

# **Bassetlaw District Council**

Five Year Housing Supply

Position Statement

1 April 2025 – 31 March 2030



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

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## Introduction

This Five-Year Housing Land Supply Position Statement sets out Bassetlaw District Council's housing land supply position for the period from 1 April 2025 to 31 March 2030. It has been prepared in accordance with the updated National Planning Policy Framework (NPPF) (December 2024). The NPPF emphasises the need to significantly boost the supply of housing and for the planning system to deliver a flexible and responsive supply of housing land to meet objectively assessed housing needs. The Framework also emphasises the importance of ensuring a sufficient amount and variety of land is available in the locations where it is most needed.

To achieve this, the NPPF requires Local Planning Authorities (LPAs) to identify and maintain a sufficient supply of specific deliverable sites to meet the need for housing over the next five years. It requires LPAs to identify a supply of specific deliverable sites sufficient to meet a minimum of five years' worth of housing, assessed against their local housing requirement i.e. in adopted Local Plans (if 5 years old or less or where strategic policies are more than five years old within Local Plan strategic housing policies that have been reviewed and do not require updating) or against the area's local housing need calculated using the standard method calculation.

This statement provides a detailed assessment of Bassetlaw District Council's housing land supply for the period 1 April 2025 to 31 March 2030 (adjusted to reflect actual completions and commencements on sites up to 31 October 2025). It identifies specific sites that the Council has assessed to be deliverable within the five year timeframe to meet the housing needs of Bassetlaw District.

The Council will review the five year housing land supply position annually, with the next review programmed later in 2026, to reflect the position as of 1 April 2026 – 31 March 2031.

## Planning Policy Background

The following sections set out the key requirements and guidance identified in the NPPF (December 2024) and Housing Supply and Delivery Planning Practice Guidance (PPG), when conducting a Five Year Housing Land Supply update.

### NPPF (December 2004)

Paragraph 78 of the NPPF states that “LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ work of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”

Paragraph 78 adds “the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been a significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the Framework, and whose annual average housing requirement is 80% less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”

Paragraph 79 identifies that “LPAs should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the LPA’s housing requirement over the previous three years, the following policy consequences should apply:

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years;
- b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;
- c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.”

Annex 2 defines a deliverable site. *“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 5 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 5 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 5 years.”*

## Housing Supply and Delivery Planning Practice Guidance

Planning Practice Guidance has been issued to assist LPAs in producing Five Year Housing Land Supply positions for their respective authority areas. The guidance details the purpose and specific tasks when undertaking a Five Year Housing Supply.

Paragraph: 003 states *“The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years. Where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement.”*

Paragraph 005 identifies the appropriate housing requirement figure that should be used by LPAs. *“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:*

- the plan was adopted in the last 5 years, or*
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.*

*In other circumstances the 5 year housing land supply will be measured against the area’s local housing need calculated using the standard method.”*

Paragraph 007 sets out the parameters of a ‘deliverable’ housing site in line with Annex 2 of the NPPF. It also provides guidance on further evidence which would be needed to support sites being identified as ‘deliverable’ in any housing supply calculation. *“In order to demonstrate 5 years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and*

*planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which 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.*

*Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and buildout 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.”*

*Paragraph 008 states that “if an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework.”*

*Paragraph 013 identifies whether circumstantial buffers should be applied to the 5 year housing land supply requirement. “To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.*

*Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:*

- *5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market; or*

- *20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results; or*
- *From 1 July 2026, 20% where a local planning authority has a housing requirement adopted in the last five years, which was examined against a version of the National Planning Policy Framework published before 12 December 2024, and where their annual average housing requirement is less than 80% of the most up to date local housing need figure as calculated using the standard method, set out in national planning guidance. The housing requirement to be considered for the purposes of this buffer is defined as the total housing requirement, divided by the number of years in the plan period, rather than any stepped housing requirement. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.”*

Paragraph 020 provides clarity around what counts as a completion. *“For the purposes of calculating 5 year housing land supply, housing completions include new build dwellings, conversions, changes of use and demolitions and redevelopments. Completions should be net figures, so should offset any demolitions.”*

Paragraph 021 provides clarity about the contribution and counting of empty homes in the 5 year housing land supply. *“To be included as a contribution to completions it would be for the authority to ensure that empty homes had not already been counted as part of the existing stock of dwellings to avoid double counting.”*

Paragraph 022 addresses how past shortfalls in housing completions against planned requirements should be dealt with. Paragraph 023 provides clarity around how past over supply of housing completions against planned housing requirements should be dealt with. *“Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.”*

Paragraphs 025 and 026 identify how local authorities should deal and count student and older people’s housing in housing land supply calculation.

Paragraphs 027 – 033 provides guidance on the Housing Delivery Test, how it is calculated and which organisations the HDT applies to.

Paragraph 034 identifies what happens if an authority’s identified housing requirement is not delivered. *“From the day following publication of the Housing Delivery Test measurement, where delivery of housing has fallen below the housing requirement, certain policies set out in the National Planning Policy Framework will apply. Depending on the level of delivery, these are:*

- *the authority should publish an action plan if housing delivery falls below 95%;*

- *a 20% buffer on the local planning authority's 5 year land supply if housing delivery falls below 85%; and*
- *application of the presumption in favour of sustainable development if housing delivery falls below 75%.*

*These consequences apply concurrently, for example those who fall below 85% should produce an action plan as well as the 20% buffer. The consequences will continue to apply until the subsequent Housing Delivery Test measurement is published. The relevant consequence for any under-delivery will then be applied. Should delivery meet or exceed 95%, no consequences will apply.”*

Paragraphs 039 – 046 sets out the guidance and parameters of Housing Delivery Test Action Plans.

