

Bassetlaw District Council

Five Year Housing Land Supply Position Statement

1 April 2024 – 31 March 2029



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Contents

Introduction	3
Planning Policy Background	4
NPPF (December 2024).....	4
Housing Supply and Delivery Planning Practice Guidance.....	5
Housing Requirement.....	8
Annual Requirement	8
Buffer Requirement.....	8
Past Delivery.....	9
Shortfall & Surplus	9
Housing Land Requirement Summary	10
Housing Supply	10
Development Lead Times	13
Build Out Rates.....	14
Initial Assessment of Delivery.....	14
Consultation and Engagement.....	15
Final Assessment of Delivery	15
Conclusions.....	15
Deliverable Supply	15
Five Year Housing Land Supply Position.....	16
Next Steps	17
Appendix 1: Historic Build Out Rates	18
Appendix 2: Example of Site Proforma.....	21
Appendix 3 – Category A Sites	23
Appendix 4 – Category B Sites	39

List of Tables

Table 1: Housing Completions over the last 10 years	9
Table 2: Bassetlaw District Council - Adjusted Housing Requirement.....	10
Table 3: Small Site Windfall Allowance - 10 Year Average Delivery	12
Table 4: Demolition Allowance - 10 Year Delivery Average	13
Table 5: Development Lead Times	14
Table 6: Housing Supply Components	16
Table 7: Summary of Deliverable Housing Supply.....	16
Table 8: Five Year Housing Land Supply Position - 1 April 2024 - 31 March 2029.....	17

Introduction

This Five-Year Housing Land Supply Position Statement sets out Bassetlaw District Council's housing land supply position for the period from 1 April 2024 to 31 March 2029. It has been prepared in accordance with the updated National Planning Policy Framework (NPPF) (December 2024). The NPPF emphasises the need to significantly boost the supply of housing and for the planning system to deliver a flexible and responsive supply of housing land to meet objectively assessed housing needs. The Framework also emphasises the importance of ensuring a sufficient amount and variety of land is available in the locations where it is most needed.

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

This statement provides a detailed assessment of Bassetlaw District Council's housing land supply for the period 1 April 2024 to 31 March 2029. It identifies specific sites that the Council has assessed to be deliverable within the five year timeframe to meet the housing needs of Bassetlaw District. The Council will review the five year housing land supply position annually, with the next review programmed later in 2025, to reflect the position as of 1 April 2025 – 31 March 2030.

Planning Policy Background

This statement has been prepared in response to the NPPF (December 2024). Prior to December 2024, the NPPF emphasised the importance of maintaining a flexible and responsive supply of housing land to meet objectively assessed needs. However, under paragraph 76 of the pre-December 2024 Framework, LPAs that had demonstrated a five year supply of deliverable sites at the time of their Local Plan examination, were not required to provide further evidence of a five year housing land supply on an annual basis.

Since Bassetlaw District Council adopted its Local Plan in May 2024 and met this criterion there was no requirement to publish a Five Year Housing Land Supply Position Statement annually. However, in light of the Government's recent changes to the NPPF, the Council has taken the initiative to publish its Five Year Housing Land Supply Position Statement at the earliest opportunity.

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

NPPF (December 2024)

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

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

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

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

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

Annex 2 defines a deliverable site. *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:*

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.”

Housing Supply and Delivery Planning Practice Guidance

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

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

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

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

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

Paragraph 007 sets out the parameters of a ‘deliverable’ housing site in line with Annex 2 of the NPPF. It also provides guidance on further evidence which would be needed to support sites being identified as ‘deliverable’ in any housing supply calculation. *“In order to demonstrate 5 years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:*

- *have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

Such evidence, to demonstrate deliverability, may include:

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

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

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

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

- *5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market; or*
- *20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results; or*
- *From 1 July 2026, 20% where a local planning authority has a housing requirement adopted in the last five years, which was examined against a version of the National Planning Policy Framework published before 12 December 2024, and where their annual average housing requirement is less than 80% of the most up to date local housing need figure as calculated using the standard method, set out in national planning guidance. The housing requirement to be considered for the purposes of this buffer is defined as the total housing requirement, divided by the number of years in the plan period, rather than any stepped housing requirement. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.”*

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

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

Paragraph 022 addresses how past shortfalls in housing completions against planned requirements should be dealt with.

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

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

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

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

- *the authority should publish an action plan if housing delivery falls below 95%;*
- *a 20% buffer on the local planning authority's 5 year land supply if housing delivery falls below 85%; and*
- *application of the presumption in favour of sustainable development if housing delivery falls below 75%.*

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

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

Housing Requirement

Annual Requirement

The first step in assessing the Council's 5 Year Housing Land Supply is to establish the appropriate housing requirement against which to test the identified five year supply of housing.

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

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

Buffer Requirement

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

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

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

- *5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market; or*
- *20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results: or*
- *From 1 July 2026, 20% where a local planning authority has a housing requirement adopted in the last five years, which was examined against a version of the National Planning Policy Framework published before 12 December 2024, and where their annual average housing requirement is less than 80% of the most up to date local housing need figure as calculated using the standard method, set out in national planning guidance. The housing requirement to be considered for the purposes of this buffer is defined as the total housing requirement, divided by the number of years in the plan period, rather than any stepped housing requirement. For joint local plans, the percentage should be applied in aggregate across the joint local plan area."*

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

Past Delivery

Housing completions are detailed in Table 1: Housing Completions over the last 10 years, below. Completions date prior to the adopted Local Plan period and cover the first 3 years of the Local Plan period (2020-2038).

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

Table 1: Housing Completions over the last 10 years

Financial Year	Housing Completions (net) ¹	Housing Requirement Target	or	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

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 1,408 dwellings in the period 1 April 2020 - 31 March 2024 which demonstrates there has been a robust pipeline of housing sites with planning permission to deliver the Local Plan housing requirement.

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 1,408 dwellings is not required to offset a shortfall of housing, at this point in time.

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

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 2024 - 31 March 2029 as 2853 dwellings.

Table 2: Bassetlaw District Council - Adjusted Housing Requirement

Bassetlaw's Annual Housing Requirement	540
Five Year Housing Requirement for the period 2024/25 - 2028/29	2700
Shortfall	0
Buffer (5%)	153
Five Year Land Supply Requirement (including 5% buffer)	2853

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).*
- c) **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, Local Plan allocations will be identified separately to all other major sites, within the Category A site grouping. Local Plan allocations will be split into sites that are under construction or have not commenced:

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

There is one Local Plan Category site at Radford Street identified in this year's housing land supply position. In future years, as other Local Plan sites gain planning permission and go onto development, such sites will also be identified within Category A, as above.

Category B Sites

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

- **Major sites with Outline Planning Permission** – Sites of 10 units or more with outline planning permission granted.
- **Local Plan sites without Planning Permission** - Local Plan allocations of 10 units or more without planning permission.

