

2017

Newark and Sherwood District Council

Local Development Framework Annual Monitoring Report

for the Period 1st April 2016 to 31st March 2017



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

2017
Newark and Sherwood District Council
Local Development Framework

Annual Monitoring Report
1st April 2016 to 31st March 2017

Contact Details

Planning Policy Business Unit
Newark and Sherwood District Council
Castle House
Great North Road
Newark
Nottinghamshire
NG24 1BY

Telephone 01636 655805

E-mail: planningpolicy@nsdc.info

This report is available to view on line at <http://www.newark-sherwooddc.gov.uk/monitoring>
Should you require a hard copy please contact the Planning Policy Business Unit at the address above.

Disclaimer The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given with regard to any possible errors.

Contents

<u>Section</u>	<u>Page</u>
Section 1 - Introduction	1
Section 2 - Planning Policy Framework & Local Development Scheme Progress	3
Section 3 - General Overview of Core Strategy performance for the Monitoring Period 01/04/2016 to 31/03/2017	8
Section 4 - General Overview of the Allocations & Development Management DPD performance for the Monitoring Period 01/04/2016 to 31/03/2017	31
<u>Figures</u>	
Figure 1 – Areas of Newark & Sherwood	70
Figure 2 - Percentage of households completed between 01/04/2011 and 31/03/2017 within 40 minutes public transport time	71
Figure 3 - Bus patronage-number of journeys	72
Figure 4 - Cycling Levels - based on annualised index where 2010 is the base year (higher than 100 is good)	72
Figure 5 - Car Sharing Levels - number of registered users	72
Figure 6 - Area Wide Traffic Mileage— based on an annualised index where 2009 is the base year (lower than 100 is good)	72
<u>Appendices</u>	
Appendix 1 - Local Development Scheme timetable – March 2016 & January 2017 LDS Timetable	73
Appendix 2 - Local Development Scheme timetable – July 2017	75
Appendix 3 - Newark & Sherwood Community Infrastructure Levy (CIL) Regulation 62 Monitoring Report 2016/2017	76
Appendix 4 - Section 106 Update 01/04/2016 to 31/03/2017	83
Appendix 5 - Current Settlement Facilities	86
Appendix 6 – Self Build to 30 October 2016	90
Appendix 7 - 2017 5 Year Land Supply Calculation	93
Appendix 8 - G and T Statement of 5 Year Housing Land Supply	112

Section One

1.0 Introduction

- 1.1 The 2017 Newark and Sherwood District Council Annual Monitoring Report (AMR) has been prepared by the Planning Policy Business Unit in accordance with Development Plan Regulations and the National Planning Policy Framework (NPPF). Paragraph 158 of the NPPF requires local authorities to:

'use a proportionate evidence base to ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.'

- 1.2 The AMR monitors both the Core Strategy Development Plan Document (DPD), which was adopted by the Council in March 2011, and the Allocations & Development Management DPD, adopted by the Council on 16th July 2013.
- 1.3 Section G of the Core Strategy and Appendix C of the Allocations & Development Management documents set out the targets that have been developed to measure the direct effects of the policies on achieving the targets. You can use the following links to view the [Core Strategy](#) and the [Allocations & Development Management DPD](#).
- 1.4 The AMR shows the progress towards achieving the policies and targets of both Development Plans during the period 1st April 2016 to 31st March 2017.
- 1.5 Sections three and four set out the progress made against each individual policy and uses a traffic light system to indicate whether or not progress is on track. Where policies and proposals were not anticipated to have an impact until later in the plan period they are indicated with a grey shade.
- 1.6 In addition to the AMR which gives an overview of the progress being made in all areas, the Planning Policy Business Unit has produced separate more detailed monitoring reports for housing, employment and retail for the same period (01/04/2016 to 31/03/2017). These documents provide the information which feeds into the AMR and they can be viewed on the Council's website through the following link <http://www.newark-sherwooddc.gov.uk/monitoring/>
- 2017 Housing Monitoring and 5 Year Land Supply Report
 - 2017 Employment Land Availability Study
 - 2017 Retail Monitoring Report

Newark and Sherwood District

- 1.7 The District of Newark and Sherwood, at over 65,000 ha, is the largest in Nottinghamshire and is situated in the northern part of the East Midlands Region. Adjoining the District to the west are the Nottingham and Mansfield conurbations; whilst Lincoln lies to the north-east and Grantham to the south-east.
- 1.8 Newark and Sherwood has a population of approximately 114,817 (2011 Census) and since 1991 has seen significant growth (11.72%). The Core Strategy provides a detailed Spatial Portrait of Newark & Sherwood District which can be viewed by following the link [Core Strategy](#).
- 1.9 Due to the size of the District, the array of influences acting upon it and the diverse and dispersed nature of its settlements the Core Strategy sub-divides the District into the following areas (See Figure 1 – Areas of Newark & Sherwood for details):
 - Newark Area
 - Newark and Rural South Sub-Area (1)
 - Collingham Sub-Area (2)
 - Rural North Sub-Area (3)
 - Southwell Area
 - Nottingham Fringe Area
 - Sherwood Area
 - Mansfield Fringe Area

Section 2

2.0 Planning Policy Framework & Local Development Scheme Progress

2.1 The current Development Plan for Newark and Sherwood District is made up of the following documents:

- Newark & Sherwood Core Strategy (Adopted 29th March 2011)
- Newark & Sherwood Allocations & Development Management Development Plan Document (DPD) (Adopted 16th July 2013)
- Southwell Neighbourhood Plan (Made 11th October 2016)
- Thurgarton Neighbourhood Plan (Made 16th May 2017)
- Farnsfield Neighbourhood Plan (Made 28th September 2017)
- Farndon Neighbourhood Plan (Made 28th September 2017)
- Nottinghamshire & Nottingham Waste Core Strategy (Adopted 10th December 2013)
- Nottinghamshire & Nottingham Waste Local Plan (Adopted 9th January 2002)
- Nottinghamshire Minerals Local Plan (5 December 2005)

2.2 The Allocations and Development Management DPD was adopted by Full Council on 16th July 2013 and therefore any remaining elements of the previous Newark & Sherwood Local Plan (Adopted March 1999) at that point ceased to be part of the Development Plan. This is the fourth AMR which monitors the performance of the Allocations & Development Management DPD. Details of progress on other elements of planning policy development in Newark & Sherwood are set out at 2.5 below.

2.3 The County Council are currently in the process of reviewing their Minerals and Waste Local Plans. The Waste Core Strategy (produced in partnership with Nottingham City Council) was adopted on the 10 December 2013 and work is now progressing on a Sites and Policies DPD. The Minerals Local Plan was published in February 2016 and subsequently submitted in December 2016, however the plan has subsequently been withdrawn and a proposal to begin work on a new plan at the end of 2017.

2.4 The Core Strategy contains three policies which are not being fully implemented:

- Spatial Policy 2 – Spatial Distribution of Growth – The policy contains the overall housing requirement of 14,162 dwellings. This figure has been superseded by an objectively assessed need figure. Paragraphs 3.1 to 3.3 set out in detail the current housing targets. The other elements of the Policy continue to be implemented.
- Core Policy 1 – Affordable Housing Provision - The thresholds contained within Core Policy 1 (and repeated in the Affordable Housing SPD) have been superseded by the Government's 'small sites affordable housing contributions policy'. Accordingly contributions are now sought on proposals of 11 or more dwellings or where the combined gross floorspace is greater than 1000 sqm. The other elements of the Policy continue to be implemented.

- Core Policy 10 - Climate Change. The policy contains renewable and low carbon energy generation targets for new development; however Building Regulations have now been implemented which supersede these targets and therefore this is not being implemented. The other elements of the Policy continue to be implemented.

2.5 It should also be noted that after the monitoring period covered by this AMR the District Council produced and submitted an Amended Core Strategy for examination. This contains a number of updates to current policy and a small number of new policies. In determining planning applications the Council is considering the weight of these policies against the guidance set out at paragraph 214 of the National Planning Policy Framework.

Local Development Scheme Progress

2.6 The Local Development Scheme (LDS) is an integral part of the Newark and Sherwood Local Development Framework and plays a key role in facilitating successful programme management of the project. The LDS is updated on a six monthly basis to reflect progress. Appendix 1 contains the March 2016 and January 2017 LDS whilst Appendix 2 contains the July 2017. With regard to progress within the monitoring period the following can be reported:

- **Adopted DPDs Plan Review** – Work has commenced on various elements of the review, including preparation of joint evidence bases and more recently an Issues Paper consultation was undertaken in October and November 2015. Subsequently Preferred Approach consultation occurred on Strategy (July-September 2016), Settlements & Sites and Retail and Town Centre (January & February 2017).
- **Community Infrastructure Levy (CIL Review)** – Consultation on the Preliminary Draft Charging Schedule occurred in October - December 2016 and the Draft Charging Schedule in March and April 2017.

2.7 Subsequent to the monitoring period the District Council has submitted an Amended Core Strategy to the Secretary of State for examination in September 2017. The CIL Draft Charging Schedule has been found sound following an independent examination and it is anticipated that it will be adopted at full Council on the 12 December 2017.

Duty to Cooperate

2.8 The Localism Act and the National Planning Policy Framework (NPPF) places a duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas. The duty requires ongoing constructive and active engagement on the preparation of development plan documents and other activities relating to the sustainable development and use of land, in particular in connection with strategic infrastructure.

2.9 As part of the submission of the Amended Core Strategy DPD, the District Council has

submitted a detailed “Statement of Compliance with ‘Duty to Cooperate’” which set out the organisations and bodies that the Council had engaged with as part of its work as a Local Planning Authority, in particular with our partner authorities in the Housing Market Area. A summary is set out below and the full version is available to view on the Council’s website:

<http://www.newark-sherwooddc.gov.uk/planning/localdevelopmentframeworkldf/amendedcsdpd-examination/examinationlibrary/>

2.10 Newark & Sherwood has a long history of joint working with neighbouring authorities and statutory consultees on strategic planning matters, including work on Structure Plans, presenting evidence at the Regional Plan Examination and more recently working together to ensure that the development needs of the Nottingham Outer Housing Market Area are appropriately identified and met. A close working relationship between neighbouring authorities has been maintained to ensure strategic issues are appropriately addressed. This has resulted in the production of some key evidence documents for the wider area including:

- Nottingham Outer Joint Strategic Housing Land Availability Assessment Methodology (2008);
- Nottingham and Nottinghamshire Traveller Accommodation Needs Assessment Methodology (2014);
- Nottingham Outer Strategic Housing Market Assessment (2015);
- Nottingham Core and Nottingham Outer Employment Land Forecast Study (2015); and
- Nottingham Outer Self-Build Register (ongoing).

2.11 There are a number of established joint working groups in Nottinghamshire of which Newark & Sherwood is a member. These include:

D2N2 Local Enterprise Partnership Board	Nottinghamshire Local Authorities are represented at the D2N2 Partnership Board by the Leader of Newark and Sherwood District Council, Cllr Roger Blaney. Regular meetings between Nottinghamshire Leaders help to ensure that issues relating to D2N2 are discussed as and when necessary.
The City of Nottingham and Nottinghamshire Economic Prosperity Committee	The Committee is a joint committee of Nottingham City Council, Nottinghamshire County Council and all District Councils in Nottinghamshire. It is a decision making body on strategic economic development issues. It aims to drive future investment in growth and jobs by prioritising, commissioning and

	<p>monitoring money available to Nottingham and Nottinghamshire via the D2N2 Local Enterprise Partnership and makes recommendations to D2N2 on its investment priorities. The Committee is made up of one councillor from each local authority.</p>
Nottinghamshire Local Government Leaders Group	<p>A group made up of all the leaders of the County and District Councils in Nottinghamshire.</p>
Nottinghamshire Policy Officers Group meetings	<p>Nottinghamshire Policy Officers Group consists of all Nottinghamshire Councils. Planning Officers from each Nottinghamshire Council meet on a quarterly basis to discuss and, where necessary, take action on strategic priorities.</p>
Nottinghamshire Development Management Liaison Group Meetings	<p>Development Management officers meet on a regular basis to discuss any issues arising from a development management aspect.</p>
Nottinghamshire Ecological and Geological Data Partnership Meetings	<p>The Nottinghamshire Ecological and Geological Data Partnership consists of all the Nottinghamshire Councils and officers from the Nottinghamshire Biological and Geological Records Centre (NGBRC). The group meets twice a year to discuss biodiversity issues, including all local environmental data. The NGBRC, operated by the Museums and Galleries Service of Nottingham City Council, on behalf of the Partnership, is Nottinghamshire's local record centre. As such it is the local node in the UK-wide National Biodiversity Network.</p>
Sherwood Forest Regional Park Board	<p>The Board manages the development of a regional park for the Sherwood Forest area of Nottinghamshire. Representatives from across the public and voluntary sector along with local landowners sit on the board.</p>
Mid Nottinghamshire Local Estates Forum	<p>The Forum is led by the NHS Clinical Commissioning Groups for Mid Nottinghamshire and includes representatives from a range of NHS stakeholders and local authorities in the area. It aims to ensure that the public estate and future service requirements created by healthcare needs and new development are appropriately managed.</p>

- 2.12 Ashfield, Mansfield and Newark & Sherwood District Councils have worked in partnership to identify the objectively assessed housing need of the Nottingham Outer HMA. Neighbouring authorities and relevant Prescribed Bodies were invited to attend two consultation events in relation to the development of the SHMA. No objections were received from neighbouring authorities or statutory consultees following the consultation events and subsequent periods of consultation. Neighbouring authorities and statutory consultees were generally supportive of the Nottingham Outer SHMA. Following the completion of the Nottingham Outer SHMA all three authorities have pledged to meet their own housing need. To this effect, a Memorandum of Understanding (MoU) has been drafted by the three Councils. Newark & Sherwood District Council and Bassetlaw District Council led on work for all Nottinghamshire Authorities on the development of a methodology for determining the number of Gypsy and Traveller pitches/plots required. The MoU sets out the intention for all districts to meet their own needs in respect of all housing, including Traveller needs.
- 2.13 Newark & Sherwood and our HMA partner authorities (Ashfield and Mansfield District Councils) have worked with the Nottingham Core HMA Authorities on the development and production of the Employment Land Forecast Study (see Appendix 5). This has identified the Functional Economic Areas (FEA) and has informed the employment land requirement for each area. It has established that Newark & Sherwood forms part of the Nottingham Outer functional economic area but it also has strong links to Nottingham City. The three Authorities in the Nottingham Outer FEA have pledged to meet their own requirements for employment land provision.

Section Three

3.0 General Overview of Core Strategy performance for the Monitoring Period 01/04/2016 to 31/03/2017

- 3.1 This is now the sixth monitoring period for the Core Strategy. Spatial Policy 2 – Spatial Distribution of Growth contained the overall housing requirement of 14,162 dwellings. This figure was a “Policy on” figure directing growth to the larger urban areas as set out in the East Midlands Regional Plan. Regional Plans have now been revoked and Local Planning Authorities are required to seek to meet their Objectively Assessed Housing Need.
- 3.2 As noted previously, Newark & Sherwood District Council, working in partnership with Ashfield and Mansfield District Councils, commissioned G L Hearn’s to undertake a Strategic Housing Market Assessment (SHMA). The core output of a SHMA is the production of an Objectively Assessed Housing Need figure. The SHMA covers the period from 2013 to 2033 and concluded that the final Objectively Assessed Need (OAN) figure for Newark and Sherwood is 454 dwellings per annum. Full details of the SHMA can be accessed through the following link: <http://www.newark-sherwooddc.gov.uk/planreview/>
- 3.3 When the OAN figure is calculated for the remaining Plan period i.e. from 2013 to 2026, the housing requirement is now 5902. The figure for the Plan Review will however be 9080 as it will cover the full period of 2013 - 2033. The calculation of the 5 Year Land Supply is included in Appendix 7 of this document and full details can be found in the Council’s 2016/17 Housing Monitoring and 5 Year Land Supply Report available on <http://www.newark-sherwooddc.gov.uk/monitoring/>
- 3.4 One of the strategic sites ‘Land South of Newark’ had an outline extant planning permission approved on 22/01/15 (14/1978/OUTM) for development comprising demolition of existing buildings and the construction of up to 3,150 dwellings (Class 3); two local centres including retail and commercial premises (Classes A1 to A5), a 60 bed care home (Class 2), 2 primary schools, day nurseries/crèches, multi use community buildings including a medical centre (Class D1); a mixed use commercial estate of up to 50 hectares comprising employment uses (Class B1, B2 and B8) and a crèche (Class D1) etc. Reserved Matters 16/02120/RMAM for phase one has now been granted for 173 dwellings. Work on phase one of the Southern Link Road has been completed.
- 3.5 An application is still pending for proposed residential development for up to 1050 dwelling (14/00465/OUTM) at Land around Fernwood and an application by Persimmon Homes for 1800 dwellings on the southern part of this site has a Resolution to Grant Permission subject to the signing of a Section 106 Agreement.
- 3.6 The global recession and depressed property market of recent years has had an inevitable impact on the delivery and implementation of all types of development. However, it is believed that markets are now improving and this monitoring period

has seen a general increase with regards to the numbers of applications received and dwellings completed.

