Bassetlaw District Council

Five Year Housing Supply

Position Statement

1 April 2026 – 31 March 2031

Table of Contents

Introduction 2

Planning Policy Background 3

NPPF (August 2026) 3

Housing Supply and Delivery Planning Practice Guidance 4

Housing Requirement 7

Annual Requirement 7

Buffer Requirement 7

Past Delivery 8

Completions Monitoring 8

Shortfall & Surplus 9

Housing Land Requirement Summary 10

Housing Supply 10

Components of Housing Supply 11

Category A Sites 12

Category B Sites 12

Small Site Windfall Allowance 13

Demolitions 13

Development Lead Times 14

Build Out Rates 16

Initial Assessment of Delivery 16

Conclusions 17

Five Year Supply Position 19

Next Steps 19

Introduction

This Five-Year Housing Land Supply Position Statement sets out Bassetlaw District Council's housing land supply position for the period 1 April 2026 to 31 March 2031. It has been prepared in accordance with the updated National Planning Policy Framework (NPPF) published in August 2026. 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 that meets objectively assessed housing needs. The Framework also highlights the importance of ensuring that 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 housing needs over the next five years. LPAs must identify a supply of specific, deliverable sites sufficient to provide a minimum of five years' worth of housing, assessed either against the local housing requirement in an adopted Local Plan, where that plan is five years old or less, or where strategic housing policies that are more than five years old have been reviewed and found not to require updating, or against the area's local housing need calculated using the standard method.

This statement provides a detailed assessment of Bassetlaw District Council's housing land supply for the period 1 April 2026 to 31 March 2031. It identifies the specific sites that the Council has assessed as deliverable within the five-year period to meet the housing needs of Bassetlaw District.

The Council will review the five-year housing land supply position annually. The next review is programmed for later in 2027 and will reflect the position for the period 1 April 2027 to 31 March 2032.

Planning Policy Background

The following sections set out the key requirements and guidance identified in the NPPF (August 2026) and Housing Supply and Delivery Planning Practice Guidance (PPG), when conducting a Five Year Housing Land Supply update.

NPPF (August 2026)

Policy HO3: Providing land for homes states that "*Local plans should identify a sufficient supply and mix of sites to meet or exceed the housing requirement figure*" It goes on to say, this should include, in relation to housing "*A supply of specific deliverable sites for five years following the intended date of adoption of the plan, with an appropriate buffer (as set out in Annex D)*".

Annex D, paragraph 8 adds, "*Local planning authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years' worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old.*"

Paragraph 9 of Annex D further stipulates "*The supply of specific deliverable sites should 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 significant under delivery74 of housing over the previous three years, to improve the prospect of achieving the planned supply; or*

c. *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 version of the Framework published prior to December 202475, and whose annual average housing requirement76 is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out above.*

Annex D, paragraph 12 identifies that "*Local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences 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 the future;*
b. *Where delivery falls below 85% of the requirement over the previous three years, a buffer of 20% should be added to the identified supply of specific deliverable sites. This is in addition to the requirement for an action plan;*
c. *Where delivery falls below 75% of the requirement over the previous three years, an evidenced unmet need for housing is deemed to exist for the purpose of applying policy S5(1)(j) in this Framework. This is in addition to the requirements for an action plan and 20% buffer.*"

Annex B, Glossary defines a deliverable site. "*To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now,*

and be achievable with a realistic prospect that homes 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 land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years."*

Annex B, Glossary defines a major development. "*Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more."*

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 explains the approaches available to dealing with shortfalls, including the use of the Liverpool and Sedgefield methods to redistribute shortfalls.

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 explains how the Housing Delivery Test is calculated, the housing requirement is used in the HDTcalculation, and the authorities to which the test applies.

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.

Annex D, paragraph 8 adds, "*Local planning authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years' worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is 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

NPPF Annex D, Paragraph 9 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 2025) presents a HDT score of 357%, meaning the Council has delivered in excess of the number of homes required for the period 2022-2025. 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 13 years, below. Completions date prior to the adopted Local Plan period and cover the first 6 years of the Local Plan period (2020-2038).

Table 1: Housing completions over the last 13 years

Financial Year	Housing Completions (net)[1]	Housing Requirement or Target	Shortfall or Oversupply[2]
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
2025/26	711	540	+171

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

[1] Net Housing Completions Data submitted through HFR returns

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

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 1,878 dwellings in the period 1 April 2020 - 31 March 2026 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 over a 6-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 1,878 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 2026- 31 March 2031 as 2835 dwellings.

Table 2: Bassetlaw District Council – Adjusted Housing Requirement

Bassetlaw's Annual Housing Requirement	540
Five Year Housing Requirement for the period 2026/27 – 2030/31	2700
Shortfall	0
Buffer (5%)	135
Five Year Land Supply Requirement (including 5% buffer)	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 spilt 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.
- **Worksop 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.

- **Worksop 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 12 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 12 year timeframe (see Table 3: Small Site Windfall Allowance - 12 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 – 12 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
2025/26	76
2014/15-2025/26	1262
Average net annual dwellings from small sites	105.2
5 year average net dwellings forecast from small sites	**526**

Demolitions

Demolitions from major and small sites is calculated and applied as a demolition allowance. The demolition allowance takes demolition records from the last 12 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 expected to occur within a

future 5 year period, based on a 12 year demolition delivery timeframe (see Table 4: Demolition Allowance - 12 Year Delivery Average).

Table 4: Demolition Allowance – 12 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
2025/26	-6
2014/15-2025/26	-144
Average demolitions dwellings from major and small sites per year	-12
5 year average demolitions forecast from major and small sites	**-60**

Development Lead Times

Development lead in times were analysed over a period of 7 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 – 49 months[3] from grant of outline permission to first completion, depending on the size of the site (see Table 5a), and between 36 – 82 months[4], 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 of similar sizes, along with other site intelligence the Council held for the sites.

[3] Sites 10-49 dwellings = 49 months, Sites of 50-99 dwellings and 100+ dwellings = 48 months.
[4] [4] Sites 10-49 dwellings = 82 months, Sites of 50-99 dwellings = 78 months and 100+ dwellings = 36 months

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

		Outline Application			Reserved Matters						
Development size		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	17	0	17	6	10	4	12	13	45	62
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)

		Full Application						
Development size		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	16	1	8	1	10	34	70

Build Out Rates

Historic build-out rates from the last 10 years in Bassetlaw demonstrate that sites of more than 50 dwellings have delivered an average of 31 dwelling completions per annum. However, site performance varies significantly depending on site size, market demand, infrastructure requirements, site-specific constraints and the number of active outlets. Appendix 1 shows that average annual delivery rates on individual large sites in Bassetlaw have ranged from 3 dwellings per annum to 77 dwellings per annum. This demonstrates that there is no single standard build-out rate that can be applied to all sites; rather, delivery assumptions must be informed by local evidence, site size, planning status and any site-specific information provided by developers or agents.

The Council's local analysis has been benchmarked against national evidence in Lichfields' *Start to Finish* research, published in March 2024. Lichfield's research shows that build-out rates generally increase with site size. For sites of 50–99 dwellings, the national median average delivery rate is 18 dwellings per annum. For sites of 100–499 dwellings, the national median average delivery rate is 44 dwellings per annum. Bassetlaw's local monitoring broadly aligns with this national evidence. Locally, sites of 50–99 dwellings have achieved a median average delivery rate of 19 dwellings per annum, which is slightly above the national median. Sites of 100–499 dwellings in Bassetlaw have achieved a median average delivery rate of 32 dwellings per annum, which is below the national median but remains consistent with the wider evidence that larger sites tend to deliver at a higher annual rate than smaller sites.

Taking this evidence together, the Council considers that an assumed average delivery rate of 30 dwellings per annum for sites of more than 50 dwellings is appropriate and justified. The assumption is close to the observed local average of 32 dwellings per annum across large sites and is also broadly consistent with the local median for sites of 100–499 dwellings. It is more cautious than the national median for sites of 100–499 dwellings and is therefore a prudent assumption for forecasting delivery from larger sites within the five-year supply. Where clear written evidence from a developer or agent supports a different delivery rate, such as a site-specific trajectory, confirmed build programme or evidence of multiple outlets, the Council has applied that site-specific evidence. In the absence of such evidence, the 30 dwellings per annum assumption provides a reasonable, locally evidenced and cautious basis for assessing likely delivery. Smaller sites of 10–50 dwellings have also been considered separately, with Appendix 1 showing that they typically deliver within five years once commenced; this has been reflected in the site-by-site delivery assumptions.

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 2,500 units for the period 1 April 2026 – 31 March 2031.

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 60% of supply (1,509 units), whilst Category B sites contribute 20% of supply (525 units) to the housing supply. A small site windfall allowance of 526 units was applied based on a 12-year historical average of previous small site delivery rates. Small sites equate to 20% of the five-year supply. A demolition allowance of -60 units was applied based on an 12-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 500 dwellings per annum on average. However, the projections do not exceed the Council's Local Plan housing requirement of 567 dwellings per annum adjusted to reflect a 5% buffer) and demonstrates that there is a small shortfall in housing over the next 5-year period in Bassetlaw District.

Table 6: Housing Supply Components

Site Name	Cat A or B	Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Five Year Total
Major Sites with full planning permission - under construction	A	365	244	156	125	38	928
Major Sites with full planning permission - not commenced	A	4	46	169	200	162	581
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 Permissions	B	0	0	56	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
Local Plan Sites with Outline Planning Permission	B	0	0	0	0	0	0
Worksop Town Centre Sites without Planning Permission	B	0	0	0	0	0	0
Total Deliverable Supply from Category A & B Sites		**369**	**290**	**394**	**476**	**505**	**2034**
Small Site Windfall Allowance		526					526
Demolition Allowance		-60					-60
Five Year Deliverable Housing Supply Total (net)							**2500**

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	No. Dwellings
Category A Sites	1509
Category B Sites	525
Small Site Windfall Allowance	526
Demolitions	-60
Total Supply	**2500**

Five Year Supply Position

The Council has undertaken a thorough assessment of the district's housing supply in accordance with the August 2026 NPPF and Housing Supply & Delivery PPG.