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

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

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

Small Site Windfall Allowance

Sites of 9 units or less are counted in the housing land supply position and are presented as a small site windfall allowance. The small site windfall allowance takes small site housing delivery records over the last 10 years and calculates an average annual delivery rate over this period. The annual average delivery rate of small sites is then multiplied by 5 (5 years) to calculate the average number of dwellings likely to be delivered within a future 5 year period, based on a 10 year timeframe (see

Table 3: Small Site Windfall Allowance - 10 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 - 10 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
2014/15-2023/24	1088
Average gross annual dwellings from small sites	108.8
5 year average gross dwellings forecast from small sites	544

Demolitions

Demolitions from major and small sites is calculated and applied as a demolition allowance. The demolition allowance takes demolition records from the last 10 years and calculates an average delivery rate over this period. The average annual demolition rate is then multiplied by 5 (5 years) to calculate the average number of demolitions that are likely to occur within a future 5 year period, based on a 10 year demolition delivery timeframe (see

Table 4: Demolition Allowance - 10 Year Delivery Average.)

Table 4: Demolition Allowance - 10 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
2014/15-2023/24	-138
Average demolition dwellings from major and small sites per year	-13.8
5 year average demolition forecast from major and small sites	-69

Development Lead Times

Development lead in times were analysed over a period of 4 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 commencement of first unit), and time from planning consent to first completed dwelling.

This local evidence shows that lead in periods are relatively short in Bassetlaw. On average it takes 27 months from grant of outline permission to first completion, and 20 months from grant of full permission to completion. For an outline permission this assumes there are no delays in getting all reserved matters granted, conditions discharged and legal agreements complied with (see Table 5: Development Lead Times). For full planning applications, the timescale is approximately 20 months.

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

Table 5: Development Lead Times

Key Stages	Timescale (months)		
	Outline Application	Reserved Matters	Full Application
Determination of planning application	4	4	4
S106 (signed)	6	-	6
Discharge conditions	3	3	3
Site preparation	-	3	3
Time to first completion	-	4	4
Sub total	13	14	20
TOTAL	27		20

Build Out Rates

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

The local analysis on build-out rates has also been supplemented with national evidence detailed in Lichfields' research 'Start to Finish' February 2020³. The analysis compares the size of site to its average annual build-out rate. It shows that larger sites deliver on average more dwellings per year than smaller sites. On sites of 50-99 dwellings the median average delivery is 27 dwellings per annum, whereas sites of 100-499 dwellings delivered a median of 54 dpa. There is significant variation in build-out rates between different sites examined. This, however, is broadly consistent with the views of volume house builders and past delivery trends seen in the District where large scale sites developed by a single volume house builder have an average build-out rate of 30-35 dwellings per annum.

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

Initial Assessment of Delivery

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

Engagement with the development industry is an important element of determining whether the identified supply of housing land is deliverable. When preparing updates to this position statement, the Council seeks to actively engage with planning agents, developers and landowners (herein collectively referred to as site promoter(s)) to clarify their current position and anticipated timescales for sites coming forward and/or projected build-out and completion

³ Lichfields (Feb 2020) [Start to Finish. What Factors affect the build out rates of large scale housing sites?](#)

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.

Consultation and Engagement

The Council consulted with site promoters regarding the Council's initial site delivery assessments. Data for each site was captured in a site proforma (see Appendix 2) which was sent to the relevant site promoter for review and comment. Site promoters were invited to share site information regarding potential barriers to development for their sites and housing delivery, including their views on the delivery forecasts for their respective sites etc.

A 2 week consultation period took place with site promoters between 13 November and 27 November 2024 (12 noon) for all Category A & B sites. The consultation provided an opportunity for site promoters to adjust site delivery forecasts where they did not agree with the Council's projections and provide evidence and justification for any delivery rate changes. All site promoter amendments/evidence was recorded within the site proformas.

Final Assessment of Delivery

A chartered town planning officer reviewed all suggested amendments to delivery rates submitted via the site promoter consultation and reviewed evidence and justification for any changes to the Council's initial assessment of delivery. Where justified, necessary adjustments were made to the delivery rates for each site. A revised final assessment of housing delivery for each site was made within the proforma (Appendix 2 – Site Proformas).

Conclusions

Deliverable Supply

Having applied the various development assumptions and build out rates set out earlier in this statement and having undergone a robust consultation with site promoters to finalise delivery assessments and forecasts, Table 6: Housing Supply Components below identifies a five year deliverable housing supply position of 3,763 units for the period 1 April 2024 – 31 March 2029.

Appendices 3 & 4 list all Category A & B sites that contribute to Bassetlaw District Council's Five Year Housing Land Supply. Category A sites contribute 2,596 units to the housing supply, whilst Category B sites contribute 692 units to the housing supply. A small site windfall allowance of 544 units was applied based on a 10 year historical average of previous small site delivery rates. A demolition allowance of -69 units was applied based on a 10 year historical average of demolitions that have taken place.

Table 6 overleaf demonstrates that assessed Category A & B sites provide a consistent housing supply for each forthcoming year in the five year period, with each year expected to deliver around 600-700 dwellings per annum. The projections exceed the Council's Local Plan housing requirement of 540 dwellings per annum and demonstrate a healthy and consistent pipeline of housing over the next 5 year period in Bassetlaw District.

Table 6: Housing Supply Components

Components of Deliverable Supply	Cat A or B	Year 1	Year 2	Year 3	Year 4	Year 5	Five Year Total
		2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	
Major sites with full planning permission - under construction	A	655	499	312	245	184	1895
Major sites with full planning permission - not commenced	A	38	123	224	219	97	701
Local Plan sites – under construction	A	0	0	0	0	0	0
Local Plan sites – not commenced	A	0	0	0	0	0	0
Major sites with Outline Planning Permission	B	0	0	2	57	146	205
Local Plan sites without Planning Permission	B	0	0	0	133	216	349
Neighbourhood Plan Allocations without Planning Permission	B	0	0	17	17	21	55
Neighbourhood Plan Allocations with Outline Planning Permission	B	0	5	12	12	10	39
Workshop Town Centre sites without Planning Permission	B	0	0	11	11	22	44
Local Plan sites with Outline Planning Permission	B	0	0	0	0	0	0
Workshop Town Centre Allocations with Outline Planning Permission	B	0	0	0	0	0	0
Total Deliverable Supply from Category A & B Sites		693	627	578	694	696	3288
Small Site Windfall Allowance	-	544					544
Demolition Allowance	-	-69					-69
Five Year Deliverable Housing Land Supply Total (net)							3763

The supply position can be summarised in

Table 7: Summary of Deliverable Housing Supply below.