- 3.7 The Allocations & Development Management DPD was Adopted in July 2013. As part of this process the Council agreed with the Planning Inspector that a review of policies would be undertaken during 2015/16 to assess progress and identify any changes that may need to be made. Consultation on the Plan Review Issues Paper took place between 5 October and 16 November 2015. The Preferred Approach – Strategy Consultation took place between 29th July and 23rd September 2016; and the Preferred Approach – Sites and Settlements and Preferred Approach Town Centres and Retail consultations took place between 12th January and 24th February 2017. These papers set out the Council’s Preferred Approach to development across the District for the period 2013 to 2033.

Spatial Policies Overview

- 3.8 The Spatial Policies of the Core Strategy set the framework for growth and development in the District, setting out our hierarchy for service provision and investment, the spatial distribution of housing and employment growth. The Settlement Hierarchy sets out those settlements which to a greater or lesser extent should be the focus for growth and investment. Beyond this, policies are set which aim to manage development in the rural areas of the District and in the Nottingham- Derby Green Belt.
- 3.9 A schedule of the Policies is included below and gives a general indication of how things are progressing. As noted above, development on the three strategic sites is not as well advanced as was anticipated when the Core Strategy was drafted. However, phase 1 of the Southern Link Road is now complete and opens up parcels of land for housing. Reserved Matters for Phase 1 of the Land South Development now has permission for 173 dwellings and development has commenced albeit after the monitoring period. An outline application for up to 1,800 dwellings has a resolution to grant subject to the signing of a Section 106 agreement on Land around Fernwood as well as an application 1050 dwellings to the north is pending a decision. As the three strategic sites make up a good proportion of the development directed to the Sub-Regional Centre consideration was given to amending the spatial distribution percentages as part of the Plan Review. It is now proposed that the level of development directed to the Sub Regional Centre is reduced from 70% to 60%.
- 3.10 The Nottinghamshire Biological and Geological Records Centre recorded a loss of 15.73 Hectares in Local Wildlife Sites area during 2016/17. This is largely due to a reduction in the site area at Gainsborough Road Gravel Pit, Girton that now only includes the area of biodiversity importance.
-

Performance of the Core Strategy DPD Policies

Spatial Policies

Policy	Indicators	Target	Result for 2016/17	Overall
SP1 – Settlement Hierarchy and SP2 – Spatial Distribution of Growth	Net additional dwellings per annum	To maintain a minimum 5 year land supply	As at 1 st April 2017 Newark and Sherwood had a 6.2 year land supply measured against the Objectively Assessed Need	
	Percentage of net additional dwellings in Sub-Regional Centre, Service Centres and Principle Villages	To seek to achieve the appropriate levels of growth in the Sub-Regional Centre, Service Centres and Principle Villages, on average, over a rolling 5 year period	<p>This year a total of 552 net completions within the SP2 locations of which :</p> <p>33% are in Sub Regional Centre (70%) 51% in the Service Centres (20%) 16% in the Principle Villages (10%)</p> <p>The figures for the rolling five year period are:</p> <p>46% are in Sub Regional Centre (70%) 41% in the Service Centres (20%) 13% in the Principle Villages (10%)</p> <p>As the Allocations DPD was Adopted 4 years ago some completions being recorded are still from permissions granted prior to the adoption in many cases.</p> <p>As the three strategic sites make up a good proportion of the development directed to the Sub-Regional Centre</p>	

Policy	Indicators	Target	Result for 2016/17	Overall
			consideration was given to amending the spatial distribution percentages as part of the Plan Review. It is now proposed that the level of development directed to the Sub Regional Centre is reduced from 70% to 60%.	
SP3 – Rural Areas	Availability of local services and facilities	Minimise net loss of local services and facilities	New commitments for services and facilities within SP3 areas have been approved. Details are available in the Employment Monitoring Report on the website.	
	Completions of rural affordable housing	To increase rural affordable housing	No affordable housing units have been completed on rural exception sites during the monitoring period. A new permission has however been approved during the monitoring period at Caunton for 6 rural affordable housing units	
	New employment, tourism and other rural diversification uses.	To increase appropriate employment, tourism and other rural diversification uses	There are current employment permissions at Elston, Perlethorpe, Walesby and Weston. Other non-employment uses are Detailed in the Employment Land Availability Study 16/17 on the website	
	Change in areas of biodiversity importance	No net loss in areas of biodiversity importance	The Nottinghamshire Biological and Geological Records Centre recorded a loss of 15.73 Hectares in Local Wildlife Sites area during 2016/17. This is largely due to a reduction in the site area at Gainsborough Road Gravel Pit, Girton	

Policy	Indicators	Target	Result for 2016/17	Overall
			that now only includes the area of biodiversity importance.	
SP4B – Green Belt Development	Completions of rural affordable housing in the villages set out in SP4B	To increase affordable housing in the villages set out in SP4B, where it is needed	No applications for affordable housing have been received or completed within the villages set out in SP4B	
	Use of SP4B to refuse inappropriate development	To maintain the Green Belt for the purposes for which it was designated	During the period 12 applications were refused as inappropriate development in the Green Belt.	
SP5 – Delivering Strategic Sites	Planning Permission granted for the three Strategic Sites	Planning permission granted by 2011/12	NAP 2A – Land South of Newark granted outline permission in 2011/12 (10/01586/OUTM). Application to vary conditions of Outline planning permission 10/01586/OUTM (14/01978/OUTM) approved 22/01/15. Phase 1 of the Southern Link Road between Bowbridge Road and Staple Lane Balderton is now open. Reserved Matters 16/02120/RMAM for Phase 1 of the Land South Development now has permission for 173 dwellings and development has commenced albeit after the monitoring period. Various full, reserved matters and applications for Discharge of Conditions have also been considered. NAP 2B – Land East of Newark No applications have been received. NAP 2C – Land around Fernwood Application pending for proposed	

Policy	Indicators	Target	Result for 2016/17	Overall
			<p>residential development for up to 1050 dwelling (14/00465/OUTM)</p> <p>Outline planning application for a phased residential development of up to 1,800 dwellings; a mixed use Local Centre of up to 0.75ha; primary school (2.2ha) with school expansion land (0.8ha); formal and informal open space including sports pitches, pocket parks, structural landscaping / greenspace and drainage infrastructure; principal means of access, internal roads and associated works. All other matters reserved. Resolution to Grant subject to the signing of a S106 Agreement. (16/00506/OUTM)</p> <p>The Strategic Sites are progressing at a slower rate than was indicated by the developers at the time of the Core Strategy production. The down turn in the property market has affected timescales. However, building has now commenced on the strategic site to the South of Newark and further progress on applications is underway.</p>	
SP6 – Infrastructure for growth	Monitor Implementation of Appendix E schemes	Achieve infrastructure development in line with the triggers and timescales set out in Appendix E	See separate report at Appendix 3 & 4	
	Delivery of local infrastructure	Detailed monitoring of the local	Funding is now starting to come in and	

Policy	Indicators	Target	Result for 2016/17	Overall
	detailed as part of the Allocations & Development Management DPD	infrastructure to be established through the Allocations & Development Management DPD	further information on the provision of infrastructure implementation will be provided in future reports	
SP7 – Sustainable Transport	Percentage of households within 40 minutes public transport time of a GP, Hospital, Primary School, Secondary School, Employment and Major Retail Centre	Optimise the percentage of households within 40 minutes public transport time of a GP, Hospital, Primary School, Secondary School, Employment and Major Retail Centre	The change in public transport travel times has improved since the last monitoring for services other than hospital visits, however if the travel time is increased to 60 minutes there is an improvement since the last monitoring period. Figure 2 refers.	
	Modal shift to non-car modes of transport	Transport trends will be monitored through the Nottinghamshire Local Transport Plan	See Figures 3 to 6 Car sharing levels have improved from last year, which continues the trend of a steady increase of registered users. Cycling levels for the District is slightly lower than the previous year's recording, but is still considered to be good.	
SP8 – Protecting and Promoting Leisure and Community Facilities	Loss/Gain/Improvement of Community facilities	To minimise the net loss of leisure and community facilities within the District	The Council's new Leisure Centre is now completed on Bowbridge Road, Newark. Other non-employment uses are Detailed in the Employment Land Availability Study 16/17 on the website	

Core Policies Overview

- 3.11 The Core Strategy has a number of Core Policies which apply to District-Wide issues such as homes for all, economic growth, sustainable development, climate change and the natural and built environment.
- 3.12 The identification of the requirements for pitch provision for the Gypsy and Traveller communities has now been moved into the wider Plan Review and will be considered as part of the Sites and Settlements Review.
- 3.13 21% of dwellings completed within rural areas this year are within 800m of an hourly bus service, which is a decrease from last year which may be due to reduced bus services in rural areas.

Core Policies

Policy	Indicators	Target	Result for 2016/17	Overall
CP1 – Affordable Housing Provision	Gross affordable Housing Completions	To achieve 30% Affordable Housing of new development on qualifying sites	147 affordable homes were delivered during this year. This equates to 29.5% of the total completions on qualifying sites (498). Although the economic situation has started to improve, viability issues are still impacting upon the ability to secure affordable housing units.	
		To seek to achieve the following tenure mix of affordable housing across the district, on average, over a rolling 5 year period: 60% Social Rented housing 40% Intermediate Housing	Of the 147 affordable dwellings provided they comprised the following tenures: 114 Social rent 33 affordable rent/intermediate As a rolling percentage over the 5 year period this equates to 80% rented and 20% intermediate. This reflects the current situation where much of the	

Policy	Indicators	Target	Result for 2016/17	Overall
			affordable housing is being provided by the Council's own house building program and registered providers who tend to develop for renting.	
CP2 – Rural Affordable Housing	Completions of rural exceptions housing	To increase rural affordable housing	0 rural exceptions schemes have been completed within the District during the monitoring period.	
CP3 – Housing Mix, Type and Density	Average density of new dwellings completed district wide	To achieve an average minimum density of 30 dwellings per hectare	The average density of dwellings on large sites (10 or more dwellings) with completions is 30.07 dwellings per hectare	
	Average density of new dwellings completed on the three strategic sites	To achieve an average density of 30-50 dwellings per hectare on the three strategic sites	The development layout submitted for phase 1 is just over 25 dwellings to the hectare, however this is only the first phase and later phases are anticipated to be at higher densities.	
	No .of bedrooms in new dwellings delivered	To secure appropriate housing mix, type and density in accordance with the site monitoring requirements of the Allocations & Development Management DPD	The following (gross)mix of bedroom sizes has been achieved this year: 98 X 1 bed 162 X 2 bed 213 X 3 bed 103 X 4 bed 9 X 5 bed	
CP4 – Gypsies & Travellers and Travelling Show People – New Pitch	Net additional pitches Gypsy and Travellers	Adoption of Allocations & Development Management DPD by early 2013	Target amended to reflect that the delivery vehicle for sites has moved to the Plan Review in accordance with the up to date Local Development Scheme, see Appendix 2.	

Policy	Indicators	Target	Result for 2016/17	Overall
Provision		To make provision for sufficient pitches to meet identified need	Whilst the requirements of this policy have been met, further provision will be provided for and monitored through the Plan Review	
CP5 – Criteria for considering sites for Gypsies & Travellers and Travelling Show People	Adoption of Allocations & Development Management DPD	Adoption of Allocations & Development Management DPD by early 2013	Target amended to reflect that the delivery vehicle for sites has moved to the Plan Review in accordance with the up to date Local Development Scheme, see Appendix 2	
	Use of CP5 in the determination of planning applications	To make provision for sufficient pitches to meet identified need	No applications have been granted for gypsy and traveller use during the monitoring period	
	Net additional pitches Gypsy and Travellers		Whilst the requirements of this policy have been met, further provision will be provided for and monitored through the Plan Review	
CP6 – Shaping our Employment Profile	Amount of additional employment floor space by type	Minimise the net loss of high quality employment sites to other uses	An application for the erection of a Hatchery was approved although this is classified as an agricultural use, it will still provide employment.	
	Amount of employment floorspace on previously developed land			
	Employment land available – by type	To maintain a supply of ready to develop sites (either allocated or with planning permission) to meet future needs	Full details of commitments, allocations and completions and losses are available in the Employment Land Availability Study on the Council's website	
CP7 – Tourism Development	Visitor numbers to the District	To increase visitor numbers to the District	Approximately 310,800 visits have been made to the District's attractions during the monitoring period. This is a large increase from visitors recorded in the	

Policy	Indicators	Target	Result for 2016/17	Overall
			previous monitoring period.	
	No. of tourist facilities and attractions provided	To increase the number of tourist facilities and attractions provided	Planning permission has been granted during the monitoring period for the erection of a new Sherwood Forest Visitor Centre at Forest Corner, Edwinstowe (16/01499/FULM)	
	No. of additional hotel rooms granted planning permission and completed	To increase the number of additional hotel rooms granted planning permission and completed	No applications to increase the number of hotel rooms have been granted planning permission or completed during this financial year.	
CP8 – Retail Hierarchy	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the Town Centre, District Centres and Local Centres	A number of applications for both increase and losses of town centre uses have been determined during the period. Full details of these can be seen on the Councils website in the Retail Monitoring Report. At the time of the surveys there were a total of 81 vacant units within the defined centres. This is 2 less than last year and this represents a vacancy rate of only 6.5% which is quite healthy compared to the national picture of 11% at the end of 2016.	
	Losses of retail and other town centre uses			
	Diversity of uses by number and type in centres			
	Number of vacant premises in defined Centres			
CP9 – Sustainable Design	Use of Policy CP9 in the determining of planning applications	Promote sustainable design as part of the Development Management process	During the monitoring period 42 applications were refused as contrary to this policy.	