The process has involved using robust development assumptions based on historical delivery data. Table 8: Five Year Housing Land Supply Position - 1 April 2026 - 31 March 2031 below shows that inclusive of a 5% buffer (as per the 2025 HDT result), and based on the Local Plan housing requirement at 1 April 2026, adjusted to reflect a 5% buffer for choice and competition in the market for housing, the Council cannot demonstrate a five year housing land supply for the five year period 2026-2031. The Council's five year housing land supply is equivalent to 4.4 years.

Table 8: Five Year Housing Supply Position – 1 April 2026 – 31 March 2031

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	1509
Category B Sites	525
Small Sites Windfall Allowance	526
Demolitions	-60
Total Supply	2500
Five year supply performance against 105% of housing requirement (%)	88%
Five year supply performance against 105% of housing requirement (years)	4.4

Next Steps

This 5-Year Housing Land Supply position statement supersedes the previous statement.

The next 5 Year Housing Land Supply update will commence in April 2027 and will cover the period 2027-2032.

Appendix 1 Historic Build Out Rates

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	Copthall 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**
Rhodesia	Former Dormer Tools (Walker & Sons)	61/11/00012 & 16/00725/FUL	Jun-17	Brownfield	73	0			11	26	31	5			**0**
Carlton-In-Lindrick	Phase 1 Thievesdale House	15/01477/OUT & 18/00862/RES	Jun-19	Greenfield	45	0					10	35			**0**
East Markham	Former Poultry Factory, Mark Lane	16/10/00047 & 16/00854/RES	Apr-17	Brownfield	41	0					11	24	6		**0**
Harworth/ Bircotes	Harworth Colliery (Kier) DN11 8JN	61/09/00052 & 17/01575/RES	Mar-18	Brownfield	125	0				33	26	38	28		**0**
Mattersey	Manor Farm, Brecks Lane	16/00505/OUT & 18/01411/RES	Jul-19	Greenfield	17	0							17		**0**
Retford	18-20, West Street	16/00907/FUL & 18/00748/FUL	Oct-18	Brownfield	12	0							12		**0**
Shireoaks	South of Woodend Farm (Stancliffe - Chestnut Grove), Shireoaks Common	19/01642/FUL	Jul-20	Greenfield	28	0						21	7		**0**
Tuxford	Land at Ashvale Road	15/00690/OUT & 19/01165/RES	Dec-19	Greenfield	86	0						80	6		**0**
Worksop	Ryton Park Primary School, Memorial Avenue	20/01363/COU	Feb-21	Brownfield	30								30		**0**
Worksop	Former Police Station (part assisted living), Potter Street	21/00995/COU	Oct-21	Brownfield	22								22		**0**
Beckingham	Rear of 1 to 29, Vicarage Lane	16/00877/FUL	Dec-17	Greenfield	33								17	16	**0**
Ranskill	South of Ranskill Churchyard	19/01653/FUL	Nov-20	Greenfield	20							5	10	5	**0**
Retford	4 Chapelgate	18/01037/FUL	Sep-19	Brownfield	21									21	**0**
Shireoaks	Land north east of St Lukes School (Harron)	14/00223/OUT & 17/00271/RES	Oct-17	Greenfield	167				16	14	58	43	34	2	**0**
Walkeringham	Land south of Station Road	15/01611/RSB &19/00945/RES	Oct-19	Greenfield	31									31	**0**

Appendix 2 Category A Sites

Planning Appn No.	Date granted	Developer	Full, Res, Outline	Site Area (ha)	Settlement	Total units (gross)	Completions from previous years	Completions 2025/26 (to 31 March 2026)	Total Completions to date	Under Construction	Remaining Capacity	Pre 2020	Completed 2020 - 2021	Completed 2021 - 2022	Completed 2022 - 2023	Completed 2023 - 2024	Completed 2024 - 2025	Completed 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	2026 5YHLS Commentary (31 March 2026)
19/01137/RES	22/09/20		Res	13.77	Carlton-in-Lindrick	400	232	76	308	47	45	0	0	0	56	73	103	76	55	37											76 units delivered in the 25/26 period. Last 5YHLS (2025) 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 forecast, with the site delivering in excess of 55 units per annum

																																for the last 4 years - 56, 73, 103 & 76 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 in the 2026/27 based on rate of delivery recorded for the site.
19/00876/OUT	23/10/19		Full	4.5	Harworth/ Bircotes	163	160	0	160	3	0	0	0	48	64	48	0	0	3													The site has consistently delivered consecutive years around 50 dpa. 3 units remain outstanding for this site, which are located near the former

																																	sales office. It is expected that these units will deliver within the five year period, once the sales office is no longer needed.
21/01377/RES	22/12/21	Harron Homes	Res	3.39	Harworth/ Bircotes	132	35	0	35	9	88	0	0	0	2	14	19	0	20	20	20	20	20										The previous 5YHLS (2025) forecasted a cautious delivery trajectory, below site delivery averages for similar sized sites due to a slow start on site and a pause in delivery in 25/26. The site is expected to continue to deliver the outstanding units within the five year period. Delivery forecasts

																																have been estimated to pick up, and deliver around 20 units per annum, in line with 24/25 completion rates. BDC expects the site to complete within the five year period.
21/01603/RES	21/04/22	Barratt Homes	Res	13.88	Harworth/ Bircotes	352	76	78	154	82	116	0	0	0	0	31	45	78	45	45	45	45	18									Site has demonstrated strong delivery since the 5YHLS (2025) with higher than expected delivery in the 2025/26 period, delivering 42 units.. A significant number of units (82) are currently under construction, which would indicate that

																																delivery will continue to be strong. 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 78 units in the 25/26 financial 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 across other Barratt sites within the district.
20/00916/RES	15/03/21	Gleeson Homes	Res	7.52	Hodsock/ Langold	165	112	48	160	5	0	0	0	0	23	36	53	48	5													This site is making good progress and exceeding delivery rates of 35 dpa, which were expected for a site of this size and scale. It is expected that the site will complete within the five year period. Site completion were 12 higher than originally forecast in the 31 October 5YHLS update. All remaining units are commenced and

																																	site continues to progress well towards completion.
21/01730/RES	19/05/22	Barratt Homes	Res	17.24	Hodsock/ Langold	296	45	50	95	25	176	0	0	0	0	0	45	50	51	50	50	50											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 50 units in 25/26. Annual projections within the five year period of 54 units per annum, is expected to be achievable, given the developers strong market presence and track record of

																																delivery on this site, and other Barratt sites across Bassetlaw. The site is expected to develop out in the five year period.
19/00265/RES	27/09/19	Iasa Homes	Res	1.13	North Leverton/ Habblesthorpe	15	7	5	12	3	0	0	0	0	1	3	3	5	3													In the previous 5YHLS (2025), BDC forecast delivery based on history of unit delivery on the site. This proved accurate and is supported by reporting of 5 completions in the 25/26 financial period. BDC sees no reason that this level of delivery will not continue. Delivery of the

																																final 3 units has been forecast in the 26/27 year, but may come forward sooner, as all remaining units on site are under construction.
16/01777/FUL	06/03/18		Full	10.94	Retford	113	110	0	110	0	3	26	34	32	0	18	0	0	3													The position in 2026 remains unchanged from 2025, with the final three units still outstanding and not yet commenced. As previously noted, the site has delivered the majority of its units in a consistent manner, albeit with a temporary break in delivery during the 2024-

																																2026 period. While there has been no further progress since the last monitoring year, BDC continues to have confidence in the deliverability of the remaining units, having regard to the site’s established delivery history and the developer’s demonstrated track record so far. On this basis, BDC considers that the final three units are likely to come forward at some point within the next five years and have been

																																forecast as such. 3 units remain outstanding for this site, which are located near the former sales office. It is expected that these units will deliver within the five year period, once the sales office is no longer needed.
18/00695/FUL	26/11/20		Full	5.39	Retford	109	71	17	88	21	0	0	0	0	23	35	13	17	21													The site reports good progress on site since the previous 5YHLS. All remaining units are now under construction, providing increased confidence in delivery. Site completed 17 units in

																																2025/26, which was 7 more than forecast in the 31 October 2025 5YHLS update. On this basis, delivery of the final 21 units is anticipated in 2026/27, which would result in the completion of the site. Having regard to the site’s delivery history and current construction status, the Council considers the site is expected to complete within the five-year period.