Table 7: Summary of Deliverable Housing Supply

Components of Deliverable Supply	No. Dwellings
Category A Sites	2596
Category B Sites	692
Small Sites Windfall Allowance	544
Demolitions	-69
Total Supply	3763

Five Year Housing Land Supply Position

The Council has undertaken a thorough assessment of the district's housing land supply in accordance with the December 2024 NPPF and Housing Supply & Delivery PPG. This involved using robust development assumptions based on historical delivery data and collaborating and engaging with site promoters to ensure projections reflected accurate levels of expected delivery. Where possible each site's delivery forecast was agreed between the developer and the Council and captured in the site proforma.

Table 8: Five Year Housing Land Supply Position - 1 April 2024 - 31 March 2029 below shows that inclusive of a 5% buffer (as per the 2023 HDT result), and based on the Local Plan housing requirement at 1 April 2024 the Council can demonstrate a housing land supply of 6.6 years for the 2024-2029 five year period.

Table 8: Five Year Housing Land Supply Position - 1 April 2024 - 31 March 2029

Bassetlaw's Annual Housing Requirement	540
Five Year Housing Requirement for the period 2024/25 - 2028/29	2700
Shortfall	0
Buffer (5%)	135
Five Year Land Supply Requirement (including 5% buffer)	2835
Category A Sites	2596
Category B Sites	692
Small Sites Windfall Allowance	544
Demolitions	-69
Total Supply	3763
Five year supply performance against 105% of housing requirement (%)	133%
Five year supply performance against 105% of housing requirement (years)	6.6

Next Steps

The next 5 Year Housing Land Supply update will commence in April 2025 and will cover the period 2025-2030. A 5-Year Housing Land Supply position statement will be published later in 2025 and will supersede this statement.

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									
							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	Dwellings remaining to build	Notes
Carlton in Lindrick	Doncaster Road	18/01148/FUL	Mar-19	Greenfield	151					22	37	46	42	4	0	Avant Homes. Lower yield due to time taken to prepare site
Langold	Doncaster Road	14/01622/FUL	Jun-15	Brownfield	14	0	0	0	0	14					0	Completed within 1 year
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	Completed within 1 year
Worksop	Gateford Park Barratts)	16/01487/RES	Mar-17	Greenfield	250	0		3	73	88	66	19	1		0	Maintained a very high rate of delivery.
Worksop	Gateford Park (Jones Homes)	17/00033/RES	Jun-17	Greenfield	168	0			13	14	36	31	18	34	22	Much lower rate of delivery than Barratts on the same site. Harworth Colliery Jones Homes site is delivering higher levels.
Worksop	Abbey Grove, Abbey Street	17/00215/FUL	Jun-17	Brownfield	52	0				52					0	Apartments completed within 1 year.
Worksop	Stanton House, 43 Westgate	13/00471/RENU	Apr-15	Brownfield	10	0				10					0	Over 55s homes. Completed within 1 year.
Harworth/Bircotes	Hawkins Close	17/01073/RES	Nov-17	Brownfield	24	0				24					0	Completed within 1 year
Harworth/Bircotes	Bryndale, Scrooby Road	16/00473/FUL	Feb-18	Brownfield	24	0				24					0	Completed within 1 year
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	Developer: Persimmon Homes.
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	

Settlement	Site Name	Planning ref.	Date permission granted	Greenfield/Brownfield	Total number of dwellings	Completions from previous years	Dwellings Delivered									
							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	Dwellings remaining to build	Notes
Retford	Tiln Lane	14/00503/OUT & 18/01445/RES	Jun-19	Greenfield	175	0				6	29	21	10	0	109	Completions so far from Phase 1 (68 dwellings)
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	Completed within 1 year
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	Completed within 1 year
Retford	18-20, West Street	16/00907/FUL & 18/00748/FUL	Oct-18	Brownfield	12	0							12		0	Completed within 1 year
Shireoaks	South of Woodend Farm (Standcliffe - 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	
Workshop	Ryton Park Primary School, Memorial Avenue	20/01363/COU	Feb-21	Brownfield	30								30		0	Completed within 1 year

Settlement	Site Name	Planning ref.	Date permission granted	Greenfield/Brownfield	Total number of dwellings	Completions from previous years	Dwellings Delivered									
							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	Dwellings remaining to build	Notes
Worksop	Former Police Station (part assisted living), Potter Street	21/00995/COU	Oct-21	Brownfield	22								22		0	Completed within 1 year
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	Completed within 1 year
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	Completed within 1 year

Appendix 2: Example of Site Proforma

Site Name	
Settlement	
LA Ref	



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Total units in the 5 year period	
----------------------------------	--

Site Status	
Total units allocated for development	
Total units with outline consent	
Total units with detailed consent	
Total completions to date	

Planning Ref	Type of application	No. of dwellings	Date permitted
--------------	---------------------	------------------	----------------

Council's Initial Assessment of Deliverability

Initial Council Trajectory									
Pre 2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond LP

Council's initial 5 year total	
--------------------------------	--

Site promoter comments:

Site Promoter's Trajectory									
Pre 2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond LP

Site Promoter's 5 year total	
------------------------------	--

Council's Final Assessment of Deliverability

--

Council Final Trajectory

Pre 2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond LP

Final 5 year total

--

Signatures

On behalf of Bassetlaw District Council, I believe this to be a realistic assessment of the housing trajectory for this site.

Date

Name/Signature

On behalf of [Insert Name/Organisation Name Here], I believe this to be a realistic assessment of the housing trajectory for this site.