Policy	Indicators	Target	Result for 2016/17	Overall
	Implementation of Sustainable Drainage Systems (SuDS)	Increase the number of developments with SuDS	5 permissions have been granted incorporating conditions regarding Sustainable Drainage Systems.	
CP10 – Climate Change	Kilo Watt (KW) hours of renewable energy installed in the District	To increase the number of KW hours of renewable energy installed in the District	During the monitoring period permissions for solar farms have been implemented including a 4.6MW solar farm at Edwinstowe (15/00875/FULM)	
	Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds	No permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds	No applications were granted contrary to the advice of the Environment Agency	
CP11 – Rural Accessibility	Percentage of households in rural areas within 800m or 13 minutes walk of an hourly bus service	Optimise accessibility to services in rural area	21% of dwellings completed within rural areas this year are within 800m of an hourly bus service, which is a decrease from last year which may be due to reduced bus services in rural areas.	
	Loss/gain of community facilities in rural areas	Minimise loss of existing community facilities	New commitments for services and facilities within SP3 areas have been approved. Details are available in the Employment Monitoring Report on the website.	
CP12 – Biodiversity and Green Infrastructure	Monitoring of nature conservation and biodiversity and Green Infrastructure projects	Protect and enhance existing biodiversity and nature conservation	The Nottinghamshire Biological and Geological Records Centre recorded a loss of 15.73 Hectares in Local Wildlife Sites area during 2016/17. This is largely due to a reduction in the site area at Gainsborough Road Gravel Pit, Garton that now only includes the area of	

Policy	Indicators	Target	Result for 2016/17	Overall
			biodiversity importance.	
		Secure improvements to the Green Infrastructure Network	A number of small projects have been undertaken as part of development proposals that have secured improvements to the Green Infrastructure Network	
	Change in areas of biodiversity importance	No net loss in areas of biodiversity importance	The Nottinghamshire Biological and Geological Records Centre recorded a loss of 15.73 Hectares in Local Wildlife Sites area during 2016/17. This is largely due to a reduction in the site area at Gainsborough Road Gravel Pit, Gorton that now only includes the area of biodiversity importance.	
CP13 – Landscape Character	Change of condition and sensitivity of NSDC Landscape Policy Zones - review of the assessment after 5 years	Maintain or improve the condition and sensitivity of NSDC Landscape Policy Zones	It is anticipated that a review will take place following the Plan Review	
CP14 – Historic Environment	Number of Conservation Areas	No net loss of the number of Conservation Areas in the District	There has been no change in the number of Conservation Areas (CA) within the District, and no new or revised CA Appraisals have been published. We intend, nonetheless, to undertake a comprehensive review of the District's Conservation Areas during 2018/19.	
	Number of Conservation Areas with up to date Conservation Area Character Appraisals and	34% of total Conservation Areas designated to have an up to date Conservation Area	The number of Conservation Area Character Appraisals and Management Plans remains the same as last year at	

Policy	Indicators	Target	Result for 2016/17	Overall
	Management Plans	Character Appraisal	31.33% and 11.75% respectively As part of the review of Conservation Areas it is intended that Area Character Appraisals and Management Plans will also be reviewed in due course	
		20% of total Conservation Areas designated to have a up to date Conservation Area Management Plan		
	Number of Heritage Assets on the 'At Risk Register'	No increase to the number of Heritage Assets on the 'At Risk Register'	<p>Identified on the national at risk Register:</p> <p>Grade I - 3 Grade II* - 5 Grade II (ecclesiastical buildings only) – 3</p> <p>Registered P&Gs - 0 SAMs - 5 Reg Battlefields - 0 CAs – 3 (Newark, Ollerton and Upton)</p> <p>The local Heritage at Risk Register is maintained by Nottinghamshire County Council (NCC). This covers the remaining Grade II listed buildings not covered by the national Register criteria, as well as local heritage at risk. NCC has recently undertaken an Historic England approved pilot study of the district's heritage at risk. The publication of this has been delayed, but is due later this year. The survey includes an update on</p>	

Policy	Indicators	Target	Result for 2016/17	Overall
			<p>listed buildings and monuments identified on the previous local Heritage at Risk Register (published 2004), but also takes into account methodological changes to the heritage at risk criteria, notably heritage crime. Although this resurvey is thought to be substantially complete, it has not yet been formally released into the public domain. The existing 2004 figures remain unchanged.</p>	

Area Policies Overview

- 3.14 These policies deal with the implementation of the Spatial Strategy in particular areas and settlements of the District. Therefore their progresses against the targets have been affected by the prevailing market forces. Consideration was given to amending the spatial distribution percentages as part of the Plan Review. It is now proposed that the level of development directed to the Sub Regional Centre is reduced from 70% to 60%.
- 3.15 Development at Land South (Policy NAP 2A) has outline permission and phase 1 of the Southern Link Road is now complete and opens up parcels of land for housing. Reserved Matters for Phase 1 of the Land South Development now has permission for 173 dwellings and development has commenced albeit after the monitoring period. An outline application for up to 1,800 dwellings has a resolution to grant subject to the signing of a Section 106 agreement on Land around Fernwood as well as an application 1050 dwellings to the north is pending a decision.
- 3.16 Blidworth lies within the Notts-Derby Green Belt and the level of development allocated has been revised down from 25% of the allocated to the Principal Villages to 20% as part of the Plan Review. A number of allocations within Blidworth are still to be developed.

Policy	Indicators	Target	Result for 2016/17	Overall
NAP1 – Newark Urban Area	Net additional dwellings per annum	To seek to achieve 70% of housing completions in the Sub-Regional Centre, over a rolling five year period	This year saw a decrease in the level of development in the Sub-Regional Centre from 48% to 33%. In the five year rolling period this equates to 46% of the completions. As the market improves and the strategic sites commence delivery it is anticipated that the percentage completed within the Sub-Regional Centre will increase. Consideration was given to amending the spatial distribution percentages as part of the Plan Review. It is now proposed that the level of development directed to the Sub Regional Centre is reduced from 70% to 60%.	
	Employment Land Available by type	Detailed employment monitoring targets to be established as part of the Allocations & Development Management DPD	55.27 hectares of land has an extant permission within the Newark Urban Area. Further details can be found in the Employment Land Monitoring Report on the Council's website.	
	Amount of additional employment floorspace by type			
	Diversity of uses by number and type in Newark Town Centre	To increase the vitality and viability of Newark Town Centre	A number of applications for both increase and losses of town centre uses have been determined during the period. Full details of these can be seen on the Councils website in the Retail Monitoring	
Planning permission and completions of retail and other				

Policy	Indicators	Target	Result for 2016/17	Overall
	town centre uses		Report. The vacancy rate within the Town Centre remains under the national average at 7.85%. Full details can be seen in the Retail Monitoring Report	
	Monitor implementation of Appendix E schemes	Achieve infrastructure development in line with the triggers and timescales set out in Appendix E	Funding is now starting to come in and further information on the provision of infrastructure implementation will be provided in future reports See separate report at Appendix 3 & 4	
	Delivery of local infrastructure detailed as part of the Allocations & Development Management DPD	Detailed monitoring of retail, town centre uses and local infrastructure to be established through the Allocations & DM DPD	Details of the retail and town centre uses can be found in the Retail and Town Centre Uses Monitoring Report	
NAP 2A – Land South of Newark NAP2B – Land East of Newark NAP 2C – Land around Fernwood	Submission of planning applications	Planning permission granted for the strategic sites by end of March 2012	NAP 2A – Land South of Newark granted outline permission in 2011/12 (10/01586/OUTM). Application to vary conditions of Outline planning permission 10/01586/OUTM (14/01978/OUTM) approved 22/01/15. Phase 1 of the Southern Link Road between Bowbridge Road and Staple Lane Balderton is now open. Reserved Matters 16/02120/RMAM for Phase 1 of the Land South Development now has permission for 173 dwellings and development has commenced albeit after the monitoring period.	

Policy	Indicators	Target	Result for 2016/17	Overall
			<p>Various full, reserved matters and applications for Discharge of Conditions have also been considered.</p> <p>NAP 2B – Land East of Newark No applications have been received.</p> <p>NAP 2C – Land around Fernwood Application pending for proposed residential development for up to 1050 dwelling (14/00465/OUTM)</p> <p>Outline planning application for a phased residential development of up to 1,800 dwellings; a mixed use Local Centre of up to 0.75ha; primary school (2.2ha) with school expansion land (0.8ha); formal and informal open space including sports pitches, pocket parks, structural landscaping / greenspace and drainage infrastructure; principal means of access, internal roads and associated works. All other matters reserved. Resolution to Grant subject to the signing of a S106 Agreement. (16/00506/OUTM)</p> <p>The Strategic Sites are progressing at a slower rate than was indicated by the developers at the time of the Core Strategy production. The down turn in the property market has affected timescales. However, building has now commenced on the strategic site to the</p>	

Policy	Indicators	Target	Result for 2016/17	Overall
			South of Newark and further progress on applications is underway.	
	Net additional dwellings per annum	To develop the three strategic sites in line with the figures in the Housing Trajectory included at Appendix D	The Strategic Sites are progressing at a slower rate than was indicated by the developers at the time of the Core Strategy production. The down turn in the property market has affected timescales. However, activity within the local housing market has restarted and progress on sites is now being made.	
	Average density of new dwellings completed on the three strategic sites	To achieve an average density between 30-50 dwellings per hectare on the 3 strategic sites over a rolling five year period	No completions at this stage	
	Gross affordable housing completions	To achieve 30% affordable housing on new development on qualifying sites	Details will become available as the sites progress	
	Mix of tenure of new affordable housing	To seek to achieve the following tenure mix of affordable housing on average, over a rolling 5 year period: 60% Social Rented housing 40% Intermediate Housing	Details will become available as the sites progress	
	Amount of additional employment floor space by type	To develop 53 ha of employment land over the plan period	Details will become available as the sites progress	
	Employment land available – by type on the strategic sites			
	Planning permissions and	To be developed in accordance	Details will become available as the sites	

Policy	Indicators	Target	Result for 2016/17	Overall
	completions of retail and local community uses	with Masterplan approved as part of planning permission	progress	
NAP3 – Newark Urban Area Sports and Leisure Facilities	Identification of site/s for a new Leisure Centre for Newark Urban Area through the Allocations & Development Management DPD	Secure development of new sports and leisure facilities in Newark	The Council’s new Leisure Centre is now complete (14/00402/FULM) on Bowbridge Road, Newark. The Council is working with the YMCA to deliver sports pitches and stadium facilities on a site adjacent to the leisure centre to create a sports hub for the area.	
NAP4 – Newark Southern Link Road	Planning permission granted for development of the Southern Link Road (SLR)	To deliver the SLR. Timetable to be established through detailed Transport Assessments which are required for the Strategic Sites	The Southern Link Road has full permission granted as part of the Land south permissions (10/01586/OUTM & 14/01978/OUTM). Work on phase one of the road is now completed.	
	Progress of delivery of the SLR			
SoAP1 – Role and Setting of Southwell	Net additional dwellings per annum	Detailed monitoring of housing , employment , retail and local infrastructure delivery to be established through the Allocations & Development Management DPD/ in accordance with Appendix E To manage traffic congestion and improve public transport	38 dwellings were completed during the monitoring period, 33 of these were at the Nottingham Road development (13/00689/FULM)	
	Amount of additional employment floor space by type Employment land available – by type		0.56 ha of employment land has permission and 0.03ha has been completed for business uses within the Southwell Area. Details available in the Employment Land Availability Study	
	Planning permissions and completions of retail and local community uses		Funding is now starting to come in and further information on the provision of infrastructure implementation will be provided in future reports See separate report at Appendix 3 & 4	

Policy	Indicators	Target	Result for 2016/17	Overall
	Use of CP14 to refuse planning permission for development which fails to protect or enhance the setting of Southwell	To protect and enhance the setting of Southwell	5 applications were refused this year in Southwell for being contrary to CP14	
SoAP2- Brackenhurst Campus – Nott'm Trent University	Planning Permissions related to Brackenhurst Campus	To support the sustainable development of Nottingham Trent University – Brackenhurst Campus	1 application has been permitted for the Brackenhurst Campus during the period. (16/02067/ADV –advertisement consent)	
ShAP1 – Sherwood Area and Sherwood Forest Regional Plan	Production of Regional Park Strategy and Action Plan	Designation of a Sherwood Forest Regional Park and Publication of the Regional Park Strategy and Action Plan by end of 2016	Work progressing through involvement on the Regional Park Board. A Masterplan for delivery is now under preparation.	
	Planning permissions and completions of tourist development	Increase appropriate recreation and tourism facilities in the Sherwood Area	Several applications for tourist accommodation have been approved during the monitoring period including the erection of the Sherwood Forest Visitor Centre at Edwinstowe. (16/01499/FULM)	
ShAP 2 – Role of Ollerton & Boughton	Net additional dwellings per annum	To seek to achieve 40% of housing completions in the defined Service Centres, over a rolling five year period	104 dwellings have been completed in Ollerton & Boughton during the monitoring period. 147 dwellings were completed in the Sherwood Area. Over the five year period Ollerton & Boughton has accommodated 38% of the Service Centre completions.	
	Planning permission and completions of employment, retail	Detailed monitoring of housing , employment , retail and local	8.01 ha of land has permission and 4.08ha has been completed for business	

Policy	Indicators	Target	Result for 2016/17	Overall
	and local community uses	infrastructure delivery to be established through the Allocations & Development Management DPD To manage traffic congestion and improve public transport	uses within the Sherwood Area. Details available in the Employment Land Availability Study.	
	Delivery of infrastructure as detailed in Appendix E		Funding is now starting to come in and further information on the provision of infrastructure implementation will be provided in future reports See separate report at Appendix 3 & 4	
MFAP1 – Mansfield Fringe Area	Net additional dwellings per annum	To seek to achieve 15% of housing completions in the defined Service Centres in Rainworth and 30% in Clipstone, over a rolling five year period. 25% of the Principal Village completions should be in Blidworth over a rolling five year period	35 dwellings were completed in Rainworth; 103 dwellings were completed in Clipstone and 2 dwellings were completed in Blidworth during the monitoring period. Over the rolling five year period this is 19% of the service centre completions in Rainworth and 32% in Clipstone. 2% of the Principal Village completions have been in Blidworth over the rolling five years.	
	Planning permission and completions for employment and community facilities along with proposals for key regeneration sites	Detailed monitoring of employment , community facilities and key regeneration sites to be established through the Allocations & Development Management DPD	1.3ha of land has permission and 0.33 ha has been completed for business uses within the Mansfield Fringe Area. Details available in the Employment Land Availability Study	
	Delivery of infrastructure as detailed in Appendix E	To improve the provision of education, health and utilities within the Mansfield Fringe Area	Funding is now starting to come in and further information on the provision of infrastructure implementation will be provided in future reports	

Policy	Indicators	Target	Result for 2016/17	Overall
			See separate report at Appendix 3 & 4	

Section Four

4.0 General Overview of the Allocations & Development Management DPD performance for the Monitoring Period 01/04/2016 to 31/03/2017

4.1 The Allocations & Development Management DPD was Adopted in July 2013, so this is the fourth time this document has been monitored. The Plan covers a long period of time and it is to be expected that development levels will progress over time. Where development policies/proposals were not anticipated to be implemented at this stage the overall outcome is shaded grey.

Performance of the Policies

Newark Area

- 4.2 Within the Newark Urban Area only limited activity has been seen during the monitoring period and a number of allocations are proposed for amendment or removal as part of the Plan Review. No contact has been had with the owners of site NUA/Ho/1 and it has been proposed for deallocation; allocation NUA/Ho/2 was identified for another use as part of the Preferred Approach Sites and Settlements consultation, subsequently, this site was judged not to be deliverable for that use and is likely to remain allocated for housing; no contact with the owners of NUA/Ho/5 has been achieved and this site is being proposed as an opportunity site should it be required later in the plan period; site NUA Ho/10 remains partially available and has been proposed for partial de-allocation and reduced housing numbers; and site NUA/MU/2 had an outline permission for 120 bed hotel which has now lapsed and this site is also proposed for de-allocation.
- 4.3 In Collingham, an application for the mixed use development of site Co/Mu/1 has been granted planning permission. Within the Local Centre one unit was recorded as vacant this year.
- 4.4 An application for the mixed use site at Sutton-on-Trent has a resolution to grant subject to the signing of a S106 Agreement.

Newark Area – Main Open Areas

Policy	Indicators	Target	Result for 2016/17	Overall
NA/MOA – Newark Area – Main Open Areas	Number of applications refused within Main Open Areas	No new built development within the Main Open Areas	No applications within main open areas have been refused or approved during the monitoring period.	
	Number of applications Approved within Main Open Areas			

Newark Area – Newark Urban Area

Policy	Indicators	Target	Result for 2016/17	Overall
NUA/Ho/1 – Newark Urban Area – Housing Site 1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received. No contact has been had with the owners of site NUA/Ho/1 and it has been proposed for deallocation as part of the Plan Review.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified within the 10 to 15 year tranche. No contact has been had with the owners and the site is proposed for deallocation as part of Plan Review.	
NUA/Ho/2 – Newark Urban Area – Housing Site 2	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received. The allocation was identified for another use as part of the Preferred Approach Sites and Settlements consultation. Subsequently this site was judged not to be deliverable for that use and is likely to remain allocated for housing as part of the Plan Review.	