# Housing Requirement

## Annual Requirement

The first step in assessing the Council's five year housing supply is to establish the appropriate housing requirement against which to test the identified five year supply of housing.

Paragraph 78 of the NPPF states that *"LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."*

The Council adopted its Local Plan in May 2024, which contains strategic policies for housing. The annual housing requirement (540 dwellings per annum) set out in the Local Plan is therefore the most appropriate housing requirement to use in the assessment of housing land supply in Bassetlaw District.

## Buffer Requirement

Paragraph 78 states *"the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period)"*

Housing Supply and Delivery Planning Practice Guidance, further sets out the parameters of applying a circumstantial buffer. Paragraph 013 states *"To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure."*

*Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:*

- *5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market; or*
- *20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results: or*
- *From 1 July 2026, 20% where a local planning authority has a housing requirement adopted in the last five years, which was examined against a version of the National Planning Policy Framework published before 12 December 2024, and where their annual average housing requirement is less than 80% of the most up to date local housing need figure as calculated using the standard*

*method, set out in national planning guidance. The housing requirement to be considered for the purposes of this buffer is defined as the total housing requirement, divided by the number of years in the plan period, rather than any stepped housing requirement. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.”*

Bassetlaw’s Local Plan was adopted within the last five years and was examined under a previous version of the NPPF (prior to 12 December 2024). The Council’s latest published Housing Delivery Test result (HDT 2023) presents a HDT score of 354%, meaning the Council has delivered in excess of the number of homes required for the period 2020-2023. Therefore, the Council does not meet criteria 2 & 3 of paragraph 013 of the PPG and is required to apply a 5% buffer to the housing requirement, to ensure choice and competition in the market for housing.

## Past Delivery

Housing completions are detailed in Table 1: Housing Completions over the last 12 years, below. Completions date prior to the adopted Local Plan period and cover the first 3 years of the Local Plan period (2020-2038).

Table 1 demonstrates that BDC has consistently delivered in excess of its housing target and Local Plan housing requirement for a sustained period of consecutive years.

**Table1: Housing Completions over the last 12 years**

Financial Year	Housing Completions (net) <sup>1</sup>	Housing Requirement or Target	Shortfall or Oversupply <sup>2</sup>
2013/14	249	350	-101
2014/15	241	435	-194
2015/16	338	435	-97
2016/17	462	435	+27
2017/18	551	281	+270
2018/19	434	306	+128
2019/20	693	297	+396
2020/21 (start of Local Plan period)	775	540	+235
2021/22	766	540	+226
2022/23	1046	540	+506
2023/24	981	540	+441
2024/25	872	540	+332

<sup>1</sup> Net Housing Completions Data submitted through HFR returns

<sup>2</sup> Shortfall or oversupply accounted in the five year housing land supply from the start of the plan period in 2020/21

## Completions Monitoring

Housing completions are monitored using a consistent, evidence-led process that ensures dwellings are recorded as completed only when they are capable of **lawful occupation**. This approach is commonly applied by local planning authorities across England in the preparation of housing completion figures.

For monitoring purposes, a dwelling is recorded as completed where there is clear and reliable evidence that it has been constructed to a stage at which it can be lawfully occupied. The primary evidence relied upon to record a completion is the issue of a Building Control Completion Certificate (whether issued by the Council's Building Control service or a Private Approved Inspector). On larger schemes, a Practical Completion Certificate confirming that the unit is fit for occupation may also be accepted. These forms of certification provide confirmation that a dwelling complies with Building Regulations and is capable of occupation.

In some instances, formal completion certification may be issued shortly after the occupation has commenced, creating a time lag. In such cases, and to ensure monitoring remains timely and accurate, the Council may rely on additional evidence to support completion sign-off. This may include confirmation of Council Tax banding notification from Council Tax Services, notification of domestic bin requests from Waste Services, warranty documentation (such as NHBC or similar provider cover notes), officer site visits, and written confirmation from developers or evidence of live utility connections from a utility provider. All of these provide reliable indicators of first occupation. The use of this evidence provides a proportionate approach to addressing time lags in housing completion monitoring.

It is essential that units are counted only where there is sufficient certainty that completion has occurred and an audit trail can be provided. This avoids both the premature recording of completions and the risk of double-counting, ensuring that monitoring data is accurate, transparent and defensible.

Certain forms of evidence are not treated as sufficient to sign off completions. These are:

- a) **aerial photography or satellite imagery** is not relied upon in isolation to confirm completion. While such imagery may assist in understanding overall build progress of a site or external appearance of a dwelling, it cannot demonstrate compliance with Building Regulations, confirm the completion of internal works, verify that services are connected, or establish that the dwelling is capable of lawful occupation. Imagery may also be time-lagged and does not reliably evidence the date on which a dwelling became complete. For these reasons,

aerial photography is treated as indicative only and is not used to determine whether a dwelling has completed and is eligible for lawful occupation.

- b) **marketing materials, sales particulars, external appearance alone, or dwellings that are substantially complete but not certified** are not recorded as completed, as there is no evidence that lawful occupation can/has happened.

This approach is deliberately cautious to ensure that housing supply figures are based on demonstrable delivery rather than visual assessment or assumption of completion.

## Shortfall & Surplus

Planning Practice Guidance, paragraph 022 states that *“Where shortfalls in housing completions have been identified against planned requirements, strategic policy-making authorities may consider what factors might have led to this and whether there are any measures that the authority can take, either alone or jointly with other authorities, which may counter the trend. Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.”*

Since the start of the Local Plan period in 2020/21 there has been no recorded shortfall in housing delivery against the Local Plan housing requirement of 540 dwellings. The Council has recorded an oversupply of 1,740 dwellings in the period 1 April 2020 - 31 March 2025 which demonstrates there has been a robust pipeline of housing sites with planning permission to deliver the Local Plan housing requirement. The Council has recorded delivery of 8 years’ worth of housing across a 5-year period.