Date

Name/signature

Appendix 3 – Category A Sites

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Major sites with full planning permission - under construction																					
Firbeck Colliery, Doncaster Road	19/01137/RES	22/09/20	Res	Carlton-in-Lindrick	400	176	55	55	55	55	51										Development rates based on large site (100-499) average size forecasts. It should be acknowledged that this site has delivered above this rate in the 23/24 financial year, delivering 73 units. There are currently 95 units under construction which would suggest that a higher delivery rate could be achieved for the 24/25 period. However, the Council has taken a cautious approach to delivery and forecasting based on site size averages. No developer forecasts provided. Site expected to complete and develop out in the five year period.
Land off Beverley Road	19/00433/FUL	06/05/22	Full	Harworth/Bircotes	102	60	15	30	30	27											Site commenced in the 23/24 financial year with 42 units under construction. No completions to date. However, strong start to site commencement would suggest that first completions will soon follow. Development rates forecast based on a conservative estimate of delivery in line with the lower end site size average for a site of 100 units at 30 dwellings per annum. No developer forecasts provided. Site expected to complete and develop out in the five year period.
South of (DN11 8PB) Tickhill Road	19/00876/OUT	23/10/19	Hybrid	Harworth/Bircotes	163	0	3														Final 3 units under construction. This site has consistently delivered consecutive years around 50 dpa. The final 3 units to conclude the site remain outstanding and are under construction. The Council has forecast delivery of these units in the 24/25 year and believes the developers strong track record of delivery for the site will ensure the site's completion. Site expected to complete in year 1 of the five year period.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Land at Common Lane	19/01280/FUL	15/03/21	Full	Harworth/Bircotes	26	0	2														Final 2 units under construction. This site has consistently delivered consecutive years. The final 2 units to conclude the site remain outstanding and are under construction. The Council has forecast delivery of these units in the 24/25 year and believes the developers strong track record of delivery for the site will ensure the site's completion. Site expected to complete in year 1 of the five year period.
Land off Essex Road	20/00051/FUL	14/12/20	Full	Harworth/Bircotes	120	9	38	9													Development rates based on the site's history of delivery and remaining units currently left to deliver, that are under construction. No developer forecasts provided. The Council has forecast delivery of the units in years 1 & 2 of the five year period but it would be for the developer to evidence delivery at higher rates to override the cautious estimate within this trajectory. Site is expected to complete in the five year period.
Phase 2b Harworth Colliery (Harron Homes) DN11 8JT Scrooby Road	21/01377/RES	22/12/21	Res	Harworth/Bircotes	132	92	24	30	30	30	2										No developer forecasts provided. Development forecasts predict cautious delivery below that of site delivery averages for similar site sizes of 100-499 dwellings. This reflects the slower than average start on site. However the Council expects that delivery will pick up on site and delivery will peak at 30dpa. The Council expects the site to complete within the five year period.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Phase 2a Harworth Colliery (Miller Homes) DN11 8AB Scrooby Road	21/01415/RES	23/12/21	Res	Harworth/Bircotes	116	2	40	23													No developer forecasts provided. Development forecasts predict cautious delivery below that of site delivery averages for similar site sizes of 100-499 dwellings. This reflects the slower than average start on site and the lower than average build out rate for a site of this size, in the 2023/24 period. However, 61 units are currently under construction with only 2 units left to start which indicates good progress has been made with commencement of units. Therefore the Council anticipates that delivery will continue on site at 40 units per annum, and may possibly build out at higher levels in line with averages for sites of this size, but it would be for the developer to evidence delivery at higher rates to override the cautious estimate within this trajectory. It is expected that the site will complete within the five year period.
Phase 2 South of Tickhill Road	21/01603/RES	21/04/22	Res	Harworth/Bircotes	352	264	54	54	54	54	54	51									Site commenced in the 22/23 financial year with 32 units under construction. 31 of these units completed in the 23/24 financial year. 57 units are under construction in the 23/24 financial period. No developer forecasts provided. As Barratt Homes have a strong track record of delivery within the district, the Council expects in line with averages for similar sites of this size (100-499), that Barratt will be able to deliver 54 dpa. Majority of site is expected to complete and develop out in the five year period, with some delivery extending into year 6.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Land east of (Gleeson S81 9RQ), Doncaster Road	20/00916/RES	15/03/21	Res	Hodsock/Langold	165	2	40	42	24												The site is currently under construction. Development rates based on direct feedback from Gleeson. Gleeson has demonstrated that they are capable of delivering at much higher rates of delivery than 30 dpa, have a strong track record of delivery and this is reflected in their final forecasts for the site. The Council does not disagree with Gleeson's annual projections and has incorporated their annual forecasts (with an adjustment to account for having record of more completions than Gleeson in the 22/23 & 23/24 periods) into the 5 year trajectory.
Land north & west of A60 (Barratt S81 8HS), Chestnut Road	21/01730/RES	19/05/22	Res	Hodsock/Langold	296	250	30	54	54	54	54	50									Site commenced in the 23/24 financial period with 46 units under construction. No developer forecasts provided. As Barratt Homes have a strong track record of delivery within the district, the Council expects in line with averages for similar sites of this size (100-499), that Barratt will be able to deliver 54 dpa. Majority of site is expected to complete and develop out in the five year period, with some delivery extending into year 6.
Land at Orchard Lodge, Southgore Lane	19/00265/RES	27/09/19	Res	North Leverton/Habblethorpe	15	0	3	3	3	2											No developer forecasts provided. Development rates based on the site's history of delivery and remaining units currently left to deliver that are under construction. The Council has forecast delivery of the units in years 1-4 of the five year period, it would be for the developer to override this with evidence of different delivery rates with justification. Site is expected to complete in the five year period.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Land west of (DN22 8NJ), Great North Road	21/01666/RES	28/06/22	Res	Ranskill	27	1	10	7													Development rates based on the site's history of delivery and remaining units currently left to deliver that are under construction. The Council has forecast delivery of the units in years 1 & 2 of the five year period, it would be for the developer to override this with evidence of different delivery rates with justification. Site is expected to complete in the five year period.
Babworth Mews, Babworth Road	01/03/00286	09/12/21	Full	Retford	18	0	2	3													Whilst no delivery of units occurred in 23/24, the majority of the site has been delivered and delivery of units occurred two consecutive years previously. There is no evidence to suggest that the remainder of the site will not come forward. Therefore the Council has forecast cautiously with delivery of 2 units in year 1 and 3 units in year 2, to complete the site. Development rates are based on the site's history of delivery and the remaining units currently left to deliver that are under construction. The Council has forecast delivery of the units in years 1 & 2 of the five year period, it would be for the developer to override this with evidence of different delivery rates with justification. Site is expected to complete in the five year period.
North of cricket field, Amcott Way	01/11/00243	06/03/13	Full	Retford	16	0	4	4	4												Development rates based on the site's history of delivery and remaining units currently left to deliver that are under construction (all units under construction). The Council has forecast delivery of the units in years 1-3 of the five year period, it would be for the developer to override this with evidence of different delivery rates with justification. Site is expected to complete in the five year period.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Kenilworth Nurseries (DN22 7JE) Phase 1, London Road	16/01777/FUL	06/03/18	Full	Retford	113	3	0	3													Final 3 units outstanding. This site delivered the majority of the units in a consistent manner, however in 2022/2023 there was a break in delivery. In terms of forecasting, the final 3 units are unlikely to come forward in the 2024/2025 period as they have not commenced, therefore as a cautious approach, delivery of these units has been forecast in year 2 and is reflective of a break in delivery in the sites' history. Nevertheless, the Council believes the developer demonstrates a strong track record of delivery for the site and believes the site will complete within the five year period.
Rear of Kenilworth Nurseries (Phase 2), London Road	18/00695/FUL	26/11/20	Full	Retford	109	16	35	16													Development forecasts predict cautious delivery below that of site delivery averages for similar site sizes of 100-499 dwellings. Development rates based on the site's history of delivery and remaining units currently left to deliver and that are under construction. The Council has forecast delivery at a rate of 35dpa in year 1 of the five year period, with the remaining 16 units on site delivered in year 2, unless developer evidence indicates otherwise or provides evidence of different delivery rates with justification. Site is expected to complete in the five year period.
(Phase 1) West of, Tilm Lane	18/01445/RES	17/06/19	Res	Retford	68	0	2														Final 2 units under construction. This site has consistently delivered consecutive years, with the exception of 23/24 year. The final 2 units to conclude the site remain outstanding and are under construction. The Council has forecast delivery of these units in 24/25 year and believes the developers strong track record of delivery for the site will ensure the site's completion. Site expected to complete in year 1 of the five year period.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Church of St Alban, London Road	19/00455/FUL	06/08/19	Full	Retford	10	0	10														10 units remain under construction since the last 5 year land supply update. Last update indicated that internal steelwork and walling were being constructed with a provisional target completion 2023/24. Delivery rolled forward and expected in year 1 of the five year period as construction is expected to have progressed on site. Completion of site expected in the five year period unless evidence presented from the developer to suggest otherwise.
(Phase 2) West of Tilm Lane	19/01477/RES	15/04/20	Res	Retford	107	0	15														Final 15 units under construction. This site has consistently delivered consecutive years. The final 15 units to conclude the site remain outstanding and are under construction. No developer forecasts provided. The Council has forecast delivery of these units in 24/25 year and believes the developers strong track record of delivery for the site will ensure the site's completion. Site expected to complete in year 1 of the five year period.
Land at (DN22 7YU) North Road	20/01477/RES	23/01/20	Res	Retford	187	3	40	40	4												81 units under construction. Avant Homes have a strong track record of delivery within the district, the Council expects Avant to deliver in line with averages for similar sites of this size (100-499). However until further delivery data is recorded, the Council has taken a cautious approach and forecast delivery rates in line with the lower end of Avant's delivery rates to date and has projected delivery in line with 40 dpa for years 1 & 2. The site is expected to complete and develop out in the five year period.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Land west of (DN22 6TU) Longholme Road	21/00357/RES	28/06/21	Res	Retford	60	0	13														Final 13 units under construction. This site has consistently delivered consecutive years. The final 13 units to conclude the site remain outstanding and are under construction. No developer forecasts provided. The Council has forecast delivery of these units in 24/25 and believes the developers strong track record of delivery for the site will ensure the site's completion. Site expected to complete in year 1 of the five year period.
North of Bracken Lane	21/00554/RES	06/05/22	Res	Retford	71	70	0	10	20	20	20										Commencement of site in 2022. First completion 2023/24. No further units commenced. No developer forecasts provided. Homes still actively marketed with an estate agent. Delivery forecast year 2 onwards with delivery picking up in years 3, 4 & 5. Delivery forecasts are cautious and below average for similar sized developments (50-99) which would expect to yield 27 dpa. No evidence to suggest that delivery and completion of the development will not occur within the five year period.
Land south of Tylden Road	18/00337/FUL	26/04/19	Full	Rhodesia	111	35	15	20													Final 35 units of this architect designed housing estate remain outstanding. This site has consistently delivered over consecutive years below site size averages of similar sites, but nevertheless consistently. The final 35 units to conclude the site remain outstanding. No developer forecasts provided. The Council has forecast delivery of these units in years 1& 2 in line with the sites consistent track record of delivery. Council believes the developer will ensure the site's completion. Outstanding homes are currently being marketed. Site expected to complete in year 2 of the five year period.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Land west of Queen Elizabeth Crescent	19/00852/FUL	01/12/20	Full	Rhodesia	127	1	38	7													The site is currently under construction. Development rates based on direct feedback from Gleeson. Gleeson has demonstrated that they are capable of delivering at much higher rates of delivery than 30 dpa, they have a strong track record of delivery and this is reflected in their final forecasts for the site. The Council does not disagree with Gleeson's annual projections and has incorporated their annual forecasts (with an adjustment to account for having record of more completions than Gleeson in the 22/23 & 23/24 periods) into the 5 year trajectory.
Gate Cottage and land, Lound Low Road	20/00497/RES	21/10/20	Res	Sutton-cum-Lound	33	0	13														Final 13 units under construction to conclude the site remain outstanding and are under construction. This site has consistently delivered consecutive years. The Council has forecast delivery of these units in 24/25 and believes the developers strong track record of delivery for the site will ensure the site's completion. Site expected to complete in year 1 of the five year period.
Land at Gateford Park (Jones Homes), Ashes Park Ave	17/00033/RES	16/06/17	Res	Worksop	175	0	29														Final 29 units under construction. This site has consistently delivered consecutive years. The final 29 units to conclude the site remain outstanding and are under construction. No developer forecasts provided. The Council has forecast delivery of these units in 24/25 and believes the developers strong track record of delivery for the site will ensure the site's completion. Site expected to complete in year 1 of the five year period.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
239 Sandy Lane	17/00053/FUL	22/12/17	Full	Worksop	10	0	7														Final 7 units under construction. This site has consistently delivered consecutive years. The final 7 units to conclude the site remain outstanding and are under construction. The Council has forecast delivery of these units in 24/25 and believes the developers strong track record of delivery for the site will ensure the site's completion. Site expected to complete in year 1 of the five year period.
Land south of (S81 8AG), Gateford Road	19/01408/RES	18/02/20	Res	Worksop	226	35	40	40	16												Site has been delivering for the last three financial year periods, with 59 units currently under construction. Countryside Properties has a strong track record of delivery. No developer forecasts provided. The Council expects in line with averages for similar sites of this size (100-499), that Countryside Properties will be able to deliver around 40 dpa. The site is expected to complete and develop out in the five year period.
Lot 3 Gateford Park (Barratt) phase 5, 6 & 7, Gateford Road	20/00109/RES	02/07/20	Res	Worksop	279	10	42	10													Site has been delivering for the last three financial year periods, with 42 units currently under construction and with majority known to be near completion. Barratt Homes has a strong track record of delivery within the district. No developer forecasts provided. The Council expects that Barratt Homes can exceed average delivery rates for similar sites of this size (100-499) based on the annual delivery rates reported for this site from 2021 - 2024. The Council has therefore forecast the remaining under construction units (42 units) to come forward in year 1 and the outstanding units (10 units) to come forward in year 2. The site is expected to complete and develop out in the five year period unless the developer provides evidence to the contrary.
(Phase 2) Land south of Gateford Road	21/01414/RES	08/04/22	Res	Worksop	110	85	36	35	18												The site is currently under construction. Development rates based on direct feedback from Bellway. There was an initial discrepancy between completion figures for 23/24 held by the Council and Bellway. The Council has not been