Policy	Indicators	Target	Result for 2016/17	Overall
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is now anticipated to commence after 5 years	
NUA/Ho/3 – Newark Urban Area –Housing Site 3	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is now anticipated to commence after 5 years	
NUA/Ho/4 – Newark Urban Area – Housing Site 4 – Yorke Drive Policy Area	Delivery of development in accordance with the Approved Masterplan	Achieve the regeneration of the Yorke Drive Area	The District Council has secured funding from the DCLG Estate Regeneration Fund to help development of the Bridge Ward Study and work is ongoing.	
	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified to commence within the 5 to 10 year tranche. Based on current information delivery is now anticipated to commence after 5 years	
NUA/Ho/5 – Newark Urban Area –	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply Bring forward appropriate housing	No application received. No contact with the owners of NUA/Ho/5 has been achieved as part of the Plan Review and	

Policy	Indicators	Target	Result for 2016/17	Overall
Housing Site 5		development to help meet the needs set out in SP2	this site is being proposed as an opportunity site should it be required later in the plan period.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	No contact has been had with the owners, as an opportunity site this could come forward towards the end of the Plan Period	
NUA/Ho/6 – Newark Urban Area – Housing Site 6	Delivery of development in accordance with the Development Brief	To achieve an appropriate development which respects the conservation area	An application for dwellings on approximately half of the site has now lapsed.	
	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery could still be anticipated to commence within 5 years	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery could still be anticipated to commence within 5 years	
NUA/Ho/7 – Newark Urban Area – Bowbridge Road Policy Area	Planning permission and completion of new residential units in accordance with the allocation	Achieve regeneration of brownfield land and associated environmental improvements to the locality	The environmental improvement and regeneration of this locality is a long term goal as the employment uses change over time	
		To maintain a minimum 5 year housing land supply	No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	To be monitored as development comes forward on NUA/Ho/8 & 9	

Policy	Indicators	Target	Result for 2016/17	Overall
NUA/Ho/8 – Newark Urban Area – Housing Site 8	Planning permission and completion of new residential units in accordance with the allocation	Achieve regeneration of brownfield land and associated environmental improvements to the locality	No application received. However an application for a care home which had been approved on part of the original allocation has now lapsed so the allocation is considered capable of accommodating 86 dwellings as part of the Pan Review. The environmental improvement and regeneration of this locality is a long term goal as the employment uses change over time	
		To maintain a minimum 5 year housing land supply	No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified within the 10 to 15 year tranche. Based on current information delivery is anticipated to commence after 10 years.	
NUA/Ho/9 – Newark Urban Area – Housing Site 9	Planning permission and completion of new residential units in accordance with the allocation	Achieve regeneration of brownfield land and associated environmental improvements to the locality	No application received The environmental improvement and regeneration of this locality is a long term goal as the employment uses change over time	
		To maintain a minimum 5 year housing land supply	No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified within the 10 to 15 year tranche. Based on current information delivery is anticipated to commence after 10 years.	

Policy	Indicators	Target	Result for 2016/17	Overall
NUA/Ho/10 – Newark Urban Area – Housing Site 10	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received – Site remains partially available and has been proposed for partial de-allocation and reduced housing numbers as part of plan review.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is still anticipated to commence within 5 years.	
NUA/SPA/1 - Newark Urban Area – Newark Showground Policy Area	Production of a Masterplan for the Showground Site	Co-ordination of development on the Showground site and resolution of traffic issues in the locality	Work on a Master Plan for the Showground has not yet begun	
	Planning permission and completion of uses in accordance with the allocation	Improved leisure offer in the Showground Area	No application received	
NUA/MU/1 – Newark Urban Area - Mixed Use Site 1	Delivery of development in accordance with the Approved Masterplan	No employment uses are approved until appropriate junction improvements have been undertaken	Junction improvements have not been undertaken. Recent announcements suggest that the Highways England will begin preparation work for such improvements for the next road period (from 2019 onwards)	
	Planning permission and completion of additional floor space by type and leisure and hotel facilities in accordance with the allocation	Creation of additional employment uses to help meet the needs set out in SP2	No application received	
		Improved leisure and hotel facilities to complement the	No application received	

Policy	Indicators	Target	Result for 2016/17	Overall
		Showground uses		
NUA/MU/2 – Newark Urban Area - Mixed Use Site 2	Planning permission and completions of additional employment/other uses by floor space and by type	Creation of additional employment uses/roadside services to help meet the needs set out in SP2	Outline application for 120 bed hotel has now lapsed and this site is proposed for de-allocation as part of the plan review.	
		Retention of existing use		
NUA/MU/3 – Newark Urban Area - Mixed Use Site 3	Delivery of development in accordance with the Approved Masterplan	To maintain a minimum 5 year housing land supply	No application received. No development will take place on this site until plans for the new factory have been finalised.	
	Planning permission and completion of new residential units in accordance with the allocation		No application received. No development will take place on this site until plans for the new factory have been finalised.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified to commence within the 5 to 10 year tranche. Given the complexities of bringing this site forward, development based on current information delivery is now anticipated to commence after 10 years.	
	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	No application received – No development will take place on this site until plans for the new factory have been finalised.	
	Planning permission and completion of retail and other town centre uses	Creation of additional retail floorspace on this mixed use site	No application received. No development will take place on this site until plans for the new factory have been	

Policy	Indicators	Target	Result for 2016/17	Overall
			finalised.	
NUA/MU/4 – Newark Urban Area - Mixed Use Site 4	Delivery of development in accordance with the Approved Masterplan	To provide a new Leisure Centre for the District	The Design & Access statement considers the relationship between the wider uses envisioned for this site	
	Planning permission and completion of new Leisure Centre		Application approved and work on the new Leisure Centre is now complete.	
	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Proposed 'Extra Care' self-contained residential development for the elderly consisting of 60 single and two bed apartments has been granted on part of the site and is under construction.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to complete within 5 years.	
NUA/E/1 – Newark Urban Area - Newark Industrial Estate Policy Area	Working with partners to identify in detail, traffic issues and implement solutions	Resolution of traffic issues in the locality	Nottinghamshire County Council has implemented parking restrictions on roads throughout the estate. This has helped to increase traffic flows within the estate. However, access and egress from the estate still remains to be resolved.	
	Working with partners to identify connectivity issues and seek improvements	Improved connectivity between this site and wider area	The District Council has secured funding from the DCLG Estate Regeneration Fund to help development of the Bridge Ward Study – one element of this will be to investigate improvements to connectivity in and around the area.	

Policy	Indicators	Target	Result for 2016/17	Overall
	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	4 new permissions have been granted for employment use within the policy area, and 2 have been completed within the year. Applications for change of use of existing uses detailed within the Employment Land Availability Study	
NUA/E/2 – Newark Urban Area – Employment Site 2	Working with partners to identify in detail, traffic issues and implement solutions	Resolution of traffic issues in the locality	Nottinghamshire County Council has implemented parking restrictions on roads throughout the estate. This has helped to increase traffic flows within the estate. However, access and egress from the estate are still remains to be resolved.	
	Working with partners to identify connectivity issues and seek improvements	Improved connectivity between this site and wider area	The District Council has secured funding from the DCLG Estate Regeneration Fund to help development of the Bridge Ward Study – one element of this will be to investigate improvements to connectivity in and around the area.	
	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	An application for the erection of a Hatchery was approved although this is classified as an agricultural use, it will still provide employment.	
NUA/E/3 – Newark Urban Area – Employment Site 3	Working with partners to identify in detail, traffic issues and implement solutions	Resolution of traffic issues in the locality	Nottinghamshire County Council has implemented parking restrictions on roads throughout the estate. This has helped to increase traffic flows within the estate. However, access and egress from the estate are still remains to be	

Policy	Indicators	Target	Result for 2016/17	Overall
			resolved.	
	Working with partners to identify connectivity issues and seek improvements	Improved connectivity between this site and wider area	The District Council has secured funding from the DCLG Estate Regeneration Fund to help development of the Bridge Ward Study – one element of this will be to investigate improvements to connectivity in and around the area.	
	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	No applications received although the southern element is now in use. This allocation was identified within the 0 to 5 year tranche. Based on current information delivery is anticipated to take place during the 0 to 5 year tranche	
NUA/E/4 – Newark Urban Area – Employment Site 4	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	An application for the erection of a Class A1 retail food store and petrol filling has been refused in a previous monitoring period. This allocation was identified within the 0 to 5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
NUA/Ph/1 – Newark Urban Area – Phasing Policy	Development in accordance with Master Plans where appropriate	Ensure appropriate resolutions to environmental and infrastructure issues	No applications received as yet	
	Monitor through appropriate planning permissions and completions		Not applicable at this time	
NUA/TC/1 –	Planning permission and	To increase the vitality and	Applications for change of use to retail	

Policy	Indicators	Target	Result for 2016/17	Overall
Newark Urban Area – Newark Town Centre	completions of retail and other town centre uses	viability of the Local Centres	floor space have been submitted and granted within the Town Centre during the monitoring period.	
	Losses of retail and other town centre uses			
	Diversity of uses by number and type in centres		Details of the Town Centre survey results are available in the retail and Town Centre Monitoring Report	
	Number of vacant premises in defined centres		There are 52 vacant premises within the Town Centre this year. This is a total of 7.85% vacancy which is lower than the national rate, however a slight increase on last year's figure.	
NUA/LC/1 – Balderton Local Centre North	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the Local Centres	The new Lidl food store (Class A1), is now complete and in operation. During this year's Survey 1 unit was recorded as vacant.	
	Losses of retail and other town centre uses			
NUA/LC/2 – Local Centre South	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the Town Centre	No permissions, completions or losses have been recorded for this period. During this year's Survey 1 units was recorded as vacant work has since commenced for the change of use to residential.	
	Losses of retail and other town centre uses			
NUA/Tr/1 Northgate Station Policy Area	Working with partners to aid regeneration of the Station Policy Area; improve linkages to the wider area; and improve transport and	Regeneration of the Station Policy Area	The ECML franchise has been awarded to Virgin Trains East Coast (VTEC). Discussions are ongoing.	
		Improve linkages to the wider area		

Policy	Indicators	Target	Result for 2016/17	Overall
	parking provision in the area and support walking and cycling to the station	Improve transport and parking provision in the area and support walking and cycling to the station		
NUA/OB/1 – Newark Urban Area – Open Breaks	Number of applications refused within the Open Breaks	No new built development within the Open Breaks	No applications were submitted during the monitoring period	
	Number of applications approved within the Open Breaks			

Newark Area – Collingham

Policy	Indicators	Target	Result for 2016/17	Overall
Co/MU/1 – Collingham – Mixed Use Site 1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Outline permission granted for mixed use development comprising up to 80 dwellings up to 60 class C2 extra-care units, up to 0.75ha use class B1 (a) (b) & (c) employment dev; and public open spaces	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	Outline permission granted for mixed use development comprising up to 80 dwelling up to 60 class C2 extra-care units, up to 0.75ha use class B1 (a) (b) & (c) employment development; and public open spaces	

Policy	Indicators	Target	Result for 2016/17	Overall
			Based on current information delivery is anticipated to commence within 5 years	
Co/LC/1 – Collingham – Local Centre	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the Town Centre	During this year’s Survey 1 unit was recorded as vacant.	
	Losses of retail and other town centre uses			
Co/MOA – Collingham – Main Open Areas	Number of applications refused within the Main Open Areas	No new built development within the Main Open Areas	No applications submitted within the Main Open Areas	
	Number of applications approved within the Main Open Areas			

Newark Area – Sutton on Trent

Policy	Indicators	Target	Result for 2016/17	Overall
ST/MU/1 – Sutton on Trent – Mixed Use Site 1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Application pending decision: The erection of 50 dwellings with associated infrastructure, landscaping and public open space and surgery car park extension providing 11 car park spaces	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
	Planning permission and completion of retail use	To provide a retail use on this mixed use site	Area of land safeguarded as part of the current application	
ST/LC/1 – Sutton on Trent – Local	Planning permission and completions of retail uses within the location identified for Future	To create a Local Centre as part of ST/MU/1	The pending application noted above will precede the creation of the local centre.	

Policy	Indicators	Target	Result for 2016/17	Overall
Centre	Local Centre			
ST/EA/1 – Sutton on Trent – Existing Employment Policy Area	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses		
	No. of residential Planning Permissions approved and completed within ST/EA/1	To ensure appropriate development within this established area no new residential units will normally be permitted	No applications approved or completed during the monitoring period	
ST/MOA – Sutton on Trent – Main Open Areas	Number of applications refused within the Main Open Areas	No new built development within the Main Open Areas	Part of the pending application on the allocated site covers part of the Main open area.	
	Number of applications approved within the Main Open Areas			

Southwell Area

- 4.5 On the 23 July 2013 an extreme weather event caused flooding in Southwell and other settlements in Newark & Sherwood. Southwell is one of the 4 Service Centres within the District and as such has a level of housing and employment requirement allocated to it within the Council's Core Strategy. The location of this development is set out in the Allocations & Development Management DPD. The town has 7 housing sites and 2 employment allocations. Following the flooding event Nottinghamshire County Council (as Lead Local Flood Risk Authority) and the various public authorities, utilities and Southwell Flood Forum, have been working together to investigate the event and formulate a response known as the Southwell Flood Mitigation Plan. The County Council appointed consultants to carry out the technical work associated with this project and they have built a hydrological model of the Southwell area to test the effectiveness of future flood mitigation measures. The District Council, the Environment Agency, Nottinghamshire County and Severn Trent Water have agreed that the District Council will not determine any new or pending planning application on an allocated sites until such time that either the flood mitigation plan is published and responded to, or unless an applicant can demonstrate to the satisfaction of the District Council, the Environment Agency, Nottinghamshire County Council, and Severn Trent Water, that flooding issues can be adequately addressed.

- 4.6 Flooding issues have been addressed to the satisfaction of the relevant authorities on a number of sites as detailed. However, site So/MU/1 has now changed ownership, is no longer available for development and is proposed for deallocation as part of the Plan Review.
- 4.7 In Farnsfield development on site Fa/MU/1, for 88 dwellings, is now well under way. A further application for 18 dwellings on the land identified for employment has also been granted as evidence was provided to show there was no market demand for employment uses in this location. An outline application for 60 dwellings at Fa/Ho/1 has also been granted permission.

Policy	Indicators	Target	Result for 2016/17	Overall
SoA/MOA	Number of applications refused within the Main Open Areas	No new built development within the Main Open Areas	No applications have been submitted during the monitoring period.	
	Number of applications approved within the Main Open Areas			

Southwell Area – Southwell

Policy	Indicators	Target	Result for 2016/17	Overall
So/Ho/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Outline application for up to 67 dwellings received – 16/02169/OUTM	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
So/Ho/2	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Proposed residential development of 38 dwellings and conversion and extension of existing residential property to form 12 supported living units (15/01295/FULM) has a resolution to	

Policy	Indicators	Target	Result for 2016/17	Overall
			grant subject to the signing of a S106 Agreement.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
So/Ho/3	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Permission granted for Erection of 34 dwellings with associated infrastructure and amenity open space. Site under construction.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 5-10 year tranche. Development commenced and 33 of the 34 dwellings are completed	
So/Ho/4	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	An outline application for Construction of 18 dwellings has been submitted and is pending a decision (17/00605/OUTM)	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified within the 10 to 15 year tranche. Based on current information delivery is anticipated to commence within 5 years	
So/Ho/5	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Outline permission for a maximum of 12 dwellings on part of the site	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified within the 10 to 15 year tranche. Based on current information delivery is anticipated to commence after 5 years.	
So/Ho/6	Delivery of development in	To maintain a minimum 5 year	A design and access statement along	

Policy	Indicators	Target	Result for 2016/17	Overall
	accordance with the Approved Masterplan	housing land supply	with other detailed assessments of heritage assets where submitted and found acceptable as part of the application.	
	Planning permission and completion of new residential units in accordance with the allocation		Permission granted for conversion to 5 No. residential units, creation of 14 No. 1, 2 and 3 bed apartments and 13 No. 3 and 4 bed houses and associated parking and landscaping. Site under construction.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 5-10 year tranche. Development commenced and anticipated for completion within 5 years	
So/Ho/7	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	16/01304/FUL refused as the scheme of 9, five bedroom detached dwellings does not provide for an appropriate mix, does not reflect local need and does not provide for an appropriate density therefore failing to make efficient use of land.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 5-10 year tranche. Based on current information delivery is anticipated to commence within 5 years	
So/MU/1	Delivery of development in accordance with the Approved Masterplan	To maintain a minimum 5 year housing land supply	The ownership of this site has changed and it is no longer available for development.	

