harworth/Bircotes	21/01415/RES	Res	Phase 2a Harworth Colliery (Miller Homes) DN11 8AB, Scrooby Road			12	45	45	14													116
Harworth/Bircotes	21/01603/RES	Res	Phase 2 South of Tickhill Road				40	40	40	40	40	40	40	40	32							352
Hodsock/Langold	20/00916/RES	Res	Land east of Doncaster Road (Gleeson)			23	48	48	46													165
Hodsock/Langold	21/01730/RES	Res	Land north & west of Chestnut Road				22	40	40	40	40	40	40	34								296
Mattersey and Mattersey Thorpe	18/01411/RES	Res	Manor Farm, Brecks Lane			17																17

Settlement	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	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
North Leverton/Habblesthorpe	19/00265/RES	Res	Land south west of Orchard Lodge, Southgore Lane			1	10	4														15
Ranskill	19/01653/FUL	Full	South of Ranskill Churchyard, Great North Road		5	10	5															20
Ranskill	21/01666/RES	Res	Land west of Great North Road				20	7														27
Retford	01/08/00182	Full	Former Newell and Jenkins site, Thrumpton Lane	3	3	4	7															17
Retford	01/11/00242	Full	Idle Valley, Amcott Way	18	5																	23
Retford	01/11/00243	Full	North of cricket field, Amcott Way				10	6														16
Retford	01/11/00284	Full	Fairy Grove Nursery, London Road	13																		13
Retford	12/01312/FUL	Full	King Edward VI School, London Road	2																		2
Retford	16/01777/FUL	Full	Kenilworth Nurseries, London Road (Phase 1)	34	32																	66
Retford	18/00695/FUL	Full	Rear of Kenilworth Nurseries (Phase 2)			23	30	30	26													109
Retford	18/01445/RES	Res	Land west of Tiln Lane	29	21	10	1															61
Retford	19/01477/RES	Res	Land west of Tiln Lane		18	38	38	13														107
Retford	18/00748/FUL	Full	18-20 West Street			12																12
Retford	18/01037/FUL	Full	4 Chapelgate				16	5														21
Retford	01/06/00280	Full	Land at London Road	1																		1
Retford	19/01537/FUL	Full	21 Bridgegate	13																		13
Retford	01/03/00286	Full	Babworth Mews, Babworth Road		3	2	5															10
Retford	19/00455/FUL	Full	Church of St Albans				10															10
Retford	20/01477/RES	Res	North Road (Trinity Farm) Phase 1		6	56	57	57	11													187
Retford	21/00357/RES	Res	Longholme Road			1	32	27														60
Retford	21/00554/RES	Res	North of Bracken Lane				10	35	26													71

Settlement	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	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
Rhodesia	16/00725/FUL	Full	Former Dormer Tools (Walker & Sons), Shireoaks Road	31	5																	36
Rhodesia	18/00337/FUL	Full	Land south of Tylden Road	22	14	26	10	26	13													111
Rhodesia	19/00852/FUL	Full	Land west of Queen Elizabeth Crescent			41	40	40	6													127
Shireoaks	17/00271/RES	Res	Land north east of St Lukes School (Harron), Shireoaks Common	29	43	34	2															108
Shireoaks	18/00648/RES	Res	Wood End Farm, Coach Road	33	9	4																46
Shireoaks	19/01642/FUL	Full	South of Woodend Farm		21	7																28
Styrrup/Oldcotes	18/00195/PDN	Full	Harworth House, Blyth Road	94																		94
Sutton cum Lound	20/00497/RES	Res	Gate Cottage and land Lound Low Road		1	10	11	11														33
Tuxford	19/01165/RES	Res	Land at Ashvale Road		80	6																86
Walkeringham	19/00945/RES	Res	Land South of Station Road				20	11														31
Worksop	16/01487/RES	Res	Land at Gateford Park (Barratt S81 7RD)	66	19	1																86
Worksop	16/01556/FUL	Full	Land at Monmouth Road	18																		18
Worksop	17/00033/RES	Res	Land at Gateford Park (Jones Homes)	36	31	18	35	27														147
Worksop	18/00862/RES	Res	Thievesdale House Phase 1, Blyth Road	10	35																	45
Worksop	19/01408/RES	Res	South of Gateford Road	2	45	52	45	45	9													198
Worksop	20/00109/RES	Res	Lot 3 Gateford Park (Barratt), Gateford Road	0	34	100	70	50	17													271
Worksop	20/00178/RES	Res	Thievesdale Phase 2, Blyth Road	0	0	23	17															40
Worksop	17/00053/FUL	Full	239 Sandy Lane	0	0		10															10
Worksop	20/00183/FUL	Full	Former Mansfield Hosiery, Retford Road	0	0	46	8															54
Worksop	20/01363/COU	Full	Ryton Park Primary School, Memorial Avenue			30																30
Worksop	21/00995/COU	Full	Former Police Station, Potter Street			22																22
Worksop	21/01414/RES	Res	Land south of Gateford Road					20	40	40	10											110
				619	642	896	903	707	376	208	148	134	80	74	32	0	0	0	0	0	0	4819