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
																					notified of these completions as yet, due to a time lag in reporting from NHBC, therefore they have been forecast in the 24/25 year, based on information from Bellway. Bellway have demonstrated that they are capable of delivering at much higher rates of delivery than 30 dpa and this is reflected in their final forecasts for the site. The Council does not disagree with Bellway's annual projections and has incorporated their annual forecasts (with an adjustment to the 24/25 year) into the 5 year trajectory.
Land adjacent 17 Durham Grove	18/00141/FUL & 15/00495/RSB	05/07/18	FUL	Retford	10	6		4	0	3	3										No developer forecasts provided. Site commenced in the 21/22 financial period. No completions to date. However, strong start to site commencement would suggest that first completions will soon follow. Discharge of conditions outstanding in relation to surface water drainage. Development rates forecast based on a conservative estimate of delivery with remaining 6 units to follow later in the five year period, unless developer evidence indicates otherwise. Site expected to complete and develop out in the five year period.
Totals					3754	1120	655	499	312	245	184	101	0	0	0	0	0	0	0	0	
Major sites with full planning permission - not commenced																					
North east of Dunelm, Church Street	20/01325/RES	10/09/21	Res	Beckingham	18	18	5	13													Gr33n Developments known to be commencing site in 24/25 with a view to bringing forward some early completions in the same financial period. It's anticipated that delivery of the remainder of the site will follow in year 2. Site is expected to complete in the five year period. No developer forecasts provided.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Land between Walkeringham Road & Vicarage Lane	21/00183/RES	22/2/22	Res	Beckingham	30	30			8	12	10										Discharge of conditions application submitted April 22. Forecast in delivery reflects discharge of conditions pending and lead in times required in preparation to discharge. Site expected to complete within the five year period. Delivery forecasts very cautiously estimated.
Adjacent South Fields, Station Road	22/01019/RES	07/2/23	Res	Beckingham	15	15			5	5	5										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 unless developer provides evidence to the contrary.
Woodlea 55, Bawtry Road	20/01707/FUL	04/05/21	Full	Blyth	10	10	5	5													Developer known to be commencing site in 24/25 with a view to bringing forward some early completions in the same financial period. It's anticipated that delivery of the remainder of the site will follow in year 2. Site is expected to complete in the five year period unless developer provides evidence to the contrary.
Welbeck Colliery, Budby Road	15/01037/FUL & 23/00983/RES	27/02/23	Full	Cuckney	65	65		11	27	27											15/01037/FUL for 65 dwellings granted in 2023. Reserved Matters application (23/00983/RES) for access, appearance, landscaping, layout and scale for 67 dwellings due for determination in July 2024. No significant issues. Delivery forecast in line with site averages for sites of similar size (50-99). Factoring in average time to discharge conditions, preparation of the site and the average time from reserved matters to first completion, it is estimated that delivery of units would take approximately 10 months and commence in year 2 at a rate of 27 dpa. The site is expected to deliver within the five year period.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Phase 2bi Harworth Colliery	22/01339/RES	13/12/23	Res	Harworth/Bircotes	149	149		15	54	54	26										This permission will contribute in part towards delivering housing at Harworth Colliery site for 1300 dwellings. An RM application for infrastructure works and discharge of conditions to facilitate Phase 3 of the development was approved in November 2023 (22/01591/RES) providing clear evidence of progress. 22/01339/RES for 154 dwellings was consented in December 2023. Factoring in average time to discharge conditions, preparation of the site and the average time from reserved matters to first completion, it is estimated that delivery of units would take approximately 10 months and commence in year 2 at a rate of 54 dpa. The site is expected to deliver within the five year period. Delivery forecast in line with site averages for sites of similar size (100-499). No developer forecasts provided.
Phase 2c Harworth Colliery (Harron Homes)	22/01395/RES	31/03/23	Res	Harworth/Bircotes	65	65	10	28	27												No developer forecasts provided. Developer known to be commencing site in 24/25 with a view to bringing forward some early completions in the same financial period. It's anticipated that delivery of the remainder of the site will follow in year 2. Site is expected to complete in the five year period unless developer provides evidence to the contrary.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
Phase 3a Harworth Colliery	23/00795/RES	28/02/24	Res	Harworth/Bircotes	105	105		15	54	36											This permission will contribute in part towards delivering housing at Harworth Colliery site for 1300 dwellings. A RM application for infrastructure works and discharge of conditions to facilitate Phase 3 of the development was approved in November 2023 (22/01591/RES) providing clear evidence of progress. 23/00795/RES for 105 homes was approved in February 2024. Factoring in average time to discharge conditions, preparation of the site and the average time from reserved matters to first completion, it is estimated that delivery of units would take approximately 10 months and commence in year 2 at a rate of 27 dpa. The site is expected to deliver within the five year period unless the developer can provide evidence to the contrary. Delivery forecast in line with site averages for sites of similar size (100-499).
Adjacent Manor Farm, Brecks Lane	22/01621/FUL	04/12/23	Full	Mattersey	25	25			5	15	5										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.
Land north of Fox Covert Lane	21/01811/FUL	28/09/23	Full	Misterton	48	48		36	12												Site has not commenced. Development rates based on direct feedback from Gleeson. Gleeson has demonstrated that they are capable of delivering at much higher rates of delivery than 30 dpa, have a strong track record of delivery and this is reflected in their final forecasts for the site. The Council does not disagree with Gleeson's annual projections and has incorporated their annual forecasts into the 5 year trajectory.