Policy	Indicators	Target	Result for 2016/17	Overall
	Planning permission and completion of new residential units in accordance with the allocation		The ownership of this site has changed and it is no longer available for development.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site is proposed for de-allocation as part of the Plan Review	
So/HN/1	No. of bedrooms provided in Planning Permissions and Completions of new residential units in Southwell	To help meet the identified housing need in Southwell	During the monitoring period permission has been granted for 4 X 5 bed houses, 8X 4 bed houses, 10 X 3 bed houses, 3 X 2 bed houses, 2 X 1 bed houses and 9 X 1 bed flats.	
	No. of planning applications refused for larger dwellings in Southwell		2 applications for larger dwellings have been refused, 1 of the refused applications was for 9 larger dwellings (4 beds +) on an allocated site (So/Ho/7). Although outside of this plan period the site has since been dismissed on appeal	
So/E/1	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	0 applications determined or completed during the monitoring period.	
So/E/2	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	0 applications received This allocation was identified within both the 0 to 5 and 5 to 10 year tranches. Based on current information delivery is anticipated to take place during the 0 to 5 and 5 to 10 year tranches	
So/E/3	Planning permission and completion of additional	Creation of additional employment uses to help meet	0 applications received This allocation was identified within both	

Policy	Indicators	Target	Result for 2016/17	Overall
	employment floor space by type	the needs set out in SP2	the 0 to 5 and 5 to 10 year tranches. Based on current information delivery is anticipated to take place during the 0 to 5 and 5 to 10 year tranches	
So/DC/1	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the District Centre	No applications have been submitted or completed during the monitoring period. 3 units were vacant at the time of the survey, a vacancy rate of just 2.34% See the Retail and Town Centre Monitoring Report for further information including survey results for diversity of uses.	
	Losses of retail and other town centre uses			
	Diversity of uses by number and type in centres			
	Number of vacant premises in defined centre			
So/MOA	Number of applications refused within the Main Open Areas	No new built development within the Main Open Areas	No applications have been submitted during the monitoring period.	
	Number of applications approved within the Main Open Areas			
So/PV	No. of applications refused citing policy So/PV	To protect the views of and across the principal heritage assets of Southwell	1 application has been refused citing this policy (16/00952/FUL)	
So/Wh	No. of applications refused citing policy So/Wh	To protect and enhance the setting of Thurgarton Hundred Workhouse	No applications have been refused citing this policy	

Southwell Area – Farnsfield

Policy	Indicators	Target	Result for 2016/17	Overall
Fa/Ho/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Outline planning permission granted for the erection of a maximum of 60 dwellings and garages, public open space and demolition of curtilage buildings.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 5-10 year tranche. Based on current information delivery is anticipated to commence within 5 years	
Fa/MU/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Permission for 88 dwellings under construction, a further application for an additional 18 dwellings on the employment land is also under construction.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	Delivery commenced in 2014/15 and the site is anticipated to be complete within 5 years	
	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses	The 0.5ha employment element of the allocation has been superseded with a permission for 18 dwellings which is under construction	
Fa/LC/1	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the Local Centres	No completions or losses have been recorded for this period. During this year's Survey 2 units were recorded as vacant.	
	Losses of retail and other town centre uses			

Nottingham Fringe Area

4.8 An application for four dwellings has been granted on site Lo/Ho/2 and a subsequent alternative permission has been granted for five dwellings. One unit was recorded as vacant within the Local Centre this year.

Nottingham Fringe Area – Lowdham

Policy	Indicators	Target	Result for 2016/17	Overall
Lo/Ho/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No Application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
Lo/Ho/2	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Permission granted for the erection of 4 No. dwellings and garages 14/02020/FUL) a subsequent alternative permission has been granted for 5 dwellings. (16/01501/FUL)	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
Lo/HN/1	No. of bedrooms provided in planning permissions and completions of new residential units in Lowdham	To help meet the identified housing need in Lowdham	6 dwellings have been approved in Lowdham during the monitoring period for 3 x 2bed, 1 x 3 bed and 2 x 4 Beds.	
	No. of planning applications refused for larger dwellings in			

Policy	Indicators	Target	Result for 2016/17	Overall
	Lowdham			
Lo/LC/1	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the Local Centres	No permissions, completions or losses have been recorded for this period. During this year's Survey one unit was recorded as vacant.	
	Losses of retail and other town centre uses			
Lo/Tr/1	Planning permission and completions of development in accordance with allocations	To provide parking facilities in association with the adjacent railway station	Permission granted during the previous monitoring period for change of use to operational railway and erection of equipment building. Only a small part of the allocation is covered by the proposed building.	

Sherwood Area

- 4.9 Within Ollerton & Boughton sites Ob/Ho/1 and OB/Ho/3 are currently under construction. 12 units were vacant within the District Centre during this year's retail survey, a vacancy rate of 12.9% which is higher than the national average.
- 4.10 In Edwinstowe site Ed/Ho/1 has outline permission for 72 dwellings. 2 units were vacant within the District Centre during this year's retail survey. It should be noted that the Plan Review is proposing a new Strategic Site Allocation at Thoresby Colliery.
- 4.11 Planning permission for the erection of 4 units comprising 8 Dwellings for multi-occupancy for people with learning difficulties for independent living has now lapsed on site Bi/Ho/1. The site is not likely to be developed for market housing as envisaged in the policy and is therefore proposed to be deleted as part of the Plan Review. Permission for residential development has also lapsed at Bi/Ho/2, however an application for this site and the adjacent land identified as HoPP is anticipated in the future. The Local Centre has 0 vacant units at the time of the survey.

Sherwood Area – Main Open Area

Policy	Indicators	Target	Result for 2016/17	Overall
ShA/MOA	Number of applications refused within the Main Open Areas	No new built development within the Main Open Areas	No applications were submitted or decided within the period	
	Number of applications approved within the Main Open Areas			

Sherwood Area – Ollerton & Boughton

Policy	Indicators	Target	Result for 2016/17	Overall
OB/Ho/1	Delivery of development in accordance with the Approved Masterplan	To maintain a minimum 5 year housing land supply	Indicative phasing and design principles set out in the design and access statement	
	Planning permission and completion of new residential units in accordance with the allocation		The permission for 147 dwellings is under construction.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Site under construction and anticipated to be completed within 5 years	
OB/Ho/2	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified within the 5 to 10 year tranche. Based on current information delivery is anticipated to commence within 5 years	

Policy	Indicators	Target	Result for 2016/17	Overall
OB/Ho/3	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	The permission for 88 dwellings is under construction.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Site under construction and anticipated to be completed within 5 years	
OB/MU/1	Delivery of development in accordance with the Approved Masterplan	To maintain a minimum 5 year housing land supply	17/00595/FULM for 2,3 and 4 bed residential development for 305 dwellings and associated open space and ancillary works - decision pending	
	Planning permission and completion of new residential units in accordance with the allocation		17/00595/FULM for 2,3 and 4 bed residential development for 305 dwellings and associated open space and ancillary works - decision pending	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
OB/MU/2	Delivery of development in accordance with the Approved Masterplan	To maintain a minimum 5 year housing land supply	No application received	
	Planning permission and completion of new residential units in accordance with the allocation		No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 5-10 year tranche. Based on current information delivery is anticipated after 10 years	

Policy	Indicators	Target	Result for 2016/17	Overall
OB/Ph/1	Development in accordance with Masterplans where appropriate	To facilitate necessary improvements to infrastructure to support growth	Phasing plan included as part of development on OB/Ho/1 and proposals for Ob/MU/1 No development commenced on remaining relevant sites	
OB/E/1	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	No applications received	
OB/E/2	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	No applications received during the monitoring period.	
OB/E/3	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	No applications received. This allocation was identified within the both the 0 to 5 and 5 to 10 year tranche. Based on current information delivery is anticipated within both the 0 to 5 and 5 to 10 year tranche.	
OB/DC/1	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses Diversity of uses by number and type in centres Number of vacant premises in defined centre	To increase the vitality and viability of the District Centre	There is an outline application pending decision for the demolition of the old market building to be replaced with 3 no retail units. There is an allocation for retail development on OB/Re/1. Development on OB/Re/2 has been completed. See the Retail and Town Centre Monitoring Report for further information including survey results for diversity of uses. 12 units were vacant at the time of the survey, a vacancy rate of 12.90%	

Policy	Indicators	Target	Result for 2016/17	Overall
OB/LC/1	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the Local Centres	0 permissions, completions or losses have been recorded for this period. 0 units were vacant at the time of the survey.	
	Losses of retail and other town centre uses			
OB/Re/1	Planning permission and completions of retail and other town centre uses	Deliver Retail and/or Town Centre uses on this site	No current application	
OB/Re/2	Planning permission and completions of retail and other town centre uses	Deliver Retail and/or Town Centre uses on this site	This allocation was delivered (2 retail units) in 12/13	
OB/Tr/1	No. of applications refused within area of search	Protect an area of search for a potential Station and Car Park from inappropriate development	No applications were submitted or determined within the monitoring period	
	No. of applications approved within area of search			

Sherwood Area – Edwinstowe

Policy	Indicators	Target	Result for 2016/17	Overall
Ed/Ho/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Outline planning consent granted for the erection of 72 dwellings	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
Ed/Ho/2	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received	

Policy	Indicators	Target	Result for 2016/17	Overall
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 5-10 year tranche. Based on current information delivery is anticipated to commence within 5 years	
Ed/DC/1	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the District Centre	1 change of use application has been determined within the district centre. See the Retail and Town Centre Monitoring Report for further information including survey results for diversity of uses. 2 units were vacant at the time of the survey, a vacancy rate of 3.70%.	
	Losses of retail and other town centre uses			
	Diversity of uses by number and type in centres			
	Number of vacant premises in defined centre			
Ed/VC/1	Planning permission and completion of a new Visitor Centre	To facilitate the provision of a Visitor Centre	Full planning permission for the erection of Sherwood Visitor Centre with associated parking (16/01499/FULM)	
Ed/St/1	No. of applications refused within allocation	To facilitate the provision of a new Station and associated infrastructure as part of the possible re-opening of the Dukeries Railway line	No applications received	
	No. of applications approved within allocation			
Ed/MOA	Number of applications refused within the Main Open Areas	No new built development within the Main Open Areas	No applications were submitted or decided within the period	
	Number of applications approved within the Main Open Areas			

Sherwood Area – Bilsthorpe

Policy	Indicators	Target	Result for 2016/17	Overall
Bi/Ho/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Planning permission for Erection of 4 units comprising 8 Dwellings for multi-occupancy for people with learning difficulties for independent living has now lapsed	Red
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site is proposed for de-allocation as part of the Plan Review	
Bi/Ho/2	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Permission for residential development has now lapsed, however an application for this site and the adjacent land identified as HoPP is anticipated in the future	Yellow
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence within 5 years	
Bi/MU/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received	Green
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 5-10 year tranche. Based on current information delivery is anticipated to commence within 5 years	
	Planning permission and completion of retail use	To provide a retail use on this mixed use site	No application received	
Bi/E/1	Planning permission and	Creation of additional	No applications received or determined	Green

Policy	Indicators	Target	Result for 2016/17	Overall
	completion of additional employment floor space by type	employment uses to help meet the needs set out in SP2	this year. This allocation was identified within the 0 to 5 and 5 to 10 year tranche. Based on current information delivery is anticipated to commence the 0 to 5 and 5 to 10 year tranche.	
Bi/E/2	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	Development completed	
Bi/Ph/1	Development in accordance with Masterplans where appropriate	To ensure an appropriate level of amenity for occupiers of the development	No relevant applications received as yet	
Bi/LC/1	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the local Centres	0 permissions, completions or losses have been recorded for this period. No units were vacant at the time of the survey.	
	Losses of retail and other town centre uses			

Mansfield Fringe Area

- 4.12 A development of 130 dwellings is currently under construction at Rainworth on half of the allocation. Ra/MU/1 is no longer required for retail development, as it is within the Urban Boundary residential development could be proposed without the need for allocation and it is now proposed for de-allocation as part of the Plan Review. The District Centre has 2 vacancies this year, which is the same as for the previous year.
- 4.13 At Clipstone, no applications have been determined this year with regard to the allocations, however, this is to be expected as an existing large residential commitment is still being built out to the north of the settlement. Change of use and redevelopment from a vehicle sales site to include four no shop units has been permitted. The Local Centre has 3 vacancies which is 1 more than last year.

4.14 Blidworth Housing Allocation 4, Land at Dale Lane Allotments is no longer deliverable and will be removed from the Plan as part of the Review process. It is now anticipated that development on Bl/Ho/1 will not come forward until the 5 – 10 year tranche. The Local Centre remains stable with no vacant units.

Mansfield Fringe Area – Rainworth

Policy	Indicators	Target	Result for 2016/17	Overall
Ra/Ho/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified within the 10 to 15 year tranche. Based on current information delivery is anticipated to commence within 5 years	
Ra/Ho/2	Delivery of development in accordance with the Approved Masterplan	To maintain a minimum 5 year housing land supply	A concept plan has been approved as part of the application	
	Planning permission and completion of new residential units in accordance with the allocation		Reserved matters application for development of 130 dwellings approved and under construction. Within that half of the allocation a further permission for an additional 30 dwellings is also subject to a resolution to grant pending the signing of a S106 agreement. The remaining part of the allocation is anticipated to accommodate in the region of 100 dwellings.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 5-10 year tranche. Development commenced and	

Policy	Indicators	Target	Result for 2016/17	Overall
			anticipated to be completed within 5 years for the 130 dwellings.	
Ra/MU/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site is no longer required for retail development. As it is within the Urban Boundary residential development could be proposed without the need for allocation	
	Planning permission and completion of retail / town centre uses	To provide a retail / town centre uses on this mixed use site	It is now proposed for de-allocation as part of the Plan Review	
Ra/E/1	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	No applications received. This allocation was identified within both the 0 to 5 and 5 to 10 year tranche. Based on current information delivery is anticipated to commence within both the 0 to 5 and 5 to 10 year tranche.	
Ra/DC/1	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the District Centre	0 permissions, completions or losses have been recorded for this period. 2 units were vacant at the time of the survey, a vacancy rate of 11.11%.	
	Losses of retail and other town centre uses			
	Diversity of uses by number and type in centres			
	Number of vacant premises in defined centre			

Mansfield Fringe Area – Clipstone

Policy	Indicators	Target	Result for 2016/17	Overall
CI/MU/1	Delivery of development in accordance with the Approved Masterplan	To maintain a minimum 5 year housing land supply	No application received	
	Planning permission and completion of new residential units in accordance with the allocation		No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This site was identified within the 0-5 year tranche. Based on current information delivery is anticipated to commence after 10 years	
	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	No applications received or determined this year. Based on current information delivery is anticipated to commence after 10 years	
	Planning permission and completion of retail / town centre uses	To provide a retail / town centre uses on this mixed use site	No applications received or determined this year	
CI/LC/1	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the local Centres	One application determined for change of use and redevelopment from a vehicle sales site to include four no shop units. The Local Centre has 3 vacancies which is 1 more than last year.	
	Losses of retail and other town centre uses			

Mansfield Fringe Area – Blidworth

Policy	Indicators	Target	Result for 2016/17	Overall
Bl/Ho/1	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified to commence within the 5 year tranche. Based on current information delivery is anticipated to commence after 5 years	
Bl/Ho/2	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	Permission granted for outline planning application for up to 13 dwellings (including affordable) Subsequent application submitted for 21, 1 bed flats and 2 bed houses. (16/01144/FULM)	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified to commence within the 5 to 10 year tranche. Based on current information delivery is anticipated to commence within 5 years	
Bl/Ho/3	Delivery of development in accordance with the Approved Masterplan	To maintain a minimum 5 year housing land supply	No application received for the wider development of the site	
	Planning permission and completion of new residential units in accordance with the allocation		There is extant outline permission for four dwellings on a small part of site.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	This allocation was identified to commence within the 5 year tranche. Based on current information delivery is anticipated to commence after 5 years	

Policy	Indicators	Target	Result for 2016/17	Overall
BI/Ho/4	Planning permission and completion of new residential units in accordance with the allocation	To maintain a minimum 5 year housing land supply	No application received. We have now been informed by the owners that this site is no longer available for development.	
	Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2	It is now proposed for de-allocation as part of the Plan Review	
BI/E/1	Planning permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2	1 plot of land to north completed previously. Permission granted for Industrial Units with Yard and Car Parking areas (16/00662/FULM).	
BI/LC/1	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the local Centres	0 permissions, completions or losses have been recorded for this period. During this year's Survey there were 0 vacant units.	
	Losses of retail and other town centre uses			

Development Management Policies

4.15 Monitoring of the Development Management Policies has not identified any particular issues at this point. The majority of the Policies are being used in decision making.