Planning Practice Guidance, paragraph 023, makes clear that *“Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.”*

As the Council has reported no shortfalls in the Local Plan period so far, the oversupply of 1,740 dwellings is not required to offset a shortfall of housing, at this point in time.

## Housing Land Requirement Summary

Taking into consideration the NPPF and PPG, and factoring in a 5% buffer to ensure choice in the market for land, Table 2: Bassetlaw District Council - Adjusted Housing Requirement below sets out the cumulative housing requirement for the five year period from 1 March 2025- 31 March 2030 as 2835 dwellings.

**Table 2: Bassetlaw District Council – Adjusted Housing Requirement**

<b>Bassetlaw’s Annual Housing Requirement</b>	540
<b>Five Year Housing Requirement for the period 2025/26 – 2029/30</b>	2700
<b>Shortfall</b>	0
<b>Buffer (5%)</b>	135
<b>Five Year Land Supply Requirement (including 5% buffer)</b>	2835

## Housing Supply

Annex 2 of the NPPF defines the requirements of a ‘deliverable’ housing site for the purposes of the 5 year land supply assessment. The definition states that in order for the site to be considered deliverable it should be:

**“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.”*

PPG paragraph 007 provides guidance on further evidence which would be needed to support some sites being identified as ‘deliverable’ in a housing supply calculation. The sites required to provide further evidence to demonstrate delivery include:

- *“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.”*

The evidence required to demonstrate delivery includes:

- *“current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets*

*out the timescale for approval of reserved matters applications and discharge of conditions;*

- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

## Components of Housing Supply

Annex 2 of the NPPF forms the basis for the components of Bassetlaw's Housing Land Supply. The sites have been categorised as “Category A” and “Category B” sites, which correlate to criteria a) & b) of NPPF Annex 2.

- a) **Category A sites meet the following definition** - 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) **Category B sites meet the following definition** - 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.”

All Category A & B sites must meet a site size threshold of 10 units or more.

## Category A Sites

In accordance with the definition of deliverability identified in Annex 2 of the NPPF and the evidence required to demonstrate the deliverability of sites (PPG Para 007), the Council has identified the following Category A sites within the housing land supply:

- **Major sites with full planning permission** - under construction – Sites of 10 units or more with full or reserved matters approval that have commenced development.
- **Major sites with full planning permission** - not commenced – Sites of 10 units or more with full or reserved matters approval that have not commenced.

For the purposes of monitoring the performance of Local Plan housing sites, consented Local Plan allocations will be identified separately to all other major sites, within the

Category A site grouping. Local Plan allocations will be split into sites that are under construction or have not commenced:

- **Local Plan sites – under construction** – Local Plan allocations of 10 units or more with full or reserved matters approval that have commenced development.
- **Local Plan sites – not commenced** - Local Plan allocations of 10 units or more with full or reserved matters approval that have not commenced development.

## Category B Sites

In accordance with the definition of deliverability identified in Annex 2 of the NPPF and the evidence required to demonstrate the deliverability of sites (PPG Para 007), the Council includes the following categories within the housing land supply as Category B Sites:

- **Major sites with Outline Planning Permission** – Sites of 10 units or more with outline planning permission granted.
- **Local Plan sites without Planning Permission** - Local Plan allocations of 10 units or more without planning permission.
- **Neighbourhood Plan Allocations without Planning Permission** – Neighbourhood Plan allocations identified in made Neighbourhood Plans of 10 units or more, without planning permission, where the landowner or developer is in the process of submitting a planning application and has indicated their intention to deliver development within 5 years.
- **Neighbourhood Plan Allocations with Outline Planning Permission** – Neighbourhood Plan allocation sites of 10 units or more, with outline planning permission.
- **Workshop Town Centre sites without Planning Permission** – Sites of 10 units or more identified in Appendix 3 of the Bassetlaw Local Plan without planning permission.

The following groups of Category B sites were not identified in this year’s housing land supply position. However, in future updates to the housing land supply position, such sites may be identified within Category B:

- **Local Plan sites with Outline Planning Permission** – Local Plan allocations of 10 units or more with outline planning permission granted.
- **Workshop Town Centre sites with Outline Planning Permission**– Sites of 10 units or more identified in Appendix 3 of the Bassetlaw Local Plan with Outline planning permission.

## Small Site Windfall Allowance

Sites of 9 units or less are counted in the housing land supply position and are presented as a small site windfall allowance. The small site windfall allowance takes small site housing delivery records over the last 10 years and calculates an average annual delivery rate over this period. The annual average delivery rate of small sites is then multiplied by 5 (5 years) to calculate the average number of dwellings likely to be delivered within a future 5 year period, based on a 11 year timeframe (see Table 3: Small Site Windfall Allowance - 11 Year Average Delivery). This average is applied as a small site windfall allowance to the Five Year Housing Land Supply calculation.

Please note this is a gross small site allowance, as a demolition allowance is also applied to the 5 Year Housing Land Supply calculation, which through its application results in a net housing supply position. Dealing with gross small site allowance figures, avoids double counting demolitions within the calculation once a demolition allowance is applied.

**Table 3: Small Site Windfall Allowance – 11 year Average Delivery**

Financial Year	Total Gains
2014/15	31
2015/16	89
2016/17	139
2017/18	126
2018/19	97
2019/20	139
2020/21	156
2021/22	60
2022/23	133
2023/24	118
2024/25	98
2014/15-2025/26	1186
Average net annual dwellings from small sites	108
<b>5 year average net dwellings forecast from small sites</b>	<b>539</b>

## Demolitions

Demolitions from major and small sites is calculated and applied as a demolition allowance. The demolition allowance takes demolition records from the last 11 years and calculates an average delivery rate over this period. The average annual demolition rate is then multiplied by 5 (5 years) to calculate the average number of demolitions that

are likely to occur within a future 5 year period, based on a 11 year demolition delivery timeframe (see Table 4: Demolition Allowance - 11 Year Delivery Average.)