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
South of Portland Road	16/01216/FUL	17/07/19	Full	Nether Langwith	15	15	-	-	-	-	-										Site has not commenced. Site known to have expired in the 24/25 period without commencement on site. Therefore, delivery on site has not been forecast.
South of Portland Road (24)	20/00634/RES	06/10/20	Res	Nether Langwith	24	24			8	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.
Kingspark House, Bridgegate	23/00632/PDN	03/07/23	PDN	Retford	18	18	18														Site promoter has indicated that the development has completed. Time lag receiving completions information at the Council. All 18 units forecast in year 1 with the expectation that completions information will come through to the authority in the 24/25 period.
Land Between Pinders Croft and The Chapel, High Street	21/00007/RES	29/11/22	Res	Walkeringham	14	14			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. No developer forecasts provided.
Land at Beckingham Road	21/01588/RES	05/12/22	Res	Walkeringham	25	25			5	20											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. No developer forecasts provided.
Former Manton Allotments, Furnival Street	19/00399/FUL	16/05/23	Full	Worksop	90	90			15	30	45										Site has not commenced. No known evidence to suggest site will not come forward within the five year period. BDC Housing Services site for development of new council housing. Planning permission approved for 90 dwellings. Site cleared, groundwork expected to start in May 2024. Discharge of conditions underway showing evidence of progress. Completion of the first phase is scheduled for the 2025/26 HRA capital programme, although factoring in discharge of conditions and the

Site Name	Planning Appn No.	Date granted	Full, Res, Out	Settlement	Total units (gross)	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Final Assessment of Delivery
																					timescales to include site preparation through to first completion another 10 months lead in could be required. Delivery of site identified from year 3 onwards. Site expected to complete within the five year period.
Totals					716	716	38	123	224	219	97	0	0	0	0	0	0	0	0	0	
5 Year CAT A Totals						1836	693	622	536	464	281										
							2596														

Appendix 4 – Category B Sites

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Major sites with Outline Planning Permission																				
Harworth Colliery (1300 dwellings)	02/07/21	Harworth/Bircotes	733	733					54	54	54	54	54	54	54	54	54	54	193	The original permission is for 1300 dwellings. There is 733 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) and Phase 3a (105 dwellings). It's been assumed that phasing follows on from initial phases, although construction may start sooner. The Council expects in line with averages for similar sites of this size (100-499), that this site will deliver around 54 dpa. No developer forecasts provided.
South of Tickhill Road	23/10/19	Harworth/Bircotes	135	135					35	50	50									The original permission is for South of Tickhill Road for approximately 650 dwellings. There are 135 dwellings remaining as other permissions make up the rest of the site. These are Phase 1 - 19/00876/OUT (163 dwellings) and Phase 2 21/01603/RES (352 dwellings). It has been assumed that phasing follows on from initial phases. As Barratt Homes have a strong track record of delivery within the district, the Council expects in line with averages for similar sites of this size (100-499), that Barratt will deliver around 50 dpa. No developer forecasts provided.