Policy	Indicators	Target	Result for 2016/17	Overall
DM1	Planning permission and completion of new residential units across the District by Parish	Facilitate growth within the District in accordance with SP2, 3 and 8	Details of all residential, employment and retail uses are set out within the following documents available on the website: Housing Monitoring Report	
	Planning permission and completion of additional			

Policy	Indicators	Target	Result for 2016/17	Overall
	employment floor space by type across the District by Parish		Employment Land Monitoring Report Retail Monitoring Report	
	Planning permission and completions of retail and other town centre uses across the District by Parish			
	Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply	As at 1 st April 2017 Newark and Sherwood had a 6.2 year land supply measured against the Objectively Assessed Need	
	Planning permission and completions of community, cultural, leisure and tourism development across the District by Parish	Facilitate growth within the District in accordance with CP7 and CP8	The Council's new Leisure Centre is now complete. Other minor applications have been determined and are detailed in the Employment Land Availability Study on the website.	
DM2	Planning permission and completion of new residential, employment and retail uses across the District by Parish	Facilitate the amount and type of development set out in the Site Allocation policies	Monitoring of individual allocations have been detailed above. It is not likely that the level of development set out in the Plan can be delivered over the Plan period. This is being addressed through work on the Plan Review.	
DM3	Contributions secured through Planning Permissions, S106 Agreements and Unilateral Undertakings	To assess the level of Developer Contributions secured against the requirements of the SPD	See separate report at Appendix 4	
DM4	No. of planning permissions and completions for renewable and low carbon energy generation projects	To increase the provision of renewable and low carbon energy regeneration	During the monitoring period permissions for solar farms have been implemented including a 4.6MW solar	

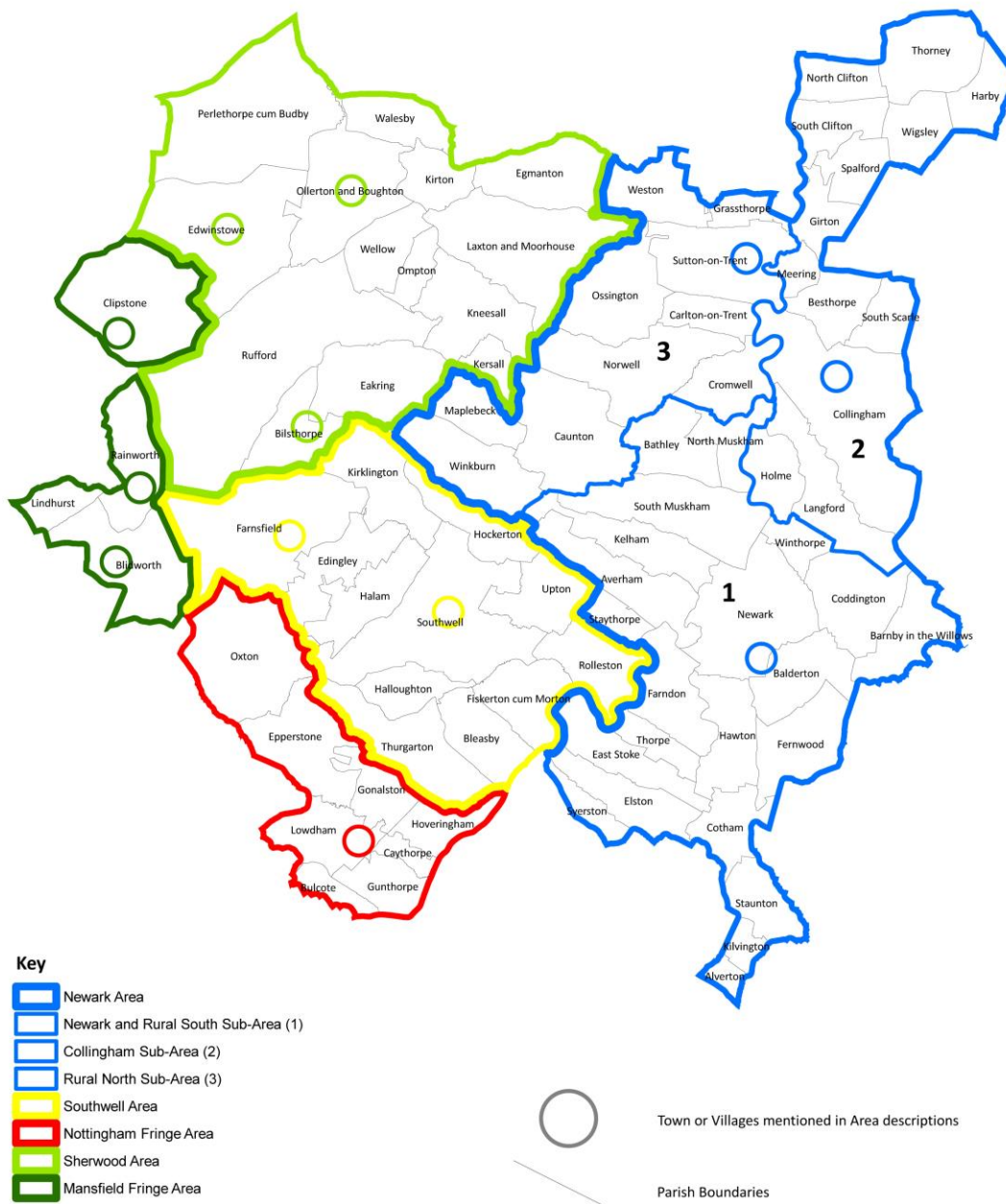
Policy	Indicators	Target	Result for 2016/17	Overall
			farm at Edwinstowe (15/00875/FULM)	
		To increase the number of KW hours of renewable energy installed in the District	During the monitoring period permissions for solar farms have been implemented including a 4.6MW solar farm at Edwinstowe (15/00875/FULM)	
DM5	No. of planning applications refused citing this policy	To ensure that new development is appropriately designed	73 applications were refused citing this policy	
DM6	No. of planning applications refused citing this policy	To ensure that new householder development is appropriately designed	25 applications were refused citing this policy	
DM7	Monitoring of nature conservation and biodiversity and Green Infrastructure projects	Protect and enhance existing biodiversity and green infrastructure	The Nottinghamshire Biological and Geological Records Centre recorded a loss of 15.73 Hectares in Local Wildlife Sites area during 2016/17. This is largely due to a reduction in the site area at Gainsborough Road Gravel Pit, Girton that now only includes the area of biodiversity importance.	
	Change in areas of biodiversity importance	No net loss in areas of biodiversity importance	The Nottinghamshire Biological and Geological Records Centre recorded a loss of 15.73 Hectares in Local Wildlife Sites area during 2016/17. This is largely due to a reduction in the site area at Gainsborough Road Gravel Pit, Girton that now only includes the area of biodiversity importance.	
	No. of planning permissions and completions including proposals to	Secure improvements to the Green Infrastructure Network	A number of small projects have been undertaken as part of development	

Policy	Indicators	Target	Result for 2016/17	Overall
	preserve, create or enhance habitats		proposals that have secured improvements to the Green Infrastructure Network	
DM8	No. of planning applications refused citing this policy	To ensure that new development is sustainably located	21 applications have been refused citing this policy	
DM9	No. of heritage assets on the 'At Risk Register'	No increase to the number of heritage Assets on the 'At Risk Register'	<p>The national Heritage at Risk Register identifies high grade structures (Grade I and II* listed buildings), as well as Grade II places of worship, CAs, Scheduled Monuments, Registered Parks and Gardens and Registered Battlefields. Identified on the national at risk Register:</p> <p>Grade I - 3 Grade II* - 5 Grade II (ecclesiastical buildings only) – 3</p> <p>Registered P&Gs - 0 SAMs - 5 Reg Battlefields - 0 CAs – 3 (Newark, Ollerton and Upton)</p> <p>The local Heritage at Risk Register is maintained by Nottinghamshire County Council (NCC). This covers the remaining Grade II listed buildings not covered by</p>	

Policy	Indicators	Target	Result for 2016/17	Overall
			<p>the national Register criteria, as well as local heritage at risk. NCC has recently undertaken an Historic England approved pilot study of the district's heritage at risk. The publication of this has been delayed, but is due later this year. The survey includes an update on listed buildings and monuments identified on the previous local Heritage at Risk Register (published 2004), but also takes into account methodological changes to the heritage at risk criteria, notably heritage crime. Although this resurvey is thought to be substantially complete, it has not yet been formally released into the public domain.</p> <p>The existing 2004 figures remain unchanged</p>	
	No. of planning applications refused citing this policy	To secure the continued protection or enhancement of heritage assets	17 applications have been refused citing this policy	
DM10	No. of planning applications refused citing this policy	To ensure that new development is appropriate for its location in order to prevent unacceptable risks from pollution and contamination	0 applications were refused citing this policy.	
DM11	No. of planning applications refused citing this policy	To maintain and/or increase the vitality and viability of the	0 application were refused citing this policy	

Policy	Indicators	Target	Result for 2016/17	Overall
	Planning permission and completions of retail and other town centre uses across the District by Parish	Town, District and Local Centres	A number of applications for both increase and losses of town centre uses have been determined during the period. Full details of these can be seen on the Councils website in the Retail Monitoring Report.	

Figure 1 - Areas of Newark & Sherwood



This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Newark and Sherwood District Council. Licence 100022288, 2010.

1:185,000

Figure 2: Percentage of households completed between 01/04/2011 and 31/03/2017 within 40 minutes public transport time

Year	GP	Hospital	Hospital within 60 mins	Primary School	Secondary School	Employment	Major Retail Centre
11/12	98%	66%	92%	99%	97%	98%	97%
12/13	99%	66%	97%	97%	96%	98%	92%
13/14	98%	57%	88%	98%	97%	90%	90%
14/15	95%	48%	66%	95%	93%	84%	88%
15/16	94%	39%	54%	95%	93%	71%	77%
16/17	98%	40%	64%	99%	98%	82%	81%
Change from baseline	No Change	26% decrease	28% decrease	No Change	1% Increase	16% decrease	16% decrease
Annual Change	4% Increase	1% Increase	10% Increase	4% Increase	5% Increase	11% Increase	4% Increase

Figures 3 to 6 show data relating to Modal shift to non-car modes. This data has been provided by Notts County Council and relates to the whole of the County unless otherwise stated.

Figure 3: Bus patronage-number of journeys (Countrywide)

No. of local bus and light rail passenger journeys originating in the authority	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
	34.0m	35.1m	35.4m	35.1m	34m	33.2m	34.6m	33.9m	33.8m	31.2m	30.23m

Figure 4: Cycling Levels - based on annualised index where 2010 is the base year (higher than 100 is good)

Cycling levels	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Nottinghamshire	103	104	99	100	100	109	104	108	116	113	111
Newark & Sherwood					100	110	105	109	114	109	108

Figure 5: Car Sharing Levels - number of registered users

Number of registered car sharers in Nottinghamshire	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
		790	994	1326	1760	1891	2044	2234	2295	2304	2788	2999

Figure 6: Countrywide Area Wide Traffic Mileage— based on an annualised index where 2009 is the base year (the target is to restrict traffic growth by 1% per year so less than 107 in 2016 is good)

Changes in area wide traffic mileage (vehicle kilometres travelled)	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
	100	102	99	100	99	98	96	97	99	100	101

**Appendix 1 - Local Development Scheme timetable
March 2016 and January 2017 LDS Timetable**

Year	2016												2017												2018																			
	1 st			2 nd			3 rd			4 th			1 st			2 nd			3 rd			4 th																						
Quarter	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC								
Month																																												
DPDs																																												
Adopted DPDs – Plan Review																																												
SPDs																																												
Review of SPD implementation																																												
Other Documents																																												
Community Infrastructure Levy Review																																												

Key

DPDs & CIL Bold text denotes a Key Milestone	Consultation period/following the Publication of the Submission Draft, this would refer to the period for representations to be submitted		Pre-Hearing meeting period
	Publish Draft DPD		Hearing and Reporting Period
	Submit DPD for Examination		Receipt of Final Inspector’s Report
			Adoption
			Review of DPD/SPD Implementation
SPDs/SCI	Consultation Period		Adoption

Year	2016												2017												2018											
Quarter	1 st			2 nd			3 rd			4 th			1 st			2 nd			3 rd			4 th														
Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
DPDs																																				
Adopted DPDs – Plan Review																																				
SPDs																																				
Review of SPD implementation																																				
Other Documents																																				
Community Infrastructure Levy Review																																				

Key

DPDs and NPs	Consultation period/following the Publication of the Submission Draft/Draft Charging Schedule, this would refer to the period for representations to be submitted		Pre-Hearing meeting period	
Bold text denotes a Key Milestone	Publish Draft DPD/CIL charging schedule		Hearing and Reporting Period	
	Submit DPD/CIL for Examination		Receipt of Final Inspector's Report	
			Adoption	
			Review of DPD/SPD Implementation	
SPDs/SCI	Consultation Period		Adoption	

**Appendix 2 - Local Development Scheme timetable
July 2017**

Year	2016												2017												2018											
	1 st			2 nd			3 rd			4 th			1 st			2 nd			3 rd			4 th			1 st			2 nd			3 rd			4 th		
Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
DPDs																																				
Adopted DPDs – Plan Review – Core Strategy																																				
Adopted DPDs – Plan Review – Allocations & Development Management DPD																																				
SPDs																																				
Review of SPD implementation																																				
Other Documents																																				
Community Infrastructure Levy Review																																				

Key

DPDs and NPs	Consultation period/following the Publication of the Submission Draft/Draft Charging Schedule, this would refer to the period for representations to be submitted		Pre-Hearing meeting period
Bold text denotes a Key Milestone	Publish Draft DPD/CIL charging schedule		Hearing and Reporting Period
	Submit DPD/CIL for Examination		Receipt of Final Inspector’s Report
			Adoption
			Review of DPD/SPD Implementation
SPDs/SCI	Consultation Period		Adoption



Newark & Sherwood Community Infrastructure Levy (CIL)

Regulation 62 Monitoring Report 2016/2017

Published July 2017

Contents

	Page Number
1 Introduction	1
2 CIL Monitoring Information	2
3 Further Information	5