19/00455/FUL	06/08/19	Hardy Building Services	Full	0.16	Retford	10	0	0	0	10	0	0	0	0	0	0	0	0	10													The 2026 position shows no material change, with all 10 remaining units continuing to be under construction. Developer input required to confirm this is achievabe. The Council remains confident in the developers intention to bring the site forward and the site's deliverability. For the purposes of this 5YHLS, and adopting a cautious approach in the absence of updated developer informati

																																on, BDC has forecast delivery of the remaining across the 2026/27 & 2027/28 monitoring years, while maintaining an expectation that the site could complete in full, earlier.
20/01477/RES	23/01/20	Avant Homes	Res	19.74	Retford	187	141	43	184	3	0	0	0	6	56	41	38	43	3													The 2026 position reflects strong progress on site, with 43 units having completed in the 2025/26 monitoring perriod. The Council expects the remaining 3 units will complete in th 2026/27 period due to strong

																																and sustained site delivery, so far. Having regard to Avant Homes' strong delivery track record within the district and the demonstrable progress achieved on site, the Council remains confident that the site will complete and fully develop out within the five-year period. Site completetion were 14 higher than originally forecast in the 31 October 5YHLS update, demonstrating better delivery than

																																originally forecast mid yea, through the 31 October 2025 update.
21/00554/RES	06/05/22	Taggart Homes	Res	3.9	Retford	71	11	16	27	7	37	0	0	0	0	1	10	16	15	15	14											The 2026 position demonstrates clear progress on site, with 15 completions recorded to date in the 2025/26 monitoring period. A further 7 units are currently under construction, with 37 units yet to commence. While delivery has improved since the previous monitoring period, BDC has retained a cautious

																																	approach to forecasting, retaining a delivery rate of 15 units per annum until the site completes. This is below average delivery expectations for sites of the same size, which would expect to yield 27 dwellings per annum.
18/00337/FUL	26/04/19		Full	5.1	Rhodesia	111	77	2	79	0	32	0	22	14	26	14	1	2	5	7	10	10											The 2026 updated position identifies 32 units remaining, that have not commenced. While BDC would expect these units to continue coming forward in order to complete the developm

																																ent, there appears to be a slow in delivery since the previous monitoring year, and BDC would like to understand the reasons for this through engagement with the developer. Notwithstanding this slowing delivery, the site has demonstrated a strong and consistent record of delivery over the last 6 years, albeit at rates below average for comparable sites, so there is no evidence to

																																suggest that the remaining units will not be delivered at this point in time. Accordingly, and adopting a cautious approach, the remaining units have been re-profiled for delivery over the remainder of the five-year period, and continue to be included in the housing land supply.
17/00053/FUL	22/12/17		Full	0.3	Worksop	10	9	0	9	1	0	0	0	0	0	3	6	0	1													The site is nearing completion, with one remaining unit outstanding which commenced in the 2025/26 period. The site has a

																																strong record of delivery since 2023/24 and a cautious approach has been applied in light of the current construction status of the final unit. BDC has forecast delivery of the final unit in the 2026/27 monitoring year, which would result in completion of the site. BDC remains confident that the site will complete within the five-year period

19/01408/RES	18/02/20	Countryside Properties	Res	8.95	Worksop	208	169	23	192	16	0	0	0	45	52	35	37	23	16													The 2026 site position confirms that the site continues to deliver, with 23 units completing in 25/26 and 16 units currently under construction. The site has demonstrated strong and consistent delivery over the previous five financial years, and Countryside Properties has an established track record of delivery on this site. BDC considers that further units are likely to be delivered within thefive

																																				year period, in line with the site's previous delivery rates. On this basis, and in light of ongoing construction activity, BDC remains confident that the site will complete and fully develop out within the five-year period.
21/01414/RES	08/04/22	Bellway Homes	Res	18.14	Worksop	110	46	31	77	4	29	0	0	0	0	21	25	31	18	15															The 2026 site position reflects continued delivery on site, with 31 units deliveredin the 2025/26 monitoring year, which exceeds delivery levels achieved over the previous two financial years. A

total of 33 units remain to be delivered, of which four are currently under construction, demonstrating ongoing site activity. Having regard to the site's established delivery history and Bellway's reputation, BDC has forecast delivery at a cautious rate of 18 dwellings per annum in the 2026/27 and 2027/28 monitoring years. BDC remains confident that the development will complete within the

																																five-year period, unless evidence is presented to indicate otherwise.
20/01325/RES	10/09/21	Gr33n Homes	Res	0.17	Beckingham	18	3	12	15	3	0	0	0	0	0	0	3	12	3													The 2026 position confirms that the site has commenced, with 3 units completed in 24/25 and a further 12 units completed in the 25/26 period. Only three units remain under construction. This level of on-site activity provides confidence in the site's deliverability, and having regard to

																																the progress achieved since commencement, BDC believes the site will complete within the five-year period.
22/01019/RES	07/2/23	Albemarle Homes	Res	0.96	Beckingham	15	0	0	0	7	8	0	0	0	0	0	0	0	5	5	5											The 2026 position reflects a positive change, with seven units commenced on site. This confirms that the development is progressing and provides increased confidence in deliverability. A cautious approach to forecasting continues and the Council welcomes dialogue with the developer re:

																																	delivery forecasting to provide some assurance in forecasting. BDC considers the site is expected to complete within the five-year period and welcomes assurance from the developer in regard to forecasts.
22/01395/RES	31/03/23	Harron Homes	Res	2.52	Harworth/ Bircotes	65	4	30	34	19	12	0	0	0	0	0	4	30	20	11													The 2026 position confirms that the site has commenced, with 30 units completed in the 2025/26 monitoring year. This level of progress provides clear evidence of active delivery on site, and the Council

																																therefore has confidence that the development will continue to come forward and complete within the five-year period and welcomes assurance from the developer in regard to forecasts.
23/00795/RES	28/02/24	Harworth Estates Investments	Res	3.2	Harworth/ Bircotes	105	0	70	70	35	0	0	0	0	0	0	0	70	35													The 2026 position demonstrates strong progress on site, with 70 units completed in the 2025/26 monitoring year. 35 units remain under construction, providing clear evidence of active delivery and increased certainty

																																of continued progress. Having regard to this level of on-site activity, BDC is confident that additional completions will come forward and that the site will fully develop out and deliver within the five-year period.
21/01811/FUL	28/09/23	Gleeson Homes	Full	2.09	Misterton	48	0	6	6	37	5	0	0	0	0	0	0	6	10	20	12											The 2026 position confirms that the site has commenced, with 6 units completing in the 25/26 period and 37 units currently under construction. This high level of on-site activity provides clear evidence that good

																																progress is being made and supports confidence in the site's deliverability. In light of this progress, BDC considers the development to be on track to deliver in line with the forecasts set out in the 2025 5YHLS update, which have therefore been retained.
22/01621/FUL	04/12/23	Emerald Property Development	Full	1.64	Mattersey	25	0	9	9	15	1	0	0	0	0	0	0	9	8	8												The 2026 position confirms that the site has commenced, with 9 completions in the 25/26 period and 15 units currently under construction. Site visit shows

																																that the units under construction are very well progressed through the construction phase. This level of on-site activity provides clear evidence of progress and gives the Council increased confidence in the deliverability of the site. On this basis, BDC considers the development is expected to complete within the five-year period. The delivery assumptions and forecasts set out in the 2025 5YHLS have

																															been retained.
23/01525/FUL	21/03/2025		Full	0.72	Worksop	11	0	0	0	11	0	0	0	0	0	0	0	0	5	6											The development has commenced on both brownfield and greenfield elements of the site, withh all 11 units under construction. This progress to commencement provides confidence in the site's deliverability. On this basis, BDC considers the site is capable of completing within the five-year period

																																				and has forecast delivery from 26/27 onwards. Ongoing engagement with the developer will be required to confirm delivery rates and delivery assumptions are accurate.
20/0170 7/FUL	04/05/ 21		Full	0.67	Blyth	10	0	0	0	10	0	0	0	0	0	0	0	0	5	5															The 2026 position confirms that the site has commenced, with 10 units now under construction, representing positive and tangible progress since the previous year. This level of on-site activity provides increased confidence in the site's

																																						deliverability, and BDC considers that the development is expected to complete within the five-year period. Ongoing engagement with the developer will be required to confirm delivery rates and delivery assumptions are accurate.
							2749	1308	516		373	552	26	56	145	303	373	405		365	244	156	125	38	0	0	0	0	0	0	0	0		
22/01339/RES	13/12/23	Harworth Estates & Caddick Construction Ltd	Res	4.34	Harworth/ Bircotes	149	0	0	0	0	149	0	0	0	0	0	0	0			15	54	54	26											The 2026 position confirms that there has been no commencements on site since the previous monitoring year, most likely due to the phased nature of the

																																development site. While Harworth Estates typically demonstrate a strong track record of delivery, including activity on other sites, the absence of on-site progress at this location has necessitated a cautious revision to the delivery forecasts. Accordingly, the anticipated start of delivery has been pushed back to the 2027/28 monitoring year, with delivery rates thereafter remaining consistent with those previously

																																assumed. BDC would like to engage with the developer to understand the delay in commencement of the site.
21/00007/RES	29/11/22	Chilli Construction	Res	0.95	Walkeringham	14	0	0	0	0	14	0	0	0	0	0	0	0		4	10											The 2026 position confirms that the site has not yet commenced. Further engagement with the developer will be required to clarify delivery intentions and timescales. In the absence of on-site progress or updated evidence, BDC has applied a very cautious approach and pushed back the delivery

																																assumptions set out in the 2025 update, with delivery now forecast to commence in the 2027/28 monitoring year. Notwithstanding this revised phasing, the site is still expected to complete within the five-year period,
21/01588/RES	05/12/22		Res	1.4	Walkeringham	25	0	0	0	0	25	0	0	0	0	0	0	0		5	20											The 2026 position confirms that the site has not yet commenced. Further engagement with the developer will be required to clarify delivery intentions and timescales. In the absence

																																of on-site progress or updated evidence, BDC has applied a cautious approach and pushed back the delivery assumptions set out in the 2025 update, with delivery now forecast to commence in the 2027/28 monitoring year. Notwithstanding this revised phasing, the site is still expected to complete within the five-year period,
19/00399/FUL	16/05/23	BDC	Full	3.59	Worksop	90	0	0	0	0	90	0	0	0	0	0	0	0			15	45	30									The 2026 position confirms that the site has not yet commenced, although

																																the development remains programmed as part of the Council's HRA capital programme. In light of the likelihood that a revised plans will need to be submitted for the site and in absence of on-site progress, BDC has applied a very cautious approach and now anticipates commencement in the 2028/29 monitoring year. BDC continues to expect the site to commence within the five-year period.