**Table 4: Demolition Allowance – 11 Year Delivery Average**

Financial Year	Total Losses
2014/15	-8
2015/16	-46
2016/17	-41
2017/18	-7
2018/19	-5
2019/20	-3
2020/21	-2
2021/22	-20
2022/23	-3
2023/24	-3
2024/25	0
2014/15-2024/25	-138
Average demolitions dwellings from major and small sites per year	-13
<b>5 year average demolitions forecast from major and small sites</b>	<b>-63</b>

## Development Lead Times

Development lead in times were analysed over a period of 6 years to calculate average times to determine planning applications (for outline, reserved matters and full applications), reach agreed signed S106 agreements, discharge conditions, prepare the site (from grant of planning consent to completion of first unit), and time from planning consent to first completed dwelling.

This local evidence shows that lead in periods vary depending on the size of the site at Bassetlaw. On average, it takes between 48 – 53 months from grant of outline permission to first completion, depending on the size of the site (see Table 5a), and between 27 – 84 months, depending on the site size, from grant of full permission to first completion (see Table 5b).

The average time taken for each of these key stages, was used to inform the assessment of delivery of both Category A & B sites, along with other site intelligence the Council held for the sites.

**Table 5a: Development Lead Times – (Outline & Reserved Matters)**

Development size	Ave/Min/Max	Outline Application (Time in months)			Reserved Matters (Time in months)						
		Time to determination of planning application	S106 (signed)	Subtotal	Time to determination of planning application	First Discharge conditions determined	Site preparation	Time to first completion	Time to whole site completion	Subtotal	Total
10-49 dwellings	Average	18	1	18	5	11	5	14	12	47	65
50-99 dwellings	Average	25	0	25	4	4	4	11	30	53	78
100+ dwellings	Average	24	0	24	5	7	4	8	49	73	97

**Table 5b: Development Lead Times – (Full Application)**

Development size	Ave/Min/Max	Full Application (Time in months)						
		Time to determination of planning application	S106 (signed)	First Discharge conditions determined	Site preparation	Time to first completion	Time to whole site completion	Total
10-49 dwellings	Average	13	0	36	19	14	13	95
50-99 dwellings	Average	12	0	18	4	8	59	101
100+ dwellings	Average	11	1	5	1	9	40	67

## Build Out Rates

Historic build rates in Bassetlaw demonstrate that 30 dwelling completions or more per annum is being achieved on the majority of large sites (sites over 50 dwellings). Sites of this size can report a wide range of delivery rates - ranging from 90 dwellings per annum to 6 dwellings per annum in a small number of cases (See Appendix 1 for details of annual delivery rates from 2016 to 2024).

The local analysis on build-out rates has also been supplemented with national evidence detailed in Lichfields' research 'Start to Finish' March 2024. The analysis compares the size of site to its average annual build-out rate. It shows that larger sites deliver on average more dwellings per year than smaller sites. On sites of 50-99 dwellings the median average delivery is 18 dwellings per annum, whereas sites of 100-499 dwellings delivered a median of 44 dpa. There is significant variation in build-out rates between different sites examined. This, however, is broadly consistent with the views of volume house builders and past delivery trends seen in the District where large scale sites developed by a single volume house builder have an average build-out rate of 30-35 dwellings per annum.

Taking these factors into consideration, the Council has taken a prudent approach in assuming a delivery rate of 30 dwellings per annum on sites over 50 dwellings unless written evidence is provided by an agent or developer. This information detailed in Appendix 1 Historic Build Out Rates shows that smaller sites of 10-50 dwellings have strong delivery rates, typically delivering within five years once commenced. This has been factored into the delivery rates of sites.

## Initial Assessment of Delivery

An initial assessment of delivery was made for each Category A & B site by a chartered town planning officer, based on existing monitoring data, such as previous completion rates, known market interest and data from planning applications, indicating lead-in times for different stages of the planning and delivery processes. This data was compiled into a site proforma for each site, capturing a site's key information and presenting an initial assessment of delivery.

Engagement with the development industry is an important element of determining whether the identified supply of housing land is deliverable. When preparing updates to this position statement, the Council seeks to actively engage with planning agents, developers and landowners (herein collectively referred to as site promoter(s)) to clarify their current position and anticipated timescales for sites coming forward and/or projected build-out and completion rates. This engagement is key to a sites assessment and inclusion within the five year housing land supply. Site promoters work closely with their respective sites to ensure their delivery. The information they impart about their sites is invaluable to the Council's assessment of future housing delivery

across the district and engagement with site promoters is a valued tool in the calculation of housing land supply.

## Conclusions

Having applied the various development assumptions and build out rates set out earlier in this statement and having undergone a robust consultation with site promoters to finalise delivery assessments and forecasts, Table 6: Housing Supply Components below identifies a five-year deliverable housing supply position of 3,012 units for the period 1 April 2025 – 31 March 2030.

Appendices 2 & 3 list all Category A & B sites that contribute to Bassetlaw District Council's Five Year Housing Land Supply. Category A sites contribute 65% of supply (2,011 units), whilst Category B sites contribute 17% of supply (525 units) to the housing supply. A small site windfall allowance of 539 units was applied based on a 11-year historical average of previous small site delivery rates. Small sites equate to 18% of the five-year supply. A demolition allowance of -63 units was applied based on an 11-year historical average of demolitions.