1.0 **Introduction**

- 1.1 The Newark & Sherwood Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 20th September 2011 and came into effect on the 1st December 2011. Planning applications decided on or after the 1st December 2011 may therefore be subject to CIL.
- 1.2 The District Council will use CIL to secure Strategic Infrastructure (as shown on the Regulation 123 list of Infrastructure) whilst Local Infrastructure will be secured through Planning Obligations in line with the Policies of the Core Strategy and the Allocations & Development Management Development Plan Document (DPD), utilising the Developer Contributions and Planning Obligations Supplementary Planning Document (SPD) which was adopted in December 2013.
- 1.3 We define **Strategic Infrastructure** as improvements which are required because of the growth in the District up to 2026, and which cannot be attributed to the development of any one site.
- 1.4 We define **Local Infrastructure** as the development of facilities or services that are essential for development to take place on individual sites, and refers to the facilities or services that are essential for development to occur, or are needed to mitigate the impact of development at the site or neighbourhood level.
- 1.5 The District Council commenced a review of its CIL Charging Schedule in March 2016 it is anticipated that a revised document will be adopted in summer 2017.
- 1.6 Regulation 62 of the CIL Regulations (as amended) requires a Charging Authority to:

“Prepare a report for any financial year (“the reported year”) in which –

4 (b)	Total CIL expenditure for the reported year	£ Zero
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	Not applicable as no CIL has been spent in the reporting period
4 (c) (ii)	Amount of CIL expenditure on each item	£ Zero
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£ Zero
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£20645.35 (5%)
4 (c) (ca) (i)	the amount of CIL passed to any local council under regulation 59A or 59B	£45254.50 issued to Town/Parish Council in respect of monies collected between 1 st April 2016 and 31 st March 2017
4(c) (ca) (ii)	the amount of CIL passed to any person under regulation 59(4)	Zero
4 (c) (cb)	summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including: (i) the total CIL receipts that regulations 59E and 59F applied to (ii) the items to which the CIL receipts to which regulations 59E and 59F applied have been applied; and (iii) the amount of expenditure on each item	£6783.50 Retained by the District Council on behalf of an area where there is a Parish Meeting, for the period 01/04/2016 to 31/03/2017. Zero

4 (c) (cc) (ii)	summary details of any notices served in accordance with regulation 59E, including: (i) the total value of CIL receipts requested from each local council; and (ii) any funds not yet recovered from each local council at the end of the reported year.	None None
4 (d)	Total amount of CIL receipts retained at the end of the reported year	£1,652,187.30 (£1,261,125.59 Nett) at 01.04.2016 plus gross collected 16/17=(£463745.06) less 5% admin 16/17 (£20645.35) less issued to Parishes and Town Councils 16/17 (£45254.50) less total retained for Meeting Parishes (£6783.50) =£1,652,187.30

2.2 In February 2014 further amendments to the CIL Regulations were published which allows for applications for relief from CIL where development is for a Self-Build Dwelling, Extension or Annex. Whilst it is not a statutory requirement under Regulation 62, it is deemed appropriate to include information about how much of this relief has been granted within the reported year. For the period February 2014 to 31/03/2014 £74,007 self -build relief was granted. For the period 01/04/2014 to 31/03/2015 £424,068.50 self-build relief was granted. For the period 01/04/2015 to 31/03/2016 £384,434.88 self-build relief was granted. For the period 01/04/2016 to 31/03/2017, £348,602.89, self-build relief was granted.

3.0 Further Information

3.1 Further information about the Newark & Sherwood CIL including the Charging Schedule, Instalment Policy, and Regulation 123 'List of Schemes to be funded by CIL' can be found on the authority's website at www.newark-sherwooddc.gov.uk/cil.

Growth Directorate

Tel: 01636 655855

E-mail: planning@nsdc.info

Website: www.newark-sherwooddc.gov.uk/cil

3.2 Further general information about the Community Infrastructure can be obtained from the following:

Planning Portal: <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Department for Communities & Local Government:

www.communities.gov.uk/planningandbuilding/planningsystem/communityinfrastructurelevy/

Appendix 4 – Section 106 Update 01/04/2016 to 31/03/2017

Agreements signed between 01/04/2016 and 31/03/2017

*Indexation to be added to financial contribution

Planning Reference	Location	Proposal	Contribution 1	Contribution 2	Contribution 3	Contribution 4	Contribution 5	Status
16/00584/FUL	Dale Lane Blidworth	Residential development to comprise 3 dwellings	Affordable housing contribution £18,750					Extant
16/00382/FUL	Norwell Road Caunton	Construction of 6 dwellings	To provide 4 affordable units and 2 shared ownership units					Under construction
12/00895/OUTM	Braemar Farm Collingham	Mixed use development up to 80 dwellings, extra care units and employment use	Affordable units –scheme to be submitted and approved by the Council	To provide allotments and community gardens prior to completion of 75% of the scheme plus allotment and community gardens maintenance and management plan	Community facilities contribution £1181.25 multiplied by number of dwellings	Public open space of note less than 18metres squared multiplied by number of dwellings plus management plan		Extant –outline
16/00313/OUTM	Ollerton Road	Education -	Community	Open space in	30%			Extant -outline

	Edwinstowe	0.21 x £11,455	facilities - £1,181.25 multiplied by number of dwellings	accordance with approved management plan and specification	affordable units			
16/00135/FULM	High Street Edwinstowe	Education - £80,185	Community facilities - £40,165.50	Children's play space improvements - £30,709.48	Amenity open space maintenance - £9,365.98			Extant
16/00769/FULM	Ash Farm Edwinstowe	Affordable housing units	Children's play equipment	Community facilities contribution - £21,262.50	Education contribution - £45,820	Ecology welcome pack	Open space – on site, maintenance & management plan	Under construction
16/00902/FULM	Sherwood Energy Village Ollerton	Amenity open space	Education - £126,005	Libraries- £2236	Off- site open space contribution £59,659	SUDS -to enforce the maintenance covenants in accordance with Swales Management Scheme		Extant
15/00475/OUTM	High Gables Southwell	Affordable housing units	Community facilities contribution £1181.25 multiplied by number of dwellings	Education contribution - £22,910	Libraries contribution - £419.43	Off-site children's play area contribution £903.22 multiplied by number of dwellings. Maintenance contribution	On site open space	Extant -Outline

						£1004.50 multiplied by number of dwellings		
--	--	--	--	--	--	---	--	--

Appendix 5 – Current settlement Facilities

This chart includes those villages within the Rural Areas of Newark & Sherwood. It does not include Newark Urban Area, Service Centres, Principal Villages or settlements in the Green Belt. (Data collected July 2016)

Name	Population	Church	Shop	Post Office	Primary School	Public House	Village Hall	Transport (including Bus Service Numbers)
Alverton	66							857,
Averham	193	Yes			Yes			3A,28,29,31A,227
Barnby in the Willows	272	Yes				Yes	Yes	41,41B,47
Bathley	246					Yes		22,37,37A,37B,39,39B,41,41B,X22
Besthorpe	195	Yes				Yes	Yes	67,609B
Bleasby	645	Yes			Yes	Yes	Yes	Station 3, 3A, 300
Brough	not separately recorded							
Budby	not separately recorded							Sherwood Arrow
Carlton on Trent	229	Yes				Yes	Yes	22,37,37A,37B,39,39B,40
Caunton	490	Yes			Yes	Yes		32,33
Coddington	1684	Yes	Yes	Yes	Yes	Yes	Yes	1, 22B, SLE3, SLE6
Cotham	85	Yes						857,
Cromwell	232	Yes	Yes				Yes	22,37,37A,39,39B,40,41B
Eakring	419	Yes				Yes		27X,28B,31,31A,31B
East Stoke	152	Yes						23,54,90,90A,91,X90
Edingley	443	Yes				Yes		28,
Egmanton	286	Yes				Yes	Yes	33,36
Elston	631	Yes	Yes		Yes	Yes	Yes	23, 54, 90, 90A, 345, X90
Farndon	2405	Yes	Yes	Yes	Yes	Yes	Yes	23, 28, 54, 90,90A, 91, 354, X90

Fiskerton Cum Morton	663	Yes	Yes	Yes		Yes	Yes	3,3A,28 Station
Gibsmere	not separately recorded							
Girton	140	Yes					Yes	67, 609B
Goverton	not separately recorded							
Grassthorpe	58							22,37,37A,37B,39,39B,40
Halam	385	Yes			Yes	Yes	Yes	28,29,100,N100
Halloughton	90	Yes						26,26c,100,N100
Harby	336	Yes			Yes	Yes	Yes	67
Hawton	78	Yes						3,3A,77,857
Hockerton	146	Yes				Yes	Yes	31A,31B
Holme	67	Yes						
Kelham	207	Yes				Yes		3A,28,29,31A,32,33,41,41B,227
Kersall	46							
Kilvington	39	Yes						
Kings Clipstone	not separately recorded							
Kirklington	405	Yes			Yes		Yes	31A,31B,227
Kirton	261	Yes				Yes		14,15,15A,35,Edwinstowe Shopper,The Sherwood Arrow
Kneesall	221	Yes	Yes		Yes	Yes	Yes	31,32
Langford	98	Yes						22B,67,680,SLE2
Laxton	246	Yes				Yes	Yes	33,36
Lindhurst	16							
Little Carlton	not separately recorded							14,15,15A,16,16A
Maplebeck	97					Yes	Yes	31A,31B

Maythorne	not separately recorded							
Moorhouse	not separately recorded	Yes					33,	
Normanton	not separately recorded							
North Clifton	216	Yes*			Yes*			67,609B
North Muskham	985	Yes	Yes		Yes	Yes	Yes	22, 37, 37A, 37B, 39, 39B, 40, 41, 333, X22
Norwell	460	Yes	Yes	Yes	Yes	Yes	Yes	32, 33, 39B, 332, 333, 335
Norwell Woodhouse	not separately recorded						32,33	
Ompton	54	Yes						31,32
Ossington	94	Yes						33,
Perlethorpe	198	Yes						
Rolleston	312	Yes				Yes	Yes	3,3A,28 Station
Rufford	not separately recorded							
South Clifton	326	Yes**			Yes**	Yes	Yes	67,609B
South Muskham	329	Yes					Yes	22,32,33,37,37A,37B,39,39B,41,41B,X22
South Scarle	194	Yes					Yes	67, 680
Spalford	79							67,609B
Staunton	53	Yes				Yes		
Staythorpe	101							3A,28,29,227
Syerston	179	Yes					Yes	23,54,90,90A,91,X90
Thorney	248	Yes						67,
Thorpe	69	Yes						
Thurgarton	440	Yes				Yes	Yes	3,3A,26,26C,100,N100

Upton	425					Yes	Yes	29, 227
Walesby	1266	Yes		Yes	Yes	Yes	Yes	15, 15A, 35, 331, 335, Edwinstowe Shopper, The Sherwood Arrow
Wellow	470	Yes				Yes	Yes	31,32
Weston	335	Yes					Yes	37,37B
Wigsley	99							67,
Winkburn	57	Yes					Yes	31A,31B
Winthorpe	650	Yes		Yes	Yes	Yes	Yes	2, 22B, 67, 680, SLE2

Appendix 6 - Self-build and Custom Housing

Introduction

- 1.1 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on local authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land in their area for their own self build and custom build housing and to publicise that register. Newark & Sherwood District Council shares a joint register with Ashfield and Mansfield Districts as they are within a shared housing market area. You can access the register, and further information, through the following link: <http://www.newark-sherwooddc.gov.uk/selfbuild/>
- 1.2 Furthermore, section 2A of the Self-build and Custom Housebuilding Act 2015 places a duty on Local Authorities to give suitable development permission for enough serviced plots of land to meet the demand for self and custom build housing as identified on its register in a given period. The first period in relation to this is for those entered onto the register during the period 1st April 2016 to 30th October 2016. Further guidance regarding the definition of serviced plots and how authorities should assess the land which is available to meet that demand is provided in the Self-build and custom housebuilding section of the [Planning Practice Guidance](#)
- 1.3 Unfortunately, the monitoring period set out for self build and custom housebuilding does not match the standard monitoring period for the Annual Monitoring report produced by the Authority which are based on financial years. Monitoring details for each period which ends in October will therefore be reported in the Monitoring reports produced after the end of that financial year (i.e. the base period ending 30th October 2016 will be reported in Housing Monitoring report for the financial year 2016/17).

The Self-build and Custom Housing Register

- 2.1 The Self-build and Custom Housebuilding Register was established in April 2016 and the first base period runs between 1st April and 30th October 2016. Future periods will run from 31st October until 30th October the following year. Total demand should be assessed over 3 base periods, however as this is the first monitoring event, only one period can be considered this year. The following headline data can therefore be provided:

Total Entries on Register	As at 30th Oct 2016	9
Type of Applicant		
As an individual or household		9
As a group/association		0
Current Housing Tenure		
Owner occupied		7
Private Rented		1
Living with Parents		1
Preferred Type of Dwelling		
Detached		7
Bungalow		1
Not Decided		1

Preferred Number of Bedrooms		
2 bed		1
3 bed		1
4 bed		5
Undecided		2
General Location Preference		
Newark Area - Newark and Rural South Sub-area 1		2
Newark Area – Collingham Sub-area 2		0
Newark Area – Rural North Sub-area 3		2
Southwell Area		2
Nottingham Fringe Area		1
Sherwood Area		1
Mansfield Fringe Area		3
Whole District		3
Total Plots Required		12

- 2.2 A total of 9 individuals have been accepted on to the register during the first monitoring period, with no groups/associations registering interest. As this is a joint register, 2 individual expressed an interest in self build anywhere within the 3 Districts; 1 within Mansfield and Newark and Sherwood only and the other 6 were only interested in self-build within this District. Those who have not registered an interest for Newark and Sherwood are not included within the figures above.
- 2.3 It should be noted that the figures for general location reference are greater than the sum of plots required as applicants to the register may choose as many of the 83 Parishes as they wish. For the purposes of monitoring, an expressed interest in 1 or more Parishes within a sub area, per applicant, is recorded as 1.

Duty to grant Planning Permission

- 3.1 As noted within paragraph 1.2 above, Local Authorities should give suitable development permission for enough serviced plots of land to meet the demand for self and custom build housing as identified on its register in a given period. They have a period of 3 years from the end of the base period in which to do this.
- 3.2 A permission is regarded as suitable if it is a permission in relation to a particular plot of land that could include self or custom housebuilding. There is no requirement to disaggregate the supply to meet demand in specific parts of a Local Authority Area.
- 3.3 For the purpose of assessing the supply to meet this duty is considered small sites of 1-4 dwellings granted permission during the Housing Monitoring Report period of 1st April 2016 to 31st March 2017, could be developed in whole or part as a self build or custom build plot and would therefore be considered suitable in accordance with planning policy guidance. Whilst plots on larger sites could come forward it is more likely these would be developed by housebuilders before being offered to the market. Only where plots are specifically put

forward for self build or custom housebuilding on sites of over 5 dwellings will they be counted towards supply.

- 3.4 A total of 173 dwellings were granted permission on small sites of 1 to 4 dwellings in 16/17. Detail of all sites with permission is included within Section 2 of the Annual Housing Monitoring Report. This is considered to be more than sufficient to meet the demand identified on the register during the first base period. It is also worth noting that 23 applications for self build dwelling exemption from the Community Infrastructure Levy (CIL) were approved during the 16/17 monitoring period although this does not show the full picture across the District as dwellings within both Mansfield Fringe and Sherwood areas are zero rated for (residential) CIL. The duty required by Section 2A of the 2015 Self Build and Custom Housebuilding Act (as amended by the 2016 Housing and Planning Act) is therefore considered to have been met.



**Statement of Five Year Housing Land Supply
(01.04.17)**

Published July 2017

1. Introduction

- 1.1. This Five Year Housing Land Supply Statement sets out Newark and Sherwood District Council's residential land supply position as at 31st March 2017.
- 1.2. The National Planning Policy Framework (NPPF) seeks to ensure that the planning system, delivers a flexible, responsive supply of housing development land to meet objectively assessed housing needs. It requires Local Planning Authorities to identify sufficient specific deliverable sites to deliver the next five years of housing provision.
- 1.3. The NPPF at paragraph 47 sets out the expectations on maintaining a five year supply for Local Authorities. In addition to being able to demonstrate five years' worth of housing supply against housing requirements, it also requires an additional buffer to ensure choice and competition in the market for land.
- 1.4. This paper provides a detailed assessment of Newark and Sherwood's housing land supply for the period 1st April 2017 to 31st March 2022. It identifies specific sites which the council considers will deliver housing over this period. The five year land supply position is reviewed annually by the Council in April of each year. The next review will be due in April 2018.