23/0077 1/FUL	25/10/ 2024		Ful l	0.1 8	Retford	13	0	0	0	0	13	0	0	0	0	0	0	0		5	5	3										Site has not commenc ed. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiousl y estimated until developer engagem ent is undertake n. Further engagem ent with the developer will be required to clarify delivery intentions and

																																timescales.
22/01718/FUL	14/11/2024		Ful	0.3	Worksop	14	0	0	0	0	14	0	0	0	0	0	0	0		4	10											Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated until developer engagement is undertaken. Further engagement with

																																				the developer will be required to clarify delivery intentions and timescales.
23/00272/COU	07/11/2024		Cou	0.09	Worksop	21	0	0	0	0	21	0	0	0	0	0	0	0		5	10	6														Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated until developer engagement is undertaken. Further engagem

																																																	ent with the developer will be required to clarify delivery intentions and timescales.
25/00132/RES	28/11/2025		Res	5.08	Harworth / Bircotes	138	0	0	0	0	138	0	0	0	0	0	0	0				30	30	30	30	18																						This site forms part of a larger, phased development. At the time of this update, there have been no commencements on this parcel, which is considered to reflect the phased delivery strategy of the wider site rather than a lack of intent to deliver. Harworth Estates has a strong and established track record of

																												delivery. However, a cautious approach has been applied in the absence of on-site progress and delivery has been forecast to follow alongside phase 3c - as has been seen on site with other phasing. The Council expects, inline with phase 3c, that this site will deliver around 30dpa, with the potential for higher delivery rates. Delivery of these phases has been forecast to commence from the 2029/30 monitoring year,

																															with delivery rates thereafter remaining consistent with those assumed for the wider development and the development size. BDC requires engagement with the developer to confirm phasing and timescales for commencement but believes this is an accurate forecast for the phased development of the site.

25/00207/RES	09/12/2025		Res	8.96	Harworth / Bircotes	218	0	0	0	0	218	0	0	0	0	0	0	0				27	44	44	44	44	15					Site forms part of a larger, phased development. At the time of this update, there have been no commencements on this parcel, which is considered to reflect the phased delivery strategy of the wider site rather than a lack of intent to deliver. While Harworth Estates has a strong and established track record of delivery elsewhere, a cautious approach has been applied in the absence of on-site progress

																																The Council expects, inline with averages for similar sites of this size (100-499) and the phased developments actual delivery rates, that this site will deliver around 44 dpa . Delivery of this phase has been forecast to commence from the 2029/30 monitoring year and is expected to twin track with phase 3d, with delivery rates thereafter remaining consistent with those assumed for the wider development and

																																the development size. BDC requires engagement with the developer to confirm phasing and timescales for commencement.
24/00267/FUL	12/03/2026	BDC	Full	0.27	Carlton-in-Lindrick	10	0	0	0	0	10	0	0	0	0	0	0	0			10											This site has been newly included in the 2026 Five Year Housing Land Supply. Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 3 onwards. Site

																																				expected to complete within the five year period. Delivery forecasts very cautiously estimated until developer engagement is undertaken. Further engagement with the developer will be required to clarify delivery intentions and timescales.
15/0147 7/OUT & 22/0148 5/FUL	07/01/ 2026		Full	16.56	Worksop	91	0	0	0	0	91	0	0	0	0	0	0	0		5	30	30	26												This site has been newly included in the 2026 Five Year Housing Land Supply. Site has not commenced. No known evidence to suggest site will not come

																																forward within the five year period. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated until developer engagement is undertaken. Further engagement with the developer will be required to clarify delivery intentions and timescales.

25/01101/FUL	23/01/2026		Full	0.06	Worksop	16	0	0	0	0	16	0	0	0	0	0	0	0			5	5	6									This site has been newly included in the 2026 Five Year Housing Land Supply. Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated until developer engagement is undertaken. Further engagem

																																ent with the developer will be required to clarify delivery intentions and timescales.
15/00495/RSB & 22/01685/FUL & 18/00141/FUL	28/04/2026		Full	0.55	Reford	7	0	0	0	0	7	0	0	0	0	0	0	0	4	3												This site has been newly included in the 2026 Five Year Housing Land Supply. Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period. Delivery forecasts

																																	very cautiously estimated until developer engagement is undertaken. Further engagement with the developer will be required to clarify delivery intentions and timescales.
							692	0	0		0	799	0	0	0	0	0	0		4	46	169	200	162	74	74	62	15	0	0	0	0	
								1308	516		373	1351						**405**		**369**	**290**	**325**	**325**	**200**									
																				1509													

Site Name	Planning Appn No.	Date granted	Developer	Full, Res, Outline	Site Area (ha)	Settlement	Total units (gross)	Completions from previous years	Completions 2025/26 (to 31 March 2026)	Total Completions to date	Under Construction	Remaining Capacity	Pre 2020	Completed 2020-2021	Completed 2021-2022	Completed 2022- 2023	Completed 2023- 2024	Completed 2024-2025	Completed 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	2026 5YHLS Commentary (31 March 2026)
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	76	308	47	45	0	0	0	56	73	103	76	55	37												76 units delivered in the 25/26 period. Last 5YHLS (2025) 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 forecast, with the site delivering in excess of 55 units per annum for the last 4 years - 56, 73, 103 & 76 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 in the 2026/27 based on rate of delivery recorded for the site.

South of (DN11 8PB) Tickhill Road (Phase 1)	19/00876/OUT	23/10/19		Full	4.5	Harworth/ Bircotes	163	160	0	160	3	0	0	0	48	64	48	0	0	3										The site has consistently delivered consecutive years around 50 dpa. 3 units remain outstanding for this site, which are located near the former sales office. It is expected that these units will deliver within the five year period, once the sales office is no longer needed.
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	35	9	88	0	0	0	2	14	19	0	20	20	20	20	20						The previous 5YHLS (2025) forecasted a cautious delivery trajectory, below site delivery averages for similar sized sites due to a slow start on site and a pause in delivery in 25/26. The site is expected to continue to deliver the outstanding units within the five year period. Delivery forecasts have been estimated to pick up, and deliver around 20 units per annum, in line with 24/25 completion rates. BDC expects the site to complete within the five year period.
Phase 2 South of Tickhill Road	21/01603/RES	21/04/22	Barratt Homes	Res	13.88	Harworth/ Bircotes	352	76	78	154	82	116	0	0	0	0	31	45	78	45	45	45	45	18						Site has demonstrated strong delivery since the 5YHLS (2025) with higher than expected delivery in the 2025/26 period, delivering 42 units.. A significant number of units (82) are currently under construction, which would indicate that delivery will continue to be strong. 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 78 units in the 25/26 financial 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 across other Barratt sites within the district.
Land east of (Gleeson S81 9RQ), Doncaster Road	20/00916/RES	15/03/21	Gleeson Homes	Res	7.52	Hodsock/ Langold	165	112	48	160	5	0	0	0	0	23	36	53	48	5										This site is making good progress and exceeding delivery rates of 35 dpa, which were expected for a site of this size and scale. It is expected that the site will complete within the five year period. Site completion were 12 higher than originally forecast in the 31 October 5YHLS update. All remaining units are commenced and site continues to progress well towards completion.
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	50	95	25	176	0	0	0	0	0	45	50	51	50	50	50							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 50 units in 25/26. Annual projections within the five year period of 54 units per annum, is expected to be achievable, given the developers strong market presence and track record of delivery on this site, and other Barratt sites across Bassetlaw. The site is expected to develop out in the five year period.

Land at Orchard Lodge, Southgore Lane	19/00265/RES	27/09/19	Iasa Homes	Res	1.13	North Leverton/ Habblesthorpe	15	7	5	12	3	0	0	0	0	0	1	3	3	5	3												In the previous 5YHLS (2025), BDC forecast delivery based on history of unit delivery on the site. This proved accurate and is supported by reporting of 5 completions in the 25/26 financial period. BDC sees no reason that this level of delivery will not continue. Delivery of the final 3 units has been forecast in the 26/27 year, but may come forward sooner, as all remaining units on site are under construction.
Kenilworth Nurseries (DN22 7JE) Phase 1, London Road	16/01777/FUL	06/03/18		Full	10.94	Retford	113	110	0	110	0	3	26	34	32	0	18	0	0	3												The position in 2026 remains unchanged from 2025, with the final three units still outstanding and not yet commenced. As previously noted, the site has delivered the majority of its units in a consistent manner, albeit with a temporary break in delivery during the 2024-2026 period. While there has been no further progress since the last monitoring year, BDC continues to have confidence in the deliverability of the remaining units, having regard to the site's established delivery history and the developer's demonstrated track record so far. On this basis, BDC considers that the final three units are likely to come forward at some point within the next five years and have been forecast as such. 3 units remain outstanding for this site, which are located near the former sales office. It is expected that these units will deliver within the five year period, once the sales office is no longer needed.
Rear of Kenilworth Nurseries (Phase 2), London Road	18/00695/FUL	26/11/20		Full	5.39	Retford	109	71	17	88	21	0	0	0	0	23	35	13	17	21												The site reports good progress on site since the previous 5YHLS. All remaining units are now under construction, providing increased confidence in delivery.Site completed 17 units in 2025/26, which was 7 more than forecast in the 31 October 2025 5YHLS update. On this basis, delivery of the final 21 units is anticipated in 2026/27, which would result in the completion of the site. Having regard to the site's delivery history and current construction status, the Council considers the site is expected to complete within the five-year period.

Church of St Alban, London Road	19/00455/FUL	06/08/19	Hardy Building Services	Full	0.16	Retford	10	0	0	0	10	0	0	0	0	0	0	0	0	0	10											The 2026 position shows no material change, with all 10 remaining units continuing to be under construction. Developer input required to confirm this is achievabe. The Council remains confident in the developers intention to bring the site forward and the site's deliverability. For the purposes of this 5YHLS, and adopting a cautious approach in the absence of updated developer information, BDC has forecast delivery of the remainingacross the 2026/27 & 2027/28 monitoring years, while maintaining an expectation that the site could complete in full, earlier.
Land at (DN22 7YU) North Road	20/01477/RES	23/01/20	Avant Homes	Res	19.74	Retford	187	141	43	184	3	0	0	0	6	56	41	38	43	3											The 2026 position reflects strong progress on site, with 43 units having completed in the 2025/26 monitoring perriod. The Council expects the remaining 3 units will complete in th 2026/27 period due to strong and sustained site delivery, so far. Having regard to Avant Homes' strong delivery track record within the district and the demonstrable progress achieved on site, the Council remains confident that the site will complete and fully develop out within the five-year period. Site completetion were 14 higher than originally forecast in the 31 October 5YHLS update, demonstrating better delivery than originally forecast mid yea, through the 31 October 2025 update.
North of Bracken Lane	21/00554/RES	06/05/22	Taggart Homes	Res	3.9	Retford	71	11	16	27	7	37	0	0	0	0	1	10	16	15	15	14									The 2026 position demonstrates clear progress on site, with 15 completions recorded to date in the 2025/26 monitoring period. A further 7 units are currently under construction, with 37 units yet to commence. While delivery has improved since the previous monitoring period, BDC has retained a cautious approach to forecasting, retaining a delivery rate of 15 units per annum until the site completes. This is below average delivery expectations for sites of the same size, which would expect to yield 27 dwellings per annum.