Table 6 overleaf demonstrates that assessed Category A & B sites provide a consistent housing supply for each of the five years in the five-year period, with each year expected to deliver around 600 dwellings per annum on average. The projections exceed the Council's Local Plan housing requirement of 567 dwellings per annum adjusted to reflect a 5% buffer) and demonstrates a healthy and consistent pipeline of housing over the next 5-year period in Bassetlaw District.

**Table 6: Housing Supply Components**

Site Name	Cat A or B	Year 1	Year 2	Year 3	Year 4	Year 5	Five Year Total	
		2025/26	2026/27	2027/28	2028/29	2029/30		
Major sites with full planning permission - under construction	A	474	393	347	185	107	1506	
Major sites with full planning permission - not commenced	A	0	33	137	188	147	505	
Local Plan Sites - under construction	A	0	0	0	0	0	0	
Local Plan Sites - not commenced	A	0	0	0	0	0	0	
Major sites with Outline Planning Permission	B	0	0	55	124	124	303	
Local Plan sites without Planning Permission	B	0	0	14	27	181	222	
Neighbourhood Plan Allocations without Planning Permission	B	0	0	0	0	0	0	
Neighbourhood Plan Allocations with Outline Planning Permission	B	0	0	0	0	0	0	
Local Plan sites with Outline Planning Permission	B	0	0	0	0	0	0	
Workshop Town Centre sites without Planning Permission	B	0	0	0	0	0	0	
<b>Total Deliverable Supply from Category A &amp; B Sites</b>		474	426	553	524	559	2536	
Small Site Windfall Allowance	-	539						539
Demolition Allowance	-	-63						-63
<b>Five Year Deliverable Housing Land Supply Total (net)</b>								<b>3012</b>

The supply position can be summarised in Table 7: Summary of Deliverable Housing Supply, below.

**Table 7: Summary of Deliverable Housing Supply**

Components of Deliverable Supply	No. Dwellings
Category A Sites	2011
Category B Sites	525
Small Site Windfall Allowance	539
Demolitions	-63
<b>Total Supply</b>	<b>3012</b>

### Five Year Supply Position

The Council has undertaken a thorough assessment of the district’s housing land supply in accordance with the December 2024 NPPF and Housing Supply & Delivery PPG. This involved using robust development assumptions based on historical delivery data. Table 8: Five Year Housing Land Supply Position - 1 April 2025 - 31 March 2030 below shows that inclusive of a 5% buffer (as per the 2023 HDT result), and based on the Local Plan housing requirement at 1 April 2025, adjusted to reflect a 5% buffer for choice and competition in the market for housing, the Council can demonstrate a housing land supply of 5.31 years for the 2025-2030 five year period.

**Table 8: Five Year Housing Supply Position – 1 April 2025 – 31 March 2030**

Bassetlaw's Annual Housing Requirement	540
Five Year Housing Requirement for the period 2025/26 - 2029/30	2700
Shortfall	0
Buffer (5%)	135
Five Year Land Supply Requirement (including 5% buffer)	2835
Category A Sites	2011
Category B Sites	525
Small Sites Windfall Allowance	539
Demolitions	-63
Total Supply	3012
Five year supply performance against 105% of housing requirement (%)	106%
Five year supply performance against 105% of housing requirement (years)	5.31 years

## Next Steps

The next 5 Year Housing Land Supply update will commence in April 2026 and will cover the period 2026-2031. A 5-Year Housing Land Supply position statement will be published later in 2026 and will supersede this statement.

## Appendix 1: Historic Build Out Rates

Please see the separate PDF for Appendix 1.

## Appendix 2: Category A Sites

Please see the separate PDF for Appendix 2.

## Appendix 3: Category B Sites

Please see the separate PDF for Appendix 3.

Settlement	Site Name	Planning ref.	Date permission granted	Greenfield/Brownfield	Total number of dwellings	Completions from previous years	Dwellings Delivered								Dwellings remaining to build
							1/4/2016 to 31/3/2017	1/4/2017 to 31/3/2018	1/4/2018 to 31/3/2019	1/4/2019 to 31/3/2020	1/4/2020 to 31/3/2021	1/4/2021 to 31/3/2022	1/4/2022 to 31/3/2023	1/4/2023 to 31/3/2024	
Carlton in Lindrick	Doncaster Road	18/01148/FUL	Mar-19	Greenfield	151					22	37	46	42	4	0
Langold	Doncaster Road	14/01622/FUL	Jun-15	Brownfield	14	0	0	0	0	14					0
Worksop	Keats Crescent	13/01491/FUL	Jul-14	Brownfield	40	12	26	2							0
Worksop	Portland School	02/11/00040 & 14/01149/RES	Mar-15	Brownfield	88	0	23	47	18						0
Worksop	Cophall House	14/01626/PDN	Feb-15	Brownfield	12	0		12							0
Worksop	Gateford Park Barratts)	16/01487/RES	Mar-17	Greenfield	250	0		3	73	88	66	19	1		0
Worksop	Gateford Park (Jones Homes)	17/00033/RES	Jun-17	Greenfield	168	0			13	14	36	31	18	34	22
Worksop	Abbey Grove, Abbey Street	17/00215/FUL	Jun-17	Brownfield	52	0				52					0
Worksop	Stanton House, 43 Westgate	13/00471/RENU	Apr-15	Brownfield	10	0				10					0
Harworth/Bircotes	Hawkins Close	17/01073/RES	Nov-17	Brownfield	24	0				24					0
Harworth/Bircotes	Bryndale, Scrooby Road	16/00473/FUL	Feb-18	Brownfield	24	0				24					0
Harworth/Bircotes	Former Colliery	61/09/00052 12/01784/RES	May-13	Brownfield	118	35	45	36	2						0
Harworth/Bircotes	Piggeries, Scrooby Road	61/10/00012	Dec-10	Greenfield	39	0		10	29						0
Harworth/Bircotes	Thompson Avenue	13/01394/FUL	Feb-14	Brownfield	71	25	30	16							0
Harworth/Bircotes	Land at Plumtree Farm	13/00793/FUL	Jun-15	Greenfield	250	4	41	54	56	65	20				0
Retford	Fairy Grove Nursery	01/11/00284	Aug-13	Brownfield	34	0			18	16					0
Retford	West Hill Road, Ordsall	13/01025/RES	Jan-14	Brownfield	198	16	89	48	28	17					0
Retford	Rector's Gate	01/11/00242 01/11/00239	Mar-13	Brownfield	14	0	2	11	1						0
Retford	Retford Oak's School	14/00803/FUL	Feb-15	Brownfield	68	0	6	44	18						0
Retford	Former Newell and Jenkins Factory, Thrumpton Lane	01/08/00182	May-09	Brownfield	73	50	6	1	0	4	3	3	4	2	20
Retford	Tiln Lane	14/00503/OUT & 18/01445/RES	Jun-19	Greenfield	175	0				6	29	21	10	0	109
Retford	Kenilworth Nurseries, London Road	16/01777/FUL	Mar-18	Greenfield / Brownfield	113	0			3	23	34	32	0	18	3
Retford	King Edward VI School, London Road	12/01312/FUL	Jan-13	Brownfield	51	24	6	9	6	4	2				0
Misterton	Fox Covert	51/02/00015	Apr-04	Brownfield	55	36	9	4	4						0
Shireoaks	Wood End Farm	18/00648/RES	Sep-18	Greenfield	73	0				28	33	9	4		0
Beckingham	Land north of	14/01369/OUT & 18/00362/RES	Jun-18	Greenfield	41	0					20	21			0
Blyth	Land at	17/0435OUT & 19/01432/RES	Jan-20	Greenfield	10	0						10			0
Harworth/ Bircotes	Harworth Colliery (Jones)	61/09/00052 & 17/01566/RES	Mar-18	Brownfield	71	0				29	17	25			0
Retford	Idle Valley	01/11/00242	Mar-13	Greenfield	49	0			8	18	18	5			0