Settlement	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	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
Sites with Full planning permission - not commenced																						
Beckingham	20/01325/RES	Res	North East of Dunelm, Church Street				8	10														18
Beckingham	21/00183/RES	Res	Land between Walkeringham Road and Vicarage Lane					8	12	10												30
Beckingham	21/00930/RES	Res	Land south of and adjoining Station Road					12	25	20												57
Beckingham	22/01019/RES	Res	Adjacent South Fields, Station Road					6	9													15
Cuckney	15/01037/FUL	Full	Welbeck Colliery, Budby Road									10	30	25								65
Harworth/Bircotes	19/00433/FUL	Full	Land off Beverley Road					8	34	30	30											102
Harworth/Bircotes	22/01395/RES	Res	Phase 2c Harworth Colliery (Harron Homes)								30	35										65
Nether Langwith	16/01216/FUL	Full	South of Portland Road				8	7														15
Nether Langwith	20/00634/RES	Res	South of Portland Road				8	10	6													24
Walkeringham	21/00007/RES	Res	Land Between Pinders Croft And The Chapel, High Street						4	10												14
Walkeringham	21/01588/RES	Res	Land at Beckingham Road						5	20												25
Worksop	21/00736/FUL	Full	Former Magistrates Court					12	14													26
				0	0	0	249	73	109	90	60	45	30	25	0	0	0	0	0	0	0	456
Outline Planning Permission																						
Elkesley	20/00959/OUT	Out	Land adjacent to Yew Tree Road						5	15	19											39
Harworth/Bircotes	18/01210/OUT	Out	Harworth Colliery, Scrooby Road (1300 dwellings)								71	72	72	72	72	72	72	72	72	72	72	791
Harworth/Bircotes	19/00876/OUT	Out	South of Tickhill Road (approx. 650 dwellings)												40	40	40	15				135
Harworth/Bircotes	19/01297/OUT	Out	Land off Bramble Way						5	5												10
Mattersey and Mattersey Thorpe	20/00349/OUT	Out	Land adjacent to Manor Farm, Brecks Lane					4	15	22												41
Worksop	14/00431/OUT	Out	Ashes Park Avenue (750 dwellings)							30	26											56
Worksop	15/01477/OUT	Out	North of Thievesdale Lane					10	30	31	20											91

Settlement	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	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
				0	0	30	30	14	50	93	132	91	72	72	72	112	112	112	87	72	72	1163
Proposed Local Plan allocations																						
Retford	LAA485	Draft LP Allocation	Milnercroft (former allotment)							5												5
Retford	LAA472	Draft LP Allocation	Station Road, Retford								5											5
Retford	LAA133	Draft LP Allocation	North Road (Trinity Farm) Phase 2							34	58	58	58	58	39							305
Retford	LAA413	Draft LP Allocation	Former Elizabethan High School, Leafield								16	30										46
Retford	LAA490	Draft LP Allocation	Former Care Home, St Michael's View, Hallcroft Road								10	10										20
Retford	LAA127	Draft LP Allocation	Fairy Grove Nursery, London Road							18	30	13										61
Retford	LAA245, LAA246	Draft LP Allocation	Ordsall South, Ollerton Road							20	65	65	90	90	90	90	90	90	90	90	90	960
Tuxford	LAA476	Draft LP Allocation	Ollerton Road, Land off								5	25	25	20								75
Worksop	LAA462	Draft LP Allocation	Peaks Hill Farm							10	30	30	65	65	65	65	65	65	65	65	65	655
Worksop	LAA142	Draft LP Allocation	Former Bassetlaw Pupil Referral Centre								5	10	5									20
Worksop	LAA147	Draft LP Allocation	Former Manton Primary School							5	30	30	30	5								100
Worksop	19/00399/FUL	Draft LP Allocation	Radford Street, (disused allotments)				15	45	-45	15												120
Worksop	LAA149	Draft LP Allocation	Talbot Road, Worksop							10	5											15
				0	0	0	15	45	45	117	259	271	273	238	194	155	155	155	155	155	155	2387
Neighbourhood Plan Allocations without planning permission																						
Blyth	NP Policy 6	NP alloc	Land east of Spital Road											20	30	5						55
Blyth	NP Policy 4	NP alloc	East of Bawtry Road									2										2
Cuckney	NP Policy 13	NP alloc	Former Depot Site						5	10												15
Cuckney	NP Policy 14	NP alloc	Land south of Creswell Road					5	5													10
Cuckney	NP Policy 18	NP alloc	Lady Margaret Crescent, Norton						5	5												10
Lound	NP Policy 12	NP alloc	Yew Tree Farm site and outbuildings							2	3											5