Land south of Tylden Road	18/00337/FUL	26/04/19		Full	5.1	Rhodesia	111	77	2	79	0	32	0	22	14	26	14	1	2	5	7	10	10									The 2026 updated position identifies 32 units remaining, that have not commenced. While BDC would expect these units to continue coming forward in order to complete the development, there appears to be a slow in delivery since the previous monitoring year, and BDC would like to understand the reasons for this through engagement with the developer. Notwithstanding this slowing delivery, the site has demonstrated a strong and consistent record of delivery over the last 6 years, albeit at rates below average for comparable sites, so there is no evidence to suggest that the remaining units will not be delivered at this point in time. Accordingly, and adopting a cautious approach, the remaining units have been re-profiled for delivery over the remainder of the five-year period, and continue to be included in the housing land supply.
239 Sandy Lane	17/00053/FUL	22/12/17		Full	0.3	Worksop	10	9	0	9	1	0	0	0	0	0	3	6	0	1										The site is nearing completion, with one remaining unit outstanding which commenced in the 2025/26 period. The site has a strong record of delivery since 2023/24 and a cautious approach has been applied in light of the current construction status of the final unit. BDC has forecast delivery of the final unit in the 2026/27 monitoring year, which would result in completion of the site. BDC remains confident that the site will complete within the five-year period
Land south of (S81 8AG), Gateford Road	19/01408/RES	18/02/20	Countryside Properties	Res	8.95	Worksop	208	169	23	192	16	0	0	0	45	52	35	37	23	16										The 2026 site position confirms that the site continues to deliver, with 23 units completing in 25/26 and 16 units currently under construction. The site has demonstrated strong and consistent delivery over the previous five financial years, and Countryside Properties has an established track record of delivery on this site. BDC considers that further units are likely to be delivered within thefive year period, in line with the site's previous delivery rates. On this basis, and in light of ongoing construction activity, BDC remains confident that the site will complete and fully develop out within the five-year period.

(Phase 2) Land south of,Gateford Road	21/01414/RES	08/04/22	Bellway Homes	Res	18.14	Worksop	110	46	31	77	4	29	0	0	0	0	21	25	31	18	15											The 2026 site position reflects continued delivery on site, with 31 units deliveredin the 2025/26 monitoring year, which exceeds delivery levels achieved over the previous two financial years. A total of 33 units remain to be delivered, of which four are currently under construction, demonstrating ongoing site activity. Having regard to the site's established delivery history and Bellway's reputation, BDC has forecast delivery at a cautious rate of 18 dwellings per annum in the 2026/27 and 2027/28 monitoring years. BDC remains confident that the development will complete within the five-year period, unless evidence is presented to indicate otherwise.
North east of Dunelm, Church Street	20/01325/RES	10/09/21	Gr33n Homes	Res	0.17	Beckingham	18	3	12	15	3	0	0	0	0	0	0	3	12	3											The 2026 position confirms that the site has commenced, with 3 units completed in 24/25 and a further 12 units completed in the 25/26 period. Only three units remain under construction. This level of on-site activity provides confidence in the site's deliverability, and having regard to the progress achieved since commencement, BDC believes the site will complete within the five-year period.
Adjacent South Fields, Station Road	22/01019/RES	07/2/23	Albemarle Homes	Res	0.96	Beckingham	15	0	0	0	7	8	0	0	0	0	0	0	0	5	5	5										The 2026 position reflects a positive change, with seven units commenced on site. This confirms that the development is progressing and provides increased confidence in deliverability. A cautious approach to forecasting continues and the Council welcomes dialogue with the developer re: delivery forecasting to provide some assurance in forecasting. BDC considers the site is expected to complete within the five-year period and welcomes assurance from the developer in regard to forecasts.
Phase 2c Harworth Colliery (Harron Homes)	22/01395/RES	31/03/23	Harron Homes	Res	2.52	Harworth/ Bircotes	65	4	30	34	19	12	0	0	0	0	0	4	30	20	11										The 2026 position confirms that the site has commenced, with 30 units completed in the 2025/26 monitoring year. This level of progress provides clear evidence of active delivery on site, and the Council therefore has confidence that the development will continue to come forward and complete within the five-year period and welcomes assurance from the developer in regard to forecasts.

Phase 3a Harworth Colliery	23/00795/RES	28/02/24	Harworth Estates Investments	Res	3.2	Harworth/ Bircotes	105	0	70	70	35	0	0	0	0	0	0	0	0	70	35											The 2026 position demonstrates strong progress on site, with 70 units completed in the 2025/26 monitoring year. 35 units remain under construction, providing clear evidence of active delivery and increased certainty of continued progress. Having regard to this level of on-site activity, BDC is confident that additional completions will come forward and that the site will fully develop out and deliver within the five-year period.
Land north of Fox Covert Lane	21/01811/FUL	28/09/23	Gleeson Homes	Full	2.09	Misterton	48	0	6	6	37	5	0	0	0	0	0	0	0	6	10	20	12									The 2026 position confirms that the site has commenced, with 6 units completing in the 25/26 period and 37 units currently under construction. This high level of on-site activity provides clear evidence that good progress is being made and supports confidence in the site's deliverability. In light of this progress, BDC considers the development to be on track to deliver in line with the forecasts set out in the 2025 5YHLS update, which have therefore been retained.
Adjacent Manor Farm, Brecks Lane	22/01621/FUL	04/12/23	Emerald Property Development	Full	1.64	Mattersey	25	0	9	9	15	1	0	0	0	0	0	0	0	9	8	8										The 2026 position confirms that the site has commenced, with 9 completions in the 25/26 period and 15 units currently under construction. Site visit shows that the units under construction are very well progressed through the construction phase. This level of on-site activity provides clear evidence of progress and gives the Council increased confidence in the deliverability of the site. On this basis, BDC considers the development is expected to complete within the five-year period. The delivery assumptions and forecasts set out in the 2025 5YHLS have been retained.
Highfield House, 222, Carlton Road	23/01525/FUL	21/03/2025		Full	0.72	Worksop	11	0	0	0	11	0	0	0	0	0	0	0	0	0	5	6										The development has commenced on both brownfield and greenfield elements of the site, withh all 11 units under construction. This progress to commencement provides confidence in the site's deliverability. On this basis, BDC considers the site is capable of completing within the five-year period and has forecast delivery from 26/27 onwards. Ongoing engagement with the developer will be required to confirm delivery rates and delivery assumptions are accurate.

Woodlea 55, Bawtry Road	20/01707/FUL	04/05/21		Full	0.67	Blyth	10	0	0	0	10	0	0	0	0	0	0	0	0	5	5											The 2026 position confirms that the site has commenced, with 10 units now under construction, representing positive and tangible progress since the previous year. This level of on-site activity provides increased confidence in the site's deliverability, and BDC considers that the development is expected to complete within the five-year period. Ongoing engagement with the developer will be required to confirm delivery rates in future five year supply updates.
Totals							2749	1308	516		373	552	26	56	145	303	373	405		365	244	156	125	38	0	0	0	0	0	0	0		
Major sites with full planning permission - not commenced																																
Phase 2bi Harworth Colliery	22/01339/RES	13/12/23	Harworth Estates & Caddick Construction Ltd	Res	4.34	Harworth/ Bircotes	149	0	0	0	0	149	0	0	0	0	0	0	0		15	54	54	26								The 2026 position confirms that there has been no commencements on site since the previous monitoring year, most likely due to the phased nature of the development site. While Harworth Estates typically demonstrate a strong track record of delivery, including activity on other sites, the absence of on-site progress at this location has necessitated a cautious revision to the delivery forecasts. Accordingly, the anticipated start of delivery has been pushed back to the 2027/28 monitoring year, with delivery rates thereafter remaining consistent with those previously assumed. BDC would like to engage with the developer to understand the delay in commencement of the site in future five year updates.
Land Between Pinders Croft And The Chapel, High Street	21/00007/RES	29/11/22	Chilli Construction	Res	0.95	Walkeringham	14	0	0	0	0	14	0	0	0	0	0	0	0		4	10										The 2026 position confirms that the site has not yet commenced. Further engagement with the developer will be required to clarify delivery intentions and timescales. In the absence of on-site progress or updated evidence, BDC has applied a very cautious approach and pushed back the delivery assumptions set out in the 2025 update, with delivery now forecast to commence in the 2027/28 monitoring year. Notwithstanding this revised phasing, the site is still expected to complete within the five-year period,
Land at Beckingham Road	21/01588/RES	05/12/22		Res	1.4	Walkeringham	25	0	0	0	0	25	0	0	0	0	0	0	0		5	20										The 2026 position confirms that the site has not yet commenced. Further engagement with the developer will be required to clarify delivery intentions and timescales. In the absence of on-site progress or updated evidence, BDC has applied a cautious approach and pushed back the delivery assumptions set out in the 2025 update, with delivery now forecast to commence in the 2027/28 monitoring year. Notwithstanding this revised phasing, the site is still expected to complete within the five-year period,

Former Manton Allotments, Furnival Street	19/00399/FUL	16/05/23	BDC	Full	3.59	Worksop	90	0	0	0	0	90	0	0	0	0	0	0	0			15	45	30								The 2026 position confirms that the site has not yet commenced, although the development remains programmed as part of the Council's HRA capital programme. In light of the likelihood that a revised plans will need to be submitted for the site and in absence of on-site progress, BDC has applied a very cautious approach and now anticipates commencement in the 2028/29 monitoring year. BDC continues to expect the site to commence within the five-year period.
Former Mason Arms, Spital Hill	23/00771/FUL	25/10/2024		Full	0.18	Retford	13	0	0	0	0	13	0	0	0	0	0	0	0		5	5	3								Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 2 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated. Developer contacted regarding delivery rates, but no response received.
Former Foresters Arms, Shrewsbury Road	22/01718/FUL	14/11/2024		Ful	0.3	Worksop	14	0	0	0	0	14	0	0	0	0	0	0	0		4	10									Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 2 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated. Developer contacted regarding delivery rates, but no response received..
The Regal Centre , Carlton Road	23/00272/COU	07/11/2024		Cou	0.09	Worksop	21	0	0	0	0	21	0	0	0	0	0	0	0		5	10	6								Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 2 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated. Developer contacted regarding delivery rates, but no response received.