Site Name	Planning Appn No.	Date granted	Developer	Full Res. Outline	Site Area (ha)	Settlement	Total units (gross)	Completions from previous years	Completions 2023/24 (to 31 October 2023)	Under Construction	Remaining Capacity	Pre 2020	Completed 2020-2021	Completed 2021-2022	Completed 2022-2023	Completed 2023-2024	Completed 2024-2025	Completed 2025-2026 (to 31 October 2025)	Remaining 5 months of 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	Beyond Plan Period Delivery		
Major sites with full planning permission - under construction																																		
Firbeck Colliery, Doncaster Road	19/01137/RES	22/09/20		Res	13.77	Carlton-in-Lindrick	400	232	50	58	60	0	0	0	56	73	103	50	5	55	55	3											50 units completed up to 31 October 2025, so far. Another 5 months left to develop out the site within the 25/26 period. Last 5YHLS (2024) provided a cautious forecast of 55 units per annum. BDC predicts that the scheme will deliver, if not exceed this forecast delivery rate and site delivery would support this prediction, with the site having delivered 56, 73 and 103 units per annum, respectively. BDC has continued to use the cautious forecast of 55 units per annum until the site has completed, but expects the site to complete faster, within the 5 year period.	
Land off Beverley Road	19/00433/FUL	06/05/22	Ground Group Ltd	Full	2.83	Harworth/Bircotes	102	44	44	14	0	0	0	0	0	0	44	44		14													In the previous 5YHLS (2024), this site made a good start and delivered 44 completions in 24/25, with 0 units under construction. The site has progressed since the 2024 update, with 44 completions recorded to date in 25/26 and all 14 remaining units under construction. This demonstrates significant progress on site. BDC has forecast the remainder of the 14 units to complete the site in 26/27 period. The developer has demonstrated quick delivery since the site has started and there is no evidence to suggest that the final 14 units will not complete in 26/27.	
South of (DN11 8PB) Tickhill Road (Phase 1)	19/00876/OUT	23/10/19		Full	4.5	Harworth/Bircotes	163	112	48	3	0	0	48	64	0	0	48	48	3														The site has consistently delivered consecutive years around 50 gpa and the final 3 units remain under construction. BDC expects that these 3 units will complete in the remaining 5 months of the 25/26 financial year to complete the site, based on the developers performance of consistent delivery on site, so far.	
Phase 2b Harworth Colliery (Harron Homes) DN11 8JT Scrooby Road	21/01377/RES	22/12/21	Harron Homes	Res	3.39	Harworth/Bircotes	132	35	0	9	88	0	0	0	2	14	19	0	10	22	22	22	21										The previous 5YHLS (2024) forecasted a cautious delivery trajectory, below site delivery averages for similar sized sites due to a slow start on site. The site continues to deliver completed units on site. Delivery forecasts have been estimated to pick up on site to deliver around 20 units per annum, in line with 24/25 completion rates. BDC expects the site to complete within the five year period. Barratt Homes has a strong track record of delivery and has demonstrated consistent delivery on the site so far, delivering 31 units in 23/24, 45 in 24/25 and 36 units recorded in the 25/26 financial period, so far. With 5 monitoring months remaining of the financial period, the site is expected to deliver further units in 25/26 period. Annual projections of 45 units per annum in the five year period, is expected to be achievable, given the developers market presence and track record of delivery on this site so far, and other Barratt sites within the district.	
Phase 2 South of Tickhill Road	21/01603/RES	21/04/22	Barratt Homes	Res	13.88	Harworth/Bircotes	352	76	36	89	151	0	0	0	0	31	45	36	9	45	45	45	47	49									In the previous 5YHLS (2024), BDC forecast delivery at 35gpa, based on the site's history of delivery and the remaining units left that were yet to commence or under construction. This forecast was accurate, with records showing that 36 units have delivered so far in the 25/26 period. With 5 months left of the remaining period, it is expected that additional units may be completed - exceeding predictions. As the site is making good progress and exceeding delivery rates, it is expected that the site will complete in the five year period.	
Land east of (Gleeson S81 9RQ), Doncaster Road	20/00916/RES	15/03/21	Gleeson Homes	Res	7.52	Hodsock/Langold	165	112	36	17	0	0	0	23	36	53	36	5	12														Barratt Homes has a strong track record of delivery and demonstrated a strong start to delivery on the site so far, delivering 45 units in 24/25, and 36 units so far in 25/26. With 5 monitoring months remaining of the financial period, the site is expected to deliver further units in 25/26. Annual projections within the five year period of 54 units per annum, is expected to be achievable, given the developers market presence and track record of delivery on this site (and other sites). The site is expected to develop out in the five year period.	
Land north & west of A60 (Barratt S81 8HS), Chestnut Road	21/01730/RES	19/05/22	Barratt Homes	Res	17.24	Hodsock/Langold	296	45	34	35	182	0	0	0	0	0	45	34	20	54	54	50	39										In the previous 5YHLS (2024), BDC forecast delivery based on history of unit delivery on the site. This proved accurate and is supported by reporting of 4 completions in the 25/26 financial period so far. BDC sees no reason that this level of delivery will not continue. Delivery of the final 4 units has been forecast in the 26/27 year, but may come forward sooner, as all remaining units on site are under construction.	
Land at Orchard Lodge, Southgore Lane	19/00265/RES	27/09/19	Iasa Homes	Res	1.13	North Leverton/Habbleshorpe	15	7	4	4	0	0	0	0	1	3	3	4	4															
Land west of (DN22 8N), Great North Road	21/01666/RES	28/06/22	Hughes McLaughlin Homes Limited	Res	1.48	Ranskill	27	19	5	3	0	0	0	0	0	10	9	5	3														In the previous 5YHLS (2024), BDC forecast delivery based on history of unit delivery on the site. This proved accurate and is supported by reporting of 5 completions and all remaining units under construction in the 25/26 financial period so far. BDC sees no reason that this level of delivery will not continue. Delivery of the final 3 units has been forecast in the remaining months of the 25/26 financial period, as all remaining units on site are under construction.	