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Land off Bramble Way	24/08/22	Harworth/Bircotes	10	10				5	5											Site sold to a developer in 2022 on grant of outline planning consent. At this time, progress towards a RM application was being made. However, this has not been submitted to the LPA for determination to date. No evidence available to suggest that the RM application will not be submitted, which leads the Council to think this is delayed and will still be forthcoming. Based on Council evidence of development lead in times related to RM lead in times, a RM application being submitted in 25/26 and an average 14 month time period for determination of RM through to first completion on site (factoring discharge of conditions & site preparation), the Council would expect to record completions for the site in years 4 & 5 respectively.
Land to the north of Gateford Toll Bar	13/12/23	Shireoaks	10	10				5	5											Outline permission granted December 2023. Further information required from developer/landowner regarding expected date of RM submission. However, Council evidence of development lead in times suggest 14 months between receipt of RM application and first completion on site, this includes lead in times for discharge of conditions and site preparation. Evidence has not been presented to suggest a RM application will not be submitted. Therefore, if a RM were expected within the next 24 months, it would be reasonable to assume first completions on the site within 14 months of receipt. The Council has forecast a cautious delivery of 5 units in year 4 and 5 respectively. No developer forecasts provided.

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Land at Ashes Park Avenue (750 dwellings)	27/05/15	Worksop	56	56			2	27	27											The original outline permission for Land at Ashes Avenue Park for 750 dwellings was granted 27 May 2015. There are 56 dwellings remaining as other permissions make up the rest of the site. These are 16/01487/RES (250 dwellings), 17/00033/RES (168 dwellings) and 20/00109/RES (276 dwellings), totalling 694 dwellings. It has been assumed that phasing follows on from initial phases. As the site has a strong track record with different housebuilders running different phases of development the Council expects in line with averages for similar sites of this size (50-99), that the developer will deliver around 27 dpa. No developer forecasts provided.
North of Thievesdale Lane	06/06/18	Worksop	91	91				20	20	20	20	11								The Edge/ Burrows development by Rippon Homes. The original outline permission for Land North of Thievesdale Lane is for up to 182 dwellings. There are 97 units remaining as other permissions make up the rest of the site. These are Phase 1 (18/00862/RES - for 45 dwellings) completed in 21/22 period and Phase 2 which completed in the 23/24 period (20/00178/RES - 40 dwellings). A full application has been submitted (22/01485/FUL) for 91 dwellings and was validated in Nov 22 but remains undetermined. The site is actively being marketed by Rippon Homes and the developer has a strong history of delivery in the district. 22/01485/FUL is for Phases 3 & 4 and is expected to complete the site, with a reduction of 6 units to that in the outline permission. Delivery has been cautiously estimated and is in line with similar site sizes with phasing.
Totals			1041	1041	0	0	2	57	146	124	124	71	54	54	54	54	54	54	193	
Local Plan Allocations without planning permission																				

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Peaks Hill Farm, Worksop	Awaiting Decision	Worksop	LP Allocation 655 in Plan Period - OUT up to 1,120	655				54	54	54	54	54	54	54	54	54	54	54	465	Hallam Land Management submitted an outline planning application in November 2023, showing intent to bring the site forward, for up to 1,120 dwellings. This is consistent with the Local Plan which identifies 655 units in this Plan period and the rest thereafter. The application is currently being determined. The principle of housing development was approved through Local Plan examination. Considering average development lead in times from receipt of outline planning application, through to reserved matters application, determination, discharge of conditions, site preparation and first completion it takes 27 months. No developer forecasts provided. The Council has cautiously forecast delivery on the site towards the back end of the five year period. Subject to the determination of outline and reserved matters planning applications, the site should be able to start to deliver first completion on site in line with averages for similar sites of this size (100-499) of 54 dpa.

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Bassetlaw Pupil Referral Centre, Worksop	N/A	Worksop	20	20					10	10										A mixed use site: Planning permission was granted for a new administrative building (1/22/00403/CDM) and construction started in Summer 2023 which will provide infrastructure into the site. The rest of the site is scheduled for marketing for residential development 2024/2025 to enable the residential development to follow on from the construction of the administrative building. Site identified as a NCC 2026/27 capital receipt. It is envisaged that an outline planning application for housing on the surplus land will be submitted upon practical completion of the new administrative building in 2025. The principle of housing development was approved through Local Plan examination. Considering average development lead in times from receipt of full planning application, from discharge of conditions to site preparation and first completion it takes approximately 20 months. Therefore, it would be realistic to assume first completions on site in year 5 and following on in year 6. Landowner (NCC) agrees with the Council's assessment of delivery.

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Former Manton Primary School, Worksop	N/A	Worksop	100	100				15	54	31										The principle of housing development was approved through Local Plan examination. Site owned by NCC and currently being actively marketed by Savills, with EOI deadline September 2024 and informal tender deadline October 2024. The site received multiple bids at tender and NCC are in the process of selecting a purchaser on Subject to Planning terms. Considering average development lead in times from receipt of outline planning application, through to reserved matters application, determination, discharge of conditions, site preparation and first completion it takes 27 months. Applying to this site, the Council has cautiously forecast delivery on the site towards the back end of the five year period. Subject to the determination of outline and reserved matters planning applications, the site should be able to start to deliver first completion on site in line with averages for similar sites of this size (100-499) of 54 dpa. Landowner (NCC) agrees with the Council's assessment of delivery.

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Trinity Farm, Retford	N/A	Retford	305	305					34	54	54	54	54	54						The principle of housing development was approved through Local Plan examination. A housebuilder has an option on the site with a planning application expected to be submitted to enable this site to follow on from Phase 1 adjoining to the south. The Council expects the follow on in phasing will ensure the site's continuation in delivery. Considering average development lead in times from receipt of outline planning application, through to reserved matters application, determination, discharge of conditions, site preparation and first completion it takes 27 months. Applying to this site, the Council has cautiously forecast delivery on the site towards the back end of the five year period. Subject to the determination of outline and reserved matters planning applications, the site should be able to start to deliver first completion on site in line with averages for similar sites of this size (100-499) of 54 dpa.