Phase 3d Harworth Colliery	25/00132/RES	28/11/2025		Res	5.08	Harworth/ Bircotes	138	0	0	0	0	138	0	0	0	0	0	0	0				30	30	30	30	18						This site forms part of a larger, phased development. At the time of this update, there have been no commencements on this parcel, which is considered to reflect the phased delivery strategy of the wider site rather than a lack of intent to deliver. Harworth Estates has a strong and established track record of delivery. However, a cautious approach has been applied in the absence of on-site progress and delivery has been forecast to follow alongside phase 3c - as has been seen on site with other phasing. The Council expects, inline with phase 3c, that this site will deliver around 30dpa, with the potential for higher delivery rates. Delivery of these phases has been forecast to commence from the 2029/30 monitoring year, with delivery rates thereafter remaining consistent with those assumed for the wider development and the development size. BDC requires engagement with the developer to confirm phasing and timescales for commencement but believes this is an accurate forecast for the phased development of the site.
Phase 3c Harworth Colliery	25/00207/RES	09/12/2025		Res	8.96	Harworth/ Bircotes	218	0	0	0	0	218	0	0	0	0	0	0	0				27	44	44	44	44	15					Site forms part of a larger, phased development. At the time of this update, there have been no commencements on this parcel, which is considered to reflect the phased delivery strategy of the wider site rather than a lack of intent to deliver. While Harworth Estates has a strong and established track record of delivery elsewhere, a cautious approach has been applied in the absence of on-site progress The Council expects, inline with averages for similar sites of this size (100-499) and the phased developments actual delivery rates, that this site will deliver around 44 dpa . Delivery of this phase has been forecast to commence from the 2029/30 monitoring year and is expected to twin track with phase 3d, with delivery rates thereafter remaining consistent with those assumed for the wider development and the development size. BDC requires engagement with the developer to confirm phasing and timescales for commencement in future five year supply updates.

North of Willow Avenue	24/00267/FUL	12/03/2026	BDC	Full	0.27	Carlton-in-Lindrick	10	0	0	0	0	10	0	0	0	0	0	0	0			10											This site has been newly included in the 2026 Five Year Housing Land Supply. Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated. Developer contacted regarding delivery rates, but no response received.
Phase 3 & 4 Thievesdale Lane (north of)	15/01477/OUT & 22/01485/FUL	07/01/2026		Full	16.56	Worksop	91	0	0	0	0	91	0	0	0	0	0	0	0		5	30	30	26									This site has been newly included in the 2026 Five Year Housing Land Supply. Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 2 onwards. Site expected to complete within the five year period. Delivery forecasts very estimated. Developer contacted regarding delivery rates, but no response received.
1 Victoria Square	25/01101/FUL	23/01/2026		Full	0.06	Worksop	16	0	0	0	0	16	0	0	0	0	0	0	0			5	5	6									This site has been newly included in the 2026 Five Year Housing Land Supply. Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated. Developer contacted regarding delivery rates, but no response received.
Land adjacent 17 Durham Grove	15/00495/RSB & 22/01685/FUL & 18/00141/FUL	28/04/2026		Full	0.55	Reford	7	0	0	0	0	7	0	0	0	0	0	0	0			4	3									This site has been newly included in the 2026 Five Year Housing Land Supply. Site has not commenced. No known evidence to suggest site will not come forward within the five year period. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated. Developer contacted regarding delivery rates, but no response received.
Totals							692	0	0		0	799	0	0	0	0	0	0		4	46	169	200	162	74	74	62	15	0	0	0	0		
5 Year CAT A Totals (UC +Not Commenced)								1308	516		373	1351						405		**369**	**290**	**325**	**325**	**200**									
																				1509													

Appendix 3 Category B Sites

Site Name	Landowner/ Developer	Planning Appn No.	Date granted	Full, Res, Outline	Site Area (ha)	Settlement	Total units	Position of site as at 31 March 2026				Bassetlaw Local Plan - Plan Period 2020-2038													Beyond Plan Period Delivery	2026 5YHLS Commentary (31 March 2026)
								Comps from previous years	Comps 2025/26	Under Construction	Remaining Capacity	Completed 2024- 2025	Completed 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	
Outline Planning Permission																										
Harworth Colliery (1300 dwellings)	Harworth Estates	18/01210/ OUT	02/07/ 21	Out	58.47	Harworth/ Bircotes	377	0	0	0	377	N/A				54	54	54	54	54	54	53					The site benefits from an outline planning permission 1300 dwellings. There are 377 dwellings remaining as other permissions make up the rest of the site. These are Phase 2b- (132 dwellings), Phase 2a - (116 dwellings) Phase 2bi- (149 dwellings), Phase 2c - (65 dwellings), Phase 3a (105 dwellings), Phase 3d (138 dwellings - approved Nov 2025) and Phase 3c (218 dwellings - approved Dec 2025). These are earlier phases that are approved or under construction, demonstrating that development is active and progressing across the site. It's been assumed that phasing twin tracks and follows on from some of the middle to latter phases of the site, although construction may start sooner. The absence of a reserved matters application for the remaining 377 dwellings does not preclude delivery in years 2028/29 and 2029/30, particularly where there is evidence of strong, ongoing site development activity and reserved matters progress for other phases of the site. In BDC the average period from determination to first completion for a site of this size is approximately 24 months, which supports delivery forecasts in 2028/29. The Council believes forecasting delivery to start in year 2028/29 is reasonable in principle and is consistent with the site's progress. The Council has forecast site delivery cautiously and expects delivery in line with averages for similar sites of this size (100-499), to deliver around 54 dpa.
South of Tickhill Road	Johnson Mowat	19/00876/ OUT	23/10/ 19	Out	20	Harworth/ Bircotes	135	0	0	0	135	N/A				35	50	50									The 2026 position reflects continued progress across the South of Tickhill Road development. Phase 1 is expected to complete within the 2026/27 monitoring year and is substantially completed, while Phase 2 continues to progress with ongoing completions and is now approximately halfway developed. Planning application 25/01252/RES (52 dwellings) is pending determination (phase 3a). It is anticipated that a planning application for the remaining 83 dwellings will be submitted at a later stage to enable delivery to follow on from Phase 3. Development of phases 1 & 2 demonstrates active build out of the site and there is clear development commitment to develop the remainder of the site, as shown with the pending application for phase 3a. This commitment makes it reasonable to assume continued progression of the site and Barratt Homes' strong track record of delivery, gives some assurance that the remaining 83 dwellings on the outline application will be delivered to develop out the site. In light of this, the Council has applied a cautious approach and has forecast delivery of the remaining units towards the middle to latter part of the five-year period. The Council has applied an assumed delivery rate of approximately 50 dwellings per annum, derived from average delivery rates for sites of a comparable scale.
Land at Ashes Park Avenue (750 dwellings)		14/00431/ OUT	27/05/ 15	Out	40	Worksop	56	0	0	0	56	N/A														The site has now been substantially built out, with the earlier phases completed in accordance with the approved masterplan and phasing strategy. While 56 dwellings remain extant under the outline planning permission, the development delivered on site appears to fully reflect the approved masterplan layout. There is no clearly defined remaining phase within the approved masterplan that would reasonably accommodate the outstanding 56 units.In the absence of any submitted reserved matters applications, full planning applications, or an updated masterplan or phasing strategy identifying land capable of delivering the remaining units, there is currently insufficient evidence to demonstrate that these dwellings will come forward within the five-year period. On this basis, it is considered sensible not to forecast delivery of the remaining 56 units at this time. The Council will engage with the developer to clarify whether additional phases are intended and whether the remaining units are realistically capable of delivery. Depending on the outcome of this engagement, it may result in the site re-entering the five year supply at a future date.