Major sites with full planning permission - not commenced																						
Site Name	Reference	Date	Category	Area	Location	Units	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Land between Walkeringham Road & Vicarage Lane	21/00183/RES	22/2/22	Res	1.65	Beckingham	30	0	0	0	30	0	0	0	0	0	0	0	0	8	12	10	
Welbeck Colliery, Budby Road	15/01037/FUL & 23/00983/RES	27/02/23	Full	33.63	Cuckney	67	0	0	0	67	0	0	0	0	0	0	0	0	13	27	27	
Phase 2b1 Harworth Colliery	22/01339/RES	13/12/23	Res	4.34	Harworth/ Bircotes	149	0	0	0	149	0	0	0	0	0	0	0	0	15	54	54	26
Land Between Pinders Croft And The Chapel, High Street	21/00007/RES	29/11/22	Res	0.95	Chill Construction	14	0	0	0	14	0	0	0	0	0	0	0	0	4	10		
Land at Beckingham Road	21/01588/RES	05/12/22	Res	1.4	Walkeringham	25	0	0	0	25	0	0	0	0	0	0	0	0	5	20		
Former Manton Allotments, Furnival Street	19/00399/FUL	16/05/23	BDC	3.59	Worksop	90	0	0	0	90	0	0	0	0	0	0	0	0	15	45	30	
Land South West Of Thivesdale House Blyth Road (Phase 1 - 45 dwgs)	18/00862/RES	27/06/19	Res	part of 16.56 wider site	Worksop	45	0	0	0	45	0	0	0	0	0	0	0	0	5	20	20	
Former Mason Arms, Spital Hill	23/00771/FUL	25/10/2024	Full	0.18	Retford	13	0	0	0	13	0	0	0	0	0	0	0	0	5	5	3	
Land to the North of Gateford Toll Bar	23/01530/RES	06/08/2024	Res	1.54	Shireoaks	10	0	0	0	10	0	0	0	0	0	0	0	0	5	5		





Local Plan Allocations																																					
Peak Hill Farm, Workhouse	Urban Land Management	23/04/2020	Awaiting Dec	Out	62	Workuse	0	0	0	0	2220	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	54	54	54	54	54	54	54	54	54	54	54	54	54	54			
Peak Hill Farm, Workhouse	Urban Land Management	23/04/2020	Awaiting Dec	Out	62	Workuse	0	0	0	0	2220	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	54	54	54	54	54	54	54	54	54	54	54	54	54	54			
Southway Fugle Refurb Cowing, Workhouse	NCC	None	N/A	None	0.88	Workuse	10	0	0	0	20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	10															
Former Marston Primary School, Workhouse	Other	None	N/A	None	1.2	Workuse	100	0	0	0	100	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8	8															
Talbot Road, Workhouse	NCC	None	N/A	None	0.66	Workuse	15	0	0	0	11	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	10															
Tisbury Farm, Workhouse	Trinity Homes	None	N/A	None	1.12	Residuse	220	0	0	0	220	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	
Millerscroft, Workhouse	NCC	None	N/A	None	0.66	Residuse	5	0	0	0	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5															
Former Eastdown School, Workhouse	NCC	None	N/A	None	1.3	Residuse	44	0	0	0	44	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	21	21															
St. Michael's Lane, Workhouse	NCC	None	N/A	None	0.38	Residuse	20	0	0	0	20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	10															