Settlement	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	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
Misterton	NP Policy 10	NP alloc	Land north of Fox Covert Lane					10	20	8												38
Rampton and Woodbeck	NP Policy 1	NP alloc	Land east of Cavell Close									5	5									10
Rampton and Woodbeck	NP Policy 2	NP alloc	Land northeast of Treswell Road									3	8									11
Rampton and Woodbeck	NP Policy 3	NP alloc	Land to the west of Retford Road									1										1
Sturton-Le-Steeple	NP Policy 14c	NP alloc	Buildings north of Station View Farm, North Street, Sturton le Steeple									2										2
North Leverton	NP Policy 15a	NP alloc	Land north of Mill Close, Manor Grove and Main Street, North Leverton						2	7												9
North Leverton	NP Policy 15b	NP alloc	The Old Shop, south of Main Street, North Leverton							2												2
Sutton cum Lound	NP Policy 4	NP alloc	Land south of Lound Low Road										5	6								11
Walkeringham	NP Policy 9	NP alloc	Land south of Kilmeaden, West Moor Road									3										3
Walkeringham	NP Policy 9	NP alloc	Land north of Fountain Hill Road												3							3
Walkeringham	NP Policy 11	NP alloc	Land north and south of Fountain Hill Road												6							6
Walkeringham	NP Policy 13	NP alloc	Land east of Brickenhole Lane						6	6												12
Walkeringham	NP Policy 12	NP alloc	Land east of Stockwith Road												8	4						12
Walkeringham	NP Policy 14	NP alloc	West of High Street												12							12
Walkeringham	NP Policy 15	NP alloc	Land adjacent to South Moor Lodge									7	8									15
NP Allocation Annual Totals				0	0	0	0	15	43	38	0	23	26	26	35	34	4	0	0	0	0	244
Workshop Central DPD																						
Workshop	DPD003	DPD alloc	Gateford Road Car Park														10	10	8			28
Workshop	DPD011	DPD alloc	Priory Wharf								8	30	30			15	30	30	30	25		198
Workshop	DPD016	DPD alloc	Land at Newcastle Avenue/Norfolk Street								4	4	4									12
Workshop Central DPD Allocation Annual Totals				0	0	0	0	0	0	0	12	34	34	0	0	15	40	40	38	25		238
Expected windfall housing delivery (based on current windfall completions)																						

Settlement	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	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
All areas	Windfall	Windfall								76	76	76	76	76	76	76	76	76	76	76	76	912
Total housing delivery on Major sites with Full Planning Permission, Outline Planning Permission, Local Plan Allocations, Made Neighbourhood Plan Allocations-and Draft Worksop Central DPD																						
Annual Totals (Full, Outline PP, allocations and windfall)				619	642	896	942	854	623	622	687	674	591	511	409	392	387	383	356	328	303	10219
Planning permissions on sites of 9 or less (Small sites)				156	124	150	182	182	182													976
Grand Total				775	766	1046	1124	1036	805	622	687	674	591	511	409	392	387	383	356	328	303	11,195
																		Housing requirement 2020 to 2038				9,720
																		Housing Supply 2020 to 2038				11,195
																		Buffer				15%

Appendix 4 – Site Allocations in Made Neighbourhood Plans

Neighbourhood Plans: Site Allocations in Made NPs Updated: 31-03-23				
NP	Site / Policy	Location / Description	Permission	Status / Updates
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, known as Aysfield Gardens. Marketing underway.
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 as Osprey View. Sales agent indicated 5-6 years to site completion. Delivery rates and completions in Appendix 3
Carlton in Lindrick	Policy 4 / Site 2	Land east of Doncaster Road	Yes	151 dwellings granted (18/01148/FUL). Avant Homes "Hawfinch Place" development. Development fully sold.
Carlton in Lindrick	Policy 5 / Site 3	Land at Doncaster Road	No	Allocated in the 'made' NP (adopted February 2019)
Clarbrough 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, Holbeck Woodhouse	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 to follow the Cuckney sites.
CNHW	Policy R17 /	Lady Margaret Crescent	No	9 dwellings pending (19/01602/FUL). Further work to be

Neighbourhood Plans: Site Allocations in Made NPs Updated: 31-03-23				
NP	Site / Policy	Location / Description	Permission	Status / Updates
	NP06	and Norton Grange Farm, Norton		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. Completed.
Misson	Policy 7	Misson Mill	No	Review of the NP is in progress, with a pre-submission draft anticipated shortly.
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.
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

Neighbourhood Plans: Site Allocations in Made NPs Updated: 31-03-23				
NP	Site / Policy	Location / Description	Permission	Status / Updates
				Reg 14 stage). Under construction.
Misterton	Policy 8 (14R) / NP06	Land south of Meadow Drive	Yes	9 dwellings granted (22/00466/FUL). Under construction. 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). Marketing underway.
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	Planning permission (19/019570/FUL) lapsed.

Neighbourhood Plans: Site Allocations in Made NPs Updated: 31-03-23				
NP	Site / Policy	Location / Description	Permission	Status / Updates
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). Full permission for 9 dwellings pending (23/00329/FUL)
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). Under construction.
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. Complete.
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).
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 was removed, 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.