Land adjacent Grovewood Road		24/01372/OUT	######	Out	4.82	Misterton	45	0	0	0	45	N/A				5	20	20									Application 24/01372/OUT has been granted outline planning permission with all matters reserved except access for up to 45 dwellings. The grant of permission establishes the principle of residential development and confirms that access arrangements are acceptable, providing a clear planning basis for the site to progress through reserved matters. The scale of development is modest and the site is forecast to deliver within the five-year period, with delivery expected to commence following the submission, approval and discharge of relevant reserved matters and pre-commencement conditions. Having regard to local lead-in time evidence for schemes of this size, it takes an average of approximately 32 months for a comparable site to achieve reserved matters approval and progress to first completion on site. On this basis, it is reasonable to forecast delivery towards the middle part of the five-year period, with a cautious build-out profile of 5 dwellings in 2027/28 followed by 20 dwellings per annum in 2028/29 and 2029/30. Further engagement with the developer will be required to confirm anticipated reserved matters submission, delivery rates and timescales.
Totals							613	0	0	0	613	0	0	0	55	124	124	74	65	54	54	53	0	0	0	0	
Local Plan Allocations																											
Peaks Hill Farm, Worksop	Hallam Land Mgmt	23/01429/OUT	Awaiting Decision	Out	63.7	Worksop	LP Allocation 655 in Plan Period - OUT upto 1,120	0	0	0	1220	N/A					54	54	54	54	54	54	54	54	54	634	The outline planning application 23/01429/OUT was delayed and did not go to Planning Committee in March 2026, as last reported. The Council acknowledges that there have been delays to the anticipated determination date arising from resourcing constraints within the Local Highway Authority and National Highways. Those resourcing matters have now been addressed, enabling the application to progress. Discussions between NCC Highways, National Highways and the applicant's highways consultants remain ongoing in relation to the scope and detail of financial contributions and off-site highway works associated with the proposed junction arrangements. These are technical matters which require agreement prior to determination. 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 that the site is incapable of delivering within the five-year period. The continued advancement of the application through the planning process, the resolution of previous resourcing constraints within the Local Highway Authority and National Highways, and ongoing engagement to address remaining matters collectively indicate positive progress. Having regard to typical local development lead-in times, the Council's evidence suggests that first completions are generally achieved approximately 23 months from the grant of reserved matters approval to first completion. If outline consent were granted in later in 2026, it would be reasonable to anticipate submission and determination of a reserved matters application thereafter, with first completions potentially occurring toward the latter part of the five-year period (2028/29), subject to timely reserved matters approval. On this basis, the site 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 as expected to be delivered within the five-year period.
Bassetlaw Pupil Referral Centre, Worksop	NCC	None	N/A	None	0.88	Worksop	20	0	0	0	20	N/A						10	10								There has been no material change to the site position since the 2025 assessment. Planning permission for the administrative building (ref. 1/22/00403/CDM) remains extant, with construction recently complete providing enabling infrastructure for the wider site. However, delivery of the residential element is dependent upon occupation 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 2026/27, and the principle of residential development was previously established through the Local Plan examination 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, no site preparation or technical assessment work has been undertaken, and there is no confirmed timetable for marketing or bringing the land forward for development. 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.
Former Manton Primary School, Worksop	Vistry	None	N/A	None	3.7	Worksop	100	0	0	0	100	N/A					55	46									The Council's 2026 position reflects continued progress in bringing the site forward. A full planning application for up to 95 dwellings was submitted in October 2025 and was granted planning approval in on 29 September 2026. Discharge of conditions application submitted early October. The approval supports the intent to deliver the scheme. Vistry Homes is identified as the housebuilder and is engaged in progressing 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 locally derived evidence on development lead-in times for schemes of a comparable scale (50–99 dwellings) indicates an average period of approximately 30 months from grant of permission to first completion. Applying this evidence to the anticipated determination timetable, it would be reasonable to expect first completions 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 (2028/29).

Talbot Road, Worksop	NCC	None	N/A	None	0.44	Worksop	15	0	0	0	15	N/A										5	10			The 2026 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. BDC considers it appropriate to retain the cautious delivery position set out in the 2025 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.
Trinity Farm, Retford	Trinity Estates	None	N/A	None	11.15	Retford	330	0	0	0	330	N/A						54	54	54	54	54	54	6		There has been no material change in the position of the site since the Council's 2025 assessment. There is currently no extant 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 logically support continuity of development in that location, there is presently insufficient evidence to demonstrate that it will come forward within the five-year period at present. 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 to understand timescales for bringing this site forwards for development, and the site may be reconsidered where clear evidence of progress and a realistic delivery programme can be provided.
Milnercroft, Retford	BDC	None	N/A	None	0.46	Retford	5	0	0	0	5	N/A						5								The 2026 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, BDC has taken a cautious approach to forecasting. Accordingly, delivery forecasts remain outside of the five-year period as they did in the 2025 5YHLS, pending submission of a planning application or other evidence to support the site's inclusion within the five-year housing land supply.
Former Elizabethan School, Retford	NCC	None	N/A	None	1.3	Retford	46	0	0	0	46	N/A						23	23							The 2026 position confirms that there has been no material change since the previous monitoring year. The site remains in NCC ownership, cleared and available for housing, with straightforward 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 towards a planning application, 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.
St. Michael's View, Retford	NCC	None	N/A	None	0.38	Retford	20	0	0	0	20	N/A						10	10							There has been no material change in the position of the site since the Council's 2025 assessment. The site remains in County Council ownership, cleared and available for housing, with straightforward access arrangements, and a Planning Consultant continues to be engaged to explore delivery options, including specialist housing. However, there is currently no extant 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 to understand timescales fro bringing this site forwards for delivery, and the site may be reconsidered where clear evidence of progress and a realistic delivery programme can be provided.

Fairy Grove, Retford	Keepmoat	24/00565/FUL	Awaiting Decision	Full	2.7	Retford	LP Allocation 61 - FUL - 81 dwgs	0	0	0	80	N/A			14	27	27	12								The 2026 position confirms that full planning application 24/00565/FUL was reported to Planning Committee on 15 July 2026 and was resolved to be granted planning permission, for 80 dwellings. Decision approved on 18 September 2026. Discharge of applications submitted. The application addresses the previous amendments to the design and demonstrates clear progress through the planning process, with the principle, layout and detailed form of development now sufficiently advanced to support a positive delivery forecast. While the decision remains subject to completion of the Section 106 Agreement and the discharge of relevant conditions, these are procedural and implementation matters rather than fundamental barriers to delivery. The Council has therefore retained a cautious and proportionate approach, forecasting delivery towards the latter part of the five-year period, with some completions extending into the 6–10 year period. Having regard to local lead-in time evidence, comparable sites of this size take an average of approximately 30 months from the grant of planning permission to first completion,. Taking this into account, alongside average delivery rates for comparable sites of 50–99 dwellings, the site would be capable of delivering completions broadly in line with the current trajectory once planning permission is issued and pre-commencement requirements are addressed. On this basis, it is appropriate to include 68 dwellings within the five-year supply, with the remaining 13 dwellings forecast in 2030/31.
Station Road, Retford	?	None	N/A	None	0.1	Retford	5	0	0	0	5	N/A						5								The 2026 position confirms that there has been no material change since the previous monitoring year. Planning permission has not been submitted to date. BDC considers it appropriate to retain the cautious approach set out in the 2025 update, with the site continuing to be forecast in the 6–10 year period rather than within the five-year housing land supply.
Ordsall South, Retford	Stantec Agents	22/01633/OUT	Awaiting Decision	Out	103.94	Retford	LP Allocation 960 - OUT c.1250	0	0	0	960	N/A					54	54	54	54	54	54	54	54	54	784	Since the 2025 update, the planning application has progressed. The outline planning application (22/01633/OUT) was reported to Planning Committee earlier in 2026. All outstanding matters were resolved and there was no remaining technical barriers preventing determination. The committee granted approval subject to a S106 agreement being drafted. At the point of this assessment the S106 is currently still being drafted. The Council's locally derived evidence on development lead-in times indicates that first completions are typically achieved approximately 48 months from the grant of outline consent to first completion, following the submission and approval of a timely reserved matters application. On this basis, it would be reasonable to anticipate that this strategic allocation, which has a clear intent to deliver, could begin to contribute housing completions in the final year of the five-year period. The Council believes this to be a cautious approach to forecasting delivery.
Land south of Ollerton Road, Tuxford	Howards +	None	N/A	None	2.9	Tuxford	75	0	0	0	75	N/A								25	25	25				The 2026 position confirms that the principle of housing development has been established through the Local Plan examination. The site is in private ownership, available for housing, and comprises agricultural land with access arrangements considered straightforward. In the absence of further information regarding planning application progress or delivery intentions, BDC will continue to monitor the site, with future delivery forecasts which will be informed by engagement with the landowner and the submission of a planning application. With this in mind, BDC has cautiously forecast delivery outside of the 5 year period.
Totals							616	0	0	0	2876	0	0	0	14	27	181	281	205	162	187	192	197	114	108	1418	
Neighbourhood Plan Allocations with Outline Planning Permission																										
Totals							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Neighbourhood Plan Allocations without Planning Permission																										
Land to the east of Spital Road		None	N/A	None	6.92	Blyth	55 (anticipated)	0	0	0	55	N/A						20	30	5						The 2026 position confirms that the site has not progressed since the previous monitoring year, with no planning application submitted and no evidence of commencement. Work to review the Neighbourhood Plan commenced in summer 2025 and, while site allocations are expected to be reconsidered as part of that process, this work has not yet reached a stage where implications for this site can be assessed. In the absence of planning activity or updated information regarding the landowner's intentions, the Council has retained a cautious approach and has not forecast delivery within the five-year period at this time.