The active planning application 21/016/20/0171 is currently programmed to be reported to Planning Committee in April 2026. The Council acknowledges that there have been delays to the anticipated delivery date arising from resourcing constraints within the Local Highway Authority. Those resourcing matters have now been addressed, enabling the application to progress. Discussions between NCC, highways and the applicant's highways consultants remain ongoing in relation to the use of dual carriageway construction, and all 100 highway works associated with the proposed junction arrangements. These are technical matters which require agreement prior to construction. Once resolved, the application will be presented to Committee as scheduled. The presence of outstanding technical matters at this stage does not, in itself, demonstrate the site is not capable of delivery within the five-year period. The continual advancement of the application through the planning process, the resolution of previous resourcing constraints within the Local Highway Authority, and ongoing engagement to address remaining matters collectively indicate positive progress. Having regard to typical local development leads in times, the Council's evidence suggests that first completion is generally achieved approximately 33 months from the grant of reserved matters approval to first completion. A further consent was granted in April 2026, it would be reasonable to anticipate submission and determination of a reserved matters application thereafter, with first completion potentially occurring toward the latter part of the five-year period (2026/27), subject to timely reserved matters approval. On this basis, the scheme remains a strategic allocation with a clear prospect of delivery. The Council has applied a cautious and proportionate approach to forecasting delivery, identifying 54 dwellings to be delivered within the five-year period.

There has been no material change to the site position since the 2024 assessment. Planning permission for the administrative building (ref. 1/22/0040/DCM) remains intact, with construction having commenced in Summer 2023 providing enabling infrastructure for the wider site. However, delivery of the residential element is dependent upon completion of the administrative building, and there has been no recent progress in this regard. While the site continues to be identified as a potential NCC capital receipt in 2027/28 with demolition of hazardous articulated fire-arm 2028, any which the site will be marketed, and the principle of residential development was previously established through the Local Plan assessment process, there has been no substantive advancement toward residential delivery. In particular, no outline or full planning application has been submitted for the residential component, as the preparation of technical assessment work has been undertaken. Having regard to the absence of meaningful progress, there is insufficient evidence at this stage to demonstrate that residential development will be delivered within the five-year period. On that basis, the site is not forecast to contribute to housing supply at this time.

The Council's 2025 position reflects continued progress in bringing the site forward. A full planning application for up to 95 dwellings was submitted in October 2024 and is currently progressing through the process. The application is expected to be reported to Planning Committee in April 2026, demonstrating clear and ongoing intent to deliver the scheme. Where it is identified as the final deliverable, it is engaged in engineering the development. Active engagement has taken place to address the key matters requiring consideration. While planning permission has not yet been granted, the advancement of the application represents a substantive step forward in the planning process. The Council's early forward evidence on development leads in times for schemes of a comparable scale (50-99 dwellings) indicates an average period of approximately 42 months from permission to first completion. Applying this evidence to the anticipated development timeline, it would be reasonable to expect the completion toward the latter part of the five-year period. On this basis, and adopting a cautious and proportionate approach, the Council has forecast delivery commencing in the fifth year of the five-year period (2026/27).

The 2025 position confirms that there has been no material change since the previous monitoring year. The site remains in County Council ownership, with options for disposal still under consideration, and no further information has been provided to date. NCC considers it appropriate to retain the strategic delivery position set out in the 2024 update, with the site remaining forecast outside of the five-year period, pending confirmation of disposal or other evidence to support inclusion in the five-year housing land supply.

There has been no material change in the position of the site since the Council's 2024 assessment. There is currently no outline planning permission, and no outline or full planning application has been submitted. Furthermore, there is no evidence of site assessment, technical work, or other preparatory activity, and no development programme has been provided to demonstrate anticipated timescales for delivery at this time. While the site is intended to follow Phase 1 to the south and would typically support consistency of development to the location, there is presently insufficient evidence to demonstrate that it will come forward within the five-year period of delivery. On this basis, the site is not forecast to contribute to the five-year housing land supply at this time. The Council will seek to engage with the developer or landowner ahead of the next five-year housing land supply update, and the site may be reconsidered where clear evidence of progress and a realistic delivery programme can be provided.

The 2025 position confirms that there has been no material change since the previous monitoring year, with no planning application submitted to date. While the principle of housing development has been established and the site remains in Council ownership with agreed access arrangements, NCC has taken a cautious approach to forecasting. Accordingly, delivery for reasons remain outside of the five-year period as they did in the 2024 196L, pending submission of a planning application or other evidence to support the site's inclusion within the five-year housing land supply.

The 2025 position confirms that there has been no material change since the previous monitoring year. The site remains in NCC ownership, leased and available for housing, with strategic forward access arrangements, however, options for the future use of the site are still being considered by NCC. In the absence of further information or evidence to demonstrate progress toward planning applications, the Council has retained a cautious approach and pushed the delivery forecast back, with the site continuing to be excluded from the five-year period. Delivery remains forecast in the 6-10 year period, in line with assumptions previously applied, unless evidence is presented to support an alternative delivery timescale.

There has been no material change in the position of the site since the Council's 2024 assessment. The site remains in County Council ownership, leased and available for housing, with strategic forward access arrangements, and a Planning Consultant continues to be engaged to explore delivery options, including potential housing while the site is identified as a potential NCC capital receipt in 2027/28, and the principle of residential development was previously established through the Local Plan assessment process, there has been no substantive advancement toward residential delivery. There is currently no outline planning permission, and no outline or full planning application has been submitted. Furthermore, there is no evidence of site assessment, technical work, or other preparatory activity, and no development programme has been provided to demonstrate anticipated timescales for delivery at this time. The Council will seek to engage with the developer or landowner ahead of the next five-year housing land supply update, and the site may be reconsidered where clear evidence of progress and a realistic delivery programme can be provided.