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
St. Michael's View, Retford	N/A	Retford	20	20				10	10											The principle of housing development was approved through Local Plan examination. Site owned by NCC and available for housing. Site is cleared and access arrangements are considered straightforward. Specialist housing is being considered on the site. A Planning Consultant has been engaged to progress the site. At present, surveys are being undertaken to gauge the potential of the site and NCC will be submitting a pre-app in Spring 2025. Considering average development lead in times from receipt of outline planning application, through to reserved matters application, determination, discharge of conditions, site preparation and first completion it takes 27 months. Applying to this site, the Council has cautiously forecast delivery on the site towards the back end of the five year period. Subject to the determination of outline and reserved matters planning applications, the site should be able to start to deliver first completion on site in line with averages for similar sites of this size (<49) of 10 dpa. Landowner (NCC) agrees with the Council's assessment of delivery.

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Ordsall South, Retford	Awaiting Decision	Retford	LP Allocation 960 in Plan period - 1250 overall	960				54	54	54	54	54	54	54	54	54	54	54	290	Developer submitted an outline planning application in December 2022, showing intent to bring the site forward, for up to 1,250 dwellings, consistent with the Local Plan which identifies 960 in the Plan period and the rest thereafter. The application is currently being determined and there are a number of outstanding planning issues that require resolution. The principle of housing development was approved through Local Plan examination. Considering average development lead in times from receipt of outline planning application, through to reserved matters application, determination, discharge of conditions, site preparation and first completion it takes 27 months. No developer forecasts provided. The Council has cautiously forecast delivery on the site towards the back end of the five year period as the outline application has taken longer than average to determine. Subject to the determination of successful outline and reserved matters planning applications, the site should be able to start to deliver first completion on site in line with averages for similar sites of this size (100-499) of 54 dpa. It is expected that there may be two outlets on site. Delivery rates may exceed development averages but would rely on developer input/information to confirm the likely outlet position on the site.
Totals			591	2267	0	0	0	133	216	255	237	214	209	162	113	118	108	108	755	
Neighbourhood Plan Allocations with Outline Planning Permission																				

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Land adjacent, Yew Tree Road	20/12/21	Elkesley	39	39		5	12	12	10											The principle of housing development was established through allocation for housing in the Neighbourhood Plan. Site owner submitted an outline planning application which was approved in December 2021, showing intent to bring the site forward, for 39 dwellings. However, no Full or Reserved Matters applications have been submitted to the Council. Considering average development lead in times from receipt of outline planning application, through to reserved matters application, determination, discharge of conditions, site preparation and first completion it takes 27 months and the application is nearing its expiry date. The Council has cautiously forecast delivery on the site from year 2 of the five year period. Further information from the site promoter regarding the intent for the site would be beneficial in future 5YHLS consultation. Subject to the determination of a reserved matters planning application, the site should be able to start to deliver first completion on site in line with averages for similar sites of this size (<49 units) at 12 dpa.
Totals			39	39	0	5	12	12	10	0	0	0	0	0	0	0	0	0	0	
Neighbourhood Plan Allocations without Planning Permission																				

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Church Farm, Main Street	Awaiting Decision	Hayton	24 (anticipated)	24			12	12												<p>The Neighbourhood Plan was adopted in August 2023, and planning application 24/00951/OUT is currently being considered. The principle of housing development was established through allocation for housing in the Neighbourhood Plan. Site owner submitted an outline planning application, showing intent to bring the site forward for 24 dwellings. Considering average development lead in times from receipt of outline planning application, through to reserved matters application, determination, discharge of conditions, site preparation and first completion it takes 27 months. The Council has cautiously forecast delivery on the site towards the back end of the five year period. Subject to the determination of outline and reserved matters planning applications, the site should be able to start to deliver first completion on site which have been cautiously forecast in line with averages for similar sites of this size (<49 units) at 12 dpa. Site Promoter agrees with the trajectory.</p>

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Land between Amcott Way, Bridgegate and River Lane	Awaiting Decision	Retford	17 (anticipated)	17			5	5	7											The site is proposed as an allocation in the emerging neighbourhood plan, subject of referendum on 14 November 2024. There has been active interest in developing the site, with planning application 23/01495/FUL pending. Site owner submitted a full planning application, showing intent to bring the site forward, for 17 dwellings. The principle of housing development was established through allocation for housing in the Neighbourhood Plan. Considering average development lead in times from receipt of full planning application, determination, discharge of conditions, site preparation and first completion it takes 20 months. The Council has cautiously forecast delivery on the site towards the middle of the five year period. Subject to the determination of full planning application, the site should be able to start to deliver first completions on site which have been cautiously forecast in line with averages for similar sites of this size (<49 units) at 5-7 dpa. No developer forecasts provided.
Land adjacent to South Moor Lodge, south of South Moor Road, and west of Brickenhole Lane	Awaiting Decision	Walkeringham	15 (anticipated)	14					14											Application for 14 Over 55's Units and Maintenance Store (22/00677/FUL) pending showing intent to bring the site forward for 14 dwellings. The principle of housing development was established through allocation for housing in the Neighbourhood Plan. Considering average development lead in times from receipt of full planning application, determination, discharge of conditions, site preparation and first completion it takes 20 months. The Council has cautiously forecast delivery on the site towards the end of the five year period. Subject to the determination of full planning application, the site should be able to start to deliver first completions on site which have been cautiously forecast in line with averages for similar sites of this size (<49 units) at 5-7 dpa. Site Promoter agrees with the trajectory.

Site Name	Date granted	Settlement	Total units	Remaining Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Beyond Plan Period Delivery	Final Assessment of Delivery
Totals			Approx 56	55	0	0	17	17	21	0	0	0	0	0	0	0	0	0	0	
Workshop Town Centre sites without Planning Permission																				
Priory Wharf (Phase 1)	Awaiting Decision	Workshop	44	44			11	11	22											Site is in Council ownership. The terms of the successful Levelling Up Fund bid (£18m) for the site stated that funds needed to be spent and an associated planning application submitted by March 2025. A hybrid application was validated on 15 March 2024 for development of Priory Shopping Centre and an outline application for up to 44 residential units in Phase 1. Council evidence of development lead in times suggests 27 months between receipt of Outline and RM application and first completion on site, this includes lead in times for discharge of conditions and site preparation. The Council has forecast a cautious delivery of starting in year 3 and completing in year 5, subject to grant of planning permission. Site delivery forecasts in line with averages for similar sites of this size (100-499) of 50 dpa.
Totals			44	44	0	0	11	11	22	379	361	279	263	216	167	172	162	162	948	
5 Year CAT B Totals			1761	3440	0	5	42	230	415											
					692															