Land at Doncaster Road		None	N/A	None	0.89	Carlton in Lindrick	In the region of 10	0	0	0	10	N/A													The 2026 position reflects progress in the review of the Neighbourhood Plan, with a Submission Draft published in February 2026, the Examiners Report approved in June 2026 and the referendum held on 3rd September 2026. The site remains allocated under Policy 12b for approximately 10 dwellings and is supported by an indicative masterplan, the key elements of which have been incorporated into the policy. However, in the absence of a planning application, landowner engagement, or other evidence to demonstrate intent to bring the site forward, the Council has retained a cautious approach and has not forecast delivery within the five-year period at this time.
Broad Gores	Formerly BDC - now sold to private individual	None	N/A	None	3.44	Clarborough	Approx 38	0	0	0	38	N/A													The 2026 position confirms that there has been no further information or evidence provided since the previous monitoring year to indicate intent to bring the site forward for development. The site was not included in the previous Five Year Housing Land Supply and there is still no known planning application or related planning activity. In the absence of confirmation regarding landownership, disposal, or developer interest, the Council has retained a cautious approach and continues to forecast the site outside of the five-year period, pending further information to establish likely delivery timescales within the plan period.
Former depot site and field, Budby Road	Welbeck Estates	None	N/A	None	0.92	Cuckney	Approx 15	0	0	0	15	N/A													The 2026 position confirms that there has been no further progress since the previous monitoring year. No planning application has been submitted, and there is no updated evidence to indicate that the site is being actively progressed for development. In the absence of a planning application or other clear evidence of intent to bring the site forward, the site remains a Category B site and the Council has retained a cautious approach, with no delivery forecast within the five-year period at this time.
Land south of Creswell Road	Welbeck Estates	None	N/A	None	0.49	Cuckney	Approx 10	0	0	0	10	N/A													The 2026 position confirms that there has been no further progress since the previous monitoring year. No planning application has been submitted and there is no new evidence to demonstrate intent to bring the site forward for development. The site therefore remains a Category B site, and in the absence of clear evidence of deliverability, the Council has retained a cautious approach and has not forecast delivery within the five-year period at this time.
Corner Farm, Main Street*	Private - dual owners	None	N/A	None	0.68	Hayton	Unspcified - anticipated yield 27	0	0	0	27	N/A													The 2026 position confirms that there has been no further information or evidence since the previous monitoring year to indicate that the site is being actively promoted or progressed for development. The Neighbourhood Plan, adopted in August 2023, remains the most recent policy position. In the absence of a planning application or other clear evidence of intent to bring the site forward, the Council has retained a cautious approach and has not forecast delivery within the five-year period at this time.
Church Farm, Main Street	Private - individual	24/00951/OUT	Awaiting Decision	OUT	0.92	Hayton	Unspecified - anticipated yield 24	0	0	0	24	N/A						12	12						Following the refusal of outline planning application 24/00951/OUT, a revised outline application (25/00853/OUT) was submitted and was approved subject to S106 agreement on 22 April 2026. The application seeks approval in outline form, with all matters reserved other than access, and the indicative capacity of the site remains at 24 dwellings. The site continues to be allocated within the adopted Neighbourhood Plan, thereby establishing the principle of residential development. The submission of the revised application demonstrates the applicant's ongoing intention to bring the site forward. A recommendation for approval was made although a decision notice and planning permission has not yet been secured. In the absence of an extant permission , there is currently insufficient certainty to forecast delivery from this allocation within the five-year period. Accordingly, no contribution to the five year supply has been forecast at this time. However, this may change in future five year supply updates, dependent on further evidence of progress.
Land at White House Farm, Haxey Road	Private - individual	None	N/A	None	1.9	Misterton	In the region of 38	0	0	0	38	N/A													The site was not included in the previous Five Year Housing Land Supply and there has been no further information or evidence provided since the last monitoring year to demonstrate intent to bring the site forward. The site remains allocated in the reviewed Misterton Neighbourhood Plan, adopted in May 2024; however, there is no known planning application activity or updated information regarding promotion or delivery of the site. In the absence of engagement from the landowner or evidence of progression towards development, the Council has retained a cautious approach and continues to monitor the site, pending further information to establish likely delivery timescales within the plan period.
Land east of Grange Walk	BDC	None	N/A	None	1.7	Misterton	In the region of 44	0	0	0	44	N/A													The site was not included in the previous Five Year Housing Land Supply and there has been no further information or evidence provided since the last monitoring year to indicate interest or intent to bring the site forward within the five-year period. The site remains allocated in the reviewed Misterton Neighbourhood Plan, adopted in May 2024; however, there is no known planning application activity or updated information relating to promotion or delivery of the site. In the absence of engagement from the landowner or other evidence of progression, the Council has retained a cautious approach and will continue to monitor the site to establish when it may be likely to come forward within the plan period.

Land to the east of Cavell Close	Public Sector Organisation	None	N/A	None	0.41	Woodbeck	Up to 10	0	0	0	10	N/A						5	5							The 2026 position confirms that there has been no further information or engagement since the previous monitoring year to demonstrate the site's deliverability. In the absence of updated evidence from the landowner, the Council considers it appropriate to retain the delivery assumptions set out in the previous Five Year Housing Land Supply and continues to exclude the site from the five-year period. The site will remain under review, with its position to be reconsidered should clear evidence be provided to demonstrate deliverability.
Land north and east of Treswell Road		None	N/A	None	0.94	Rampton	Up to 11	0	0	0	11	N/A						3	8							The 2026 position confirms that there has been no further information or engagement since the previous monitoring year to demonstrate the site's deliverability. The Neighbourhood Plan, adopted in May 2021, remains the most recent policy position, and there are still no known development proposals or evidence of active promotion of the site. In the absence of clear evidence from the landowner to indicate intent to bring the site forward, the Council has retained a cautious approach and continues to exclude the site from the five-year period, with delivery assumptions unchanged from the previous Five Year Housing Land Supply.
Land between Amcott Way, Bridgegate and River Lane	Private - Developer	23/01495/FUL	Awaiting Decision	Full	0.96	Retford	Approx 17 (plus non residential)	0	0	0	17	N/A						5	5	7						The site is allocated for mixed-use development (housing and commercial) under Policy 13b of the Retford Town Centre Neighbourhood Plan, which was adopted in November 2024, establishing the principle of residential development. The full planning application (23/01495/FUL) for 17 dwellings remains under consideration and has seen recent activity, including the submission of updated drawings and access-related reports in November 2025. There are still some outstanding Highways Authority issues which require resolution. In light of the unresolved highways issues and the absence of planning permission, the Council considers the development may be achievable i the longer term, but there is currently insufficient certainty to forecast delivery from this allocation within the five-year period. Accordingly, no contribution to the five year supply has been forecast at this time. However, this may change in future five year supply updates, dependent on further evidence of progress.
Land east of Stockwith Road		None	N/A	None	1.08	Walkeringham	Approx 12	0	0	0	12	N/A														The review of the Neighbourhood Plan has recently commenced and, while all site allocations are expected to be reconsidered as part of that process, this work started to progress in early 2026. It is understood that the Parish Council is aware of the current landownership position. In the absence of further clarity arising from the Neighbourhood Plan review, and pending confirmation of the landowner's intentions for the site, the Council has retained a cautious approach and has not forecast delivery within the five-year period at this time.
Land west of High Street		None	N/A	None	1.67	Walkeringham	Approx 12	0	0	0	12	N/A														The review of the Neighbourhood Plan has recently commenced and, while all site allocations are expected to be reconsidered as part of that process, this work started to progress in early 2026. It is understood that the Parish Council is aware of the current landownership position. In the absence of further clarity arising from the Neighbourhood Plan review, and pending confirmation of the landowner's intentions for the site, the Council has retained a cautious approach and has not forecast delivery within the five-year period at this time.
Land adjacent to South Moor Lodge, south of South Moor Road, and west of Brickenhole Lane	Private - individual	23/00677/FUL (resubmission of 22/00176/FUL)	Awaiting Decision	Full	1.22	Walkeringham	Approx 15	0	0	0	14	N/A						14								The review of the Neighbourhood Plan has recently commenced, with all site allocations to be revisited as part of that process, although this work started to progress in early 2026. In light of the outcomes of the two planning applications submitted for the site, there may be calls to reconsider the current policy approach; however, it is too early at this stage to determine what any revised policy position may be. The landowner remains actively engaged in discussions regarding the future of the site. In addition there are outstanding consultee matters in relation to application 23/00677/FUL, which has been pending determination for almost 2 years. Given the uncertainty arising from the plan review and the absence of a clear route to delivery at this time, the Council considers it appropriate to retain a cautious approach to forecasting, with delivery assumptions remaining under review pending further policy clarity and planning progression. Delivery in not expected in the 5 year period for this reason
Totals							Approx 402	0	0	0	337	0	0	0	0	0	0	59	60	12	0	0	0	0	0	0
Worksop Town Centre Allocation																										
Gateford Road car park	BDC	None	N/A	None		Worksop	40	0	0	0	40	N/A						20	20							The 2026 position confirms that there has been no further information or evidence provided since the previous monitoring year regarding the site's disposal or progression towards a planning application. The site remains in Council ownership and, in the absence of evidence to justify inclusion within the five-year housing land supply, the Council has retained the delivery assumptions set out in the 2025 update, with the site continuing to be forecast in the 6–10 year period.

Land to the east of Carlton Road	Lidl Great Britain Ltd	23/00955/FUL - Hybrid	Awaiting Decision	Full		Worksop	89	0	0	0	89	N/A						15	27	27	20					The 2026 position reflects progress since the previous monitoring year. The hybrid planning application for a foodstore and associated residential development was considered by Planning Committee on 4 March 2026 and was approved subject to the completion of a Section 106 Agreement. Whilst this represents a positive step forward, planning permission has not yet been issued and the legal agreement remains outstanding. Given the need to complete the Section 106 Agreement and the uncertainty regarding the subsequent timescales for commencement and build-out, the Council has adopted a precautionary approach and does not currently forecast housing delivery from the site within the five-year housing land supply period. However, the site's progress will continue to be monitored and its contribution to housing supply reviewed in future updates.
Priory Wharf (Phase 1)		23/01263/FUL	######	Full	1.98	Worksop	44	0	0	0	44	0						11	11	22					Hybrid planning permission (ref. 23/01263/FUL) was granted in May 2025. However, the residential component of the scheme, comprising up to 44 dwellings, was approved in outline and remains subject to further consideration of economic viability and ecological matters. In addition, the Local Highway Authority has raised concerns regarding the inclusion of the residential element and does not support the outline approval for 44 dwellings in the absence of detailed evidence demonstrating feasibility and achievability. This introduces a degree of uncertainty as to whether a future reserved matters application would satisfactorily address the identified highways concerns. Given these unresolved matters and the absence of an approved reserved matters application, there is currently insufficient certainty to conclude that the residential element will be delivered within the five-year period. On this basis, no housing delivery has been forecast from the site at this time. The Council will keep the position under review, and the site may be reconsidered in future five-year housing land supply updates should clear evidence of feasibility, deliverability, and application progress be provided.
5 Year CAT B Totals (Outline pp + Proposed LP Allocations + NP Alllocation without pp + Worksop TC Allocation)												**0**	**0**	**0**	**69**	**151**	**305**	**415**	**330**	**228**	**241**	**245**	**197**	**114**	**108**	
													525												