2. Housing Requirement

2.1. The first step in assessing a Council's 5 year land supply is to establish the correct housing requirement against which to test the identified supply.

2.2. The national Planning Practice Guidance (PPG) sets out at paragraph 301 what the starting point for calculating a five year land supply is. It states:

"Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies may not adequately reflect current needs. Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints."

2.3. This guidance provides a clear steer as to the most appropriate requirement figures that should be used to calculate the five year land supply position.

2.4. It states that the starting point for calculating a five year land supply should be the requirement figures in an adopted Local Plan. Newark and Sherwood District has an adopted Core Strategy (2011). This document set the housing requirement for the Plan period 2006 – 2026 at 14,800 dwellings. The Core Strategy was produced in the context set by the East Midlands Regional Plan (RSS). The revocation of the RSS and the introduction of the NPPF signalled a step change in the approach to be taken in providing for housing in England. Rather than top down figures being set by Regional Plans, which may have redistributed needs across the region, housing targets must now be worked out at a Housing Market Area level by Local Planning Authorities working together to establish their full objectively assessed need (FOAN). This is acknowledged in the PPG where it states that evidence from revoked regional strategies may not adequately reflect current needs.

2.5. The Council has embarked on a Plan Review. As part of the new Plan production work, in conjunction with the neighbouring authorities of Ashfield and Mansfield, under the Duty to Cooperate, a Strategic Housing Market Assessment (SHMA) has been produced to establish revised housing needs figures for the Housing Market Area.

2.6. The SHMA uses the 2012 based sub national population projections as the starting point for the setting of the OAN. The 2012-based population and household projections suggest a need for about 1,074 dwellings per annum to be provided across the HMA, or 399 dpa for Newark & Sherwood (taking into account the 2013 midyear population data).

2.7. The projections are the starting point for setting the OAN, the PPG states that a SHMA should test the suitability of these figures in the local context. The SHMA carried out a review of past migration trends and unattributable population growth. Combining these projections suggests a housing need of 1,271 dwellings across the HMA, with figures of 469 in Ashfield, 356 in Mansfield and 446 in Newark & Sherwood. These are a reasonable local alternative to the nationally produced projections.

- 2.8. The demographic projections were also tested against various other factors which impact upon housing need. The first of these is economic growth and the impact of job provision and therefore housing requirements. The SHMA was produced at the same time as the Economic Land Feasibility Study which is looking at employment land requirements. GL Hearn used jobs data from this study to inform the SHMA. The analysis indicates that there would not be a need to adjust upwards the housing need (from the demographic-led projections) to take account of economic factors and that the likely job growth could be met by the expected demographic growth
- 2.9. The SHMA has also considered any potential adjustment that may be needed to the OAN as a result of market signals and the need for affordable housing. In combination these two factors are considered to represent a modest case for considering an adjustment to housing provision.
- 2.10. Following all of the above analysis the Study identified that the final OAN for Newark & Sherwood is **454 dwellings per annum**, which over the period the SHMA covers, 2013 to 2033, is 9,080 dwellings. The final SHMA was published in October 2015.
- 2.11. An appeal was held during November 2015 against the refusal of Newark and Sherwood District Council to permit a planning application for 48 dwellings on land at Southwell Road, Farnsfield, Nottinghamshire (APP/B3030/W/15/3006252). At the appeal the Council sought to rely on the SHMA as the most reasonable and up to date requirement figure for assessing the Council's 5 year land supply position. The appellants at this appeal argued that job forecasts contained in Employment Land Feasibility Study (ELFS) (obtained by NLP from Experian) may have underestimated the level of likely job growth in Newark and Sherwood and also that the participation rates used for older workers were too optimistic. They put forward a separate assessment of housing need identifying a level of housing growth of between 500-550 dpa.
- 2.12. The Inspector accepted the appellants argument, allowed the appeal and planning permission was granted. The rationale behind her decision is set out in the [Inspector's Report](#) of the appeal.
- 2.13. The Council acknowledges that the Inspector's decision is a material consideration in decision making, however, the council does not agree with the Inspectors reasoning in this matter.
- 2.14. In July 2016 the HMA Councils of the Nottingham Core HMA and the Nottingham Outer HMA¹ issued a [position statement](#) outlining their response to the Farnsfield Inspector's decision. The paper sets out the relevant conclusion from the Inspector's report followed by the response of the HMA Councils. The key points are highlighted below.
- 2.15. The Inspector commented that *"taking into account past trends and the level of economic growth seen in Newark and Sherwood since 2012, it appears that the level of economic growth anticipated within the HMA as a whole may underestimate that likely to occur in N&S"*.

¹ Ashfield District Council, Broxtowe Borough Council Erewash Borough Council, Gedling Borough Council, Mansfield District Council, Newark and Sherwood District Council, Nottingham City council, Rushcliffe Borough Council

- 2.16. The HMA Councils consider that the forecast shift in terms of the distribution of jobs between the two HMAs (a greater focus on employment within the Nottingham Core) would not be predicted by relying solely on past trends in employment or the take up of employment space. Also the ELFS report takes full account of past employment delivery rates in formulating its conclusions. Newark & Sherwood's employment figures have been boosted as a direct result of the Dixons Mastercare (Know How) development which at 19.05ha comprised 46% of the District's entire B2/B8 industrial land completions over the 9 year assessment period. If this development were to be excluded from the figures, the net annual completion rate would fall from 3.67 ha to just 1.29 ha. This level of inward investment and associated increase in employment levels are seen as a one off development and should not be used as an indicator of future trends.
- 2.17. The Inspector commented that *"even if the level of economic growth projected within the SHMA is shown to be appropriate, it appears that the economically active proportion of the population would have to increase significantly amongst some cohorts in order to support projected future increases in jobs, unless an increase in inward migration occurred"*.
- 2.18. The HMA Councils consider the Inspector is wrong in assuming that the forecast level of jobs would stay constant if economic activity rates do not increase as assumed in the model. They consider that there would be fewer jobs forecast through the integrated suite of models locally, regionally and nationally. This question was put to Experian who agreed with the HMA. Experian have also carried out more detailed analysis on employment activity and the aging population and the HMA Councils are confident the participation rates adopted are sound.
- 2.19. The Inspector commented that *"I am not persuaded that the projected increases in economic activity are sufficiently realistic amongst all cohorts. [...] As a result, whilst taking into account the advice in the PPG referred to above and recognising that economic growth projections and the resulting implications for housing need are difficult to quantify, I consider that the balance of the evidence provided suggests that some further upward adjustment to the demographic housing need figures is likely to be justified in this case"*.
- 2.20. The HMA Councils consider that the past is not necessarily a guide to the future and cannot indicate how new policies and social changes are likely to impact on economic growth. Accepted drivers of change such as changes to state retirement age, decline of work based pensions, private pensions and longevity are key drivers towards greater participation of older workers in the workforce.
- 2.21. The report concludes that *"there are inherent uncertainties in forecasting future levels of economic output and jobs. However, the scenarios based on employment forecasts are able to make informed assumptions about likely changes in future particularly those of a demographic nature such as an aging workforce but also changes in the sectoral distribution of jobs with the shift to service based jobs and increasing dominance of Nottingham City as a service centre location. The HMA Councils consider that the ELFS Policy-on forecasts reflect the policy aspirations of the various key stakeholders and provide a robust basis for the future planning of the two HMAs"*
- 2.22. Whilst the SHMA has not yet been tested at examination, it is considered that it provides an objective and evidence based assessment of need. The Council has utilised the findings of the SHMA alongside a range of other evidence to determine the emerging Plan Review

housing target. The figure has further been considered as part of the Sustainability Appraisal of the emerging Plan.

2.23. The proposed housing requirement of 454 dpa was included in the Preferred Approach (Strategy) Consultation that was conducted in July 2016 and reflected in the Sites and Settlements Paper consulted on in January 2017. It is included in the Publication version of the Plan Review Core Strategy that is due to be considered by the Council on the 11th July. The Publication version of the Plan is due to be published for representations the week commencing 17th July 2017. A specially arranged full Council meeting will consider the representations made with an anticipated submission to the Planning Inspectorate later this year.

2.24. A large amount of work has been undertaken, including consideration of a range of other issues (such as sustainability, landscape and ecology) to establish the revised housing target in the Plan review. Following this, and due to the progress that has been made through the Plan making process the Council is confident that this is the most appropriate figure against which to assess housing land supply.

2.25. Indeed, using an emerging Local Plan target based on an as yet untested FOAN instead of out-of-date regional targets has been supported in several S78 appeal decisions around the country². The council considers that the housing requirement figures in the emerging Local Plan based on the up-to-date SHMA provide a more appropriate assessment of need than the Core Strategy.

Buffer

2.26. The NPPF requires that Local Planning Authorities apply an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, Local Planning Authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the required supply, and to ensure adequate market choice and competition for land.

2.27. The table below sets out the total completions since 2006.

Year	Actual Completions (net)	Core Strategy Target	Shortfall against Core Strategy Target	Emerging Local Plan Target	Shortfall against Emerging Local Plan Target
2006/2007	481	740	-259		
2007/2008	330	740	-410		
2008/2009	346	740	-394		
2009/2010	403	740	-337		
2010/2011	431	740	-309		
2011/2012	293	740	-447		
2012/2013	366	740	-374		
2013/2014	274	740	-466	454	-180
2014/2015	447	740	-293	454	-7

² Examples include: [APP/Y2620/W/14/3000517](#) and [APP/C3240/W/15/3003907](#)

Year	Actual Completions (net)	Core Strategy Target	Shortfall against Core Strategy Target	Emerging Local Plan Target	Shortfall against Emerging Local Plan Target
2015/2016	396	740	-344	454	-58
2016/2017	571	740	-169	454	+117
Total	4,338	8,140	-3,802	1,816	-128

2.28. When assessing delivery against the Core Strategy requirements there has been under-delivery in all years since adoption. If assessing delivery against the emerging Local Plan target there has been under-delivery in all but the most recent monitoring year where there has been over-delivery in effect cancelling out the under-delivery for the previous two years. Despite this more recent positive delivery the Council still considers it necessary to apply the 20% buffer to the five year land supply calculation.

Shortfall

2.29. As there has been under-delivery in recent years against the requirement the Council has accumulated a shortfall.

2.30. If using the OAN requirement: as stated in the PPG *“Objective current assessments of need will reflect the consequences of past under or over delivery of housing and should therefore address the question of how to deal with past delivery rates”*. Therefore the Council considers that only shortfall accrued since 2013 the base date of the SHMA period should be addressed. Between 2013 and 2017 1,816 dwellings have been completed in Newark & Sherwood out of the required 1,688. This has led to a shortfall of 128 units.

Requirement Summary

Housing Target 2017 - 2022 (454*5)	2,270
Housing Shortfall (2013 - 2017)	128
Housing Requirement 2017 - 2021 (20% buffer applied to target + shortfall)	2,878
Annualised Housing Requirement	576

3. Housing Supply

3.1. Paragraph 47 of the NPPF sets out the requirements for a housing site to be considered a deliverable site for the purposes of the 5 year land supply. It states that in order for a site to be considered deliverable it should be:

- Available – the site is available for development now
- Suitable – the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities
- Achievable – there is a reasonable prospect that housing will be delivered on the site within five years

3.2. In addition to the NPPF, the PPG identifies the type of sites which can be considered against these criteria. It states that deliverable sites can include those that are allocated for housing in a development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. It also states that a windfall allowance may be included, where appropriate.

3.3. For Newark & Sherwood , the housing land supply is made up of the following components:

- Sites with planning permission: large, medium and small sites with planning permission are considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years
- Core Strategy Allocations: a proportion of which are considered deliverable within the next five years
- Allocations & Development Management DPD Allocations: a proportion of which are considered deliverable within the next five years
- Windfall allowance

Sites with planning permission

3.4. There are currently 5,598 units on extant permissions in the District, only 3905 of these are counted in the 5 year supply. Sites have been considered as either large, medium or small sites. Large sites are those for 10 or more dwellings, medium sites are those between 5 and 9 units and small sites are those for less than 5 dwellings

Large sites with planning permission

3.5. In line with the guidance in the NPPF large sites with planning permission are considered deliverable until permission expires or there is clear evidence that schemes will not be implemented within 5 years.

3.6. To further support the assumed deliverability of large sites with planning permission the council has engaged with developers of the sites who have assisted in scoping the delivery trajectory of their site. For a number of large sites development is profiled beyond the 5 year period; there is no restriction to prevent these sites delivering faster if market conditions allow.

3.7. There are also a number of extant large site permissions which the council has not included in the supply as they have had permission for a number of years without movement on the site or where the Council anticipates a lapse in the permission shortly or there are two applications on the same site (where one may prevent housing delivery). This discounting of sites where there is less certainty adds robustness to the supply.

Medium and small sites with planning permission

- 3.8. Medium sites are those between 5 and 9 units and small sites are those for less than 5 dwellings. For medium sites the same approach has been adopted as for large sites. For small sites the total number of units permitted has been discounted by 20% to allow for potential lapses and sites where delivery may take more than five years to complete (e.g. self build plots). This discount is considered to be a robust approach to reflect potential lapses and slow build out.

Core Strategy Allocations

- 3.9. The three strategic urban extensions at Newark were allocated in the core strategy in 2011. There has been some delay in bringing these sites forward when compared with the trajectory as set out in the Core Strategy, however many of the hurdles that had prevented early delivery have now been resolved and delivery is anticipated to accelerate in coming years. The allocations counted in the five year supply are all being rolled forward into the new Emerging Local Plan as part of the Plan review.
- 3.10. **NAP2A Land south of Newark:** the Core Strategy envisaged this development taking place in four phases of 750 units each. This approach has been revised in light of the infrastructure asks of the development (reflected in the Local Plan review). In 2011 outline permission was granted for 3,150 units, along with detailed permission for the Southern Link Road (SLR)
- 3.11. In March 2014 the HCA agreed in principle an £11.2 million loan to Catesby (previous owner). This was predicated on the physical delivery of a section of the SLR in order to unlock housing delivery. A number of loan condition precedents were set which included most critically the need to have let an infrastructure contract to build the road. The agreement with the HCA was also on the basis of delivering the A1-Bowbridge Road section of road. This was not identified in Phase 1 as originally approved. A revised S73 application was therefore also required.
- 3.12. In July 2014 the Local Growth fund committed in principle £7 million to unlock the allocation, NSDC confirm a grant of £2.5 million in addition to the LEP money – a total grant of £9.5m. The S73 application was approved in Jan 2015. The HCA loan was released in March 2015. The appointed contractors Buckingham's started on site May 2015.
- 3.13. Phase 1 of the SLR is now largely completed; those parts that have been completed are available for public use. As a result delivery of 600 units within phase 1 can now be delivered. This forward delivery of significant infrastructure will assist in unlocking housing delivery across the wider site..
- 3.14. The first reserved matters application for 173 units has been approved. Most of the pre-site works have been carried out and housing start on site is expected this summer.
- 3.15. A second reserved matter application is anticipated shortly for 210 units.
- 3.16. Funding for phase 2 and 3 of the road is currently being sought from the Highways England Housing Growth Fund. Irrespective of the delivery timescales for the latter phases of the SLR the trigger points in the S106 set out that 700 units can be built out before phase 2 must commence. Therefore housing at the A46 end of the site could be brought forward in advance of the latter phases of the road being complete.

- 3.17. Whilst the Council recognises that there has been delay in this site coming forward there are now clear signs that delivery is imminent.
- 3.18. **NAP2B Land East of Newark:** William Davis Ltd. are currently preparing a site wide masterplan together with an application for the first phase of development (320 units). William Davis have confirmed to the Council that they have a legal interest in all the land needed to deliver this phase.
- 3.19. The trajectory assumes that an outline planning application is submitted this Autumn and that RM for a first phase can be approved early in 2018. The intention is that William Davis will build half of the site and sell the remainder to one other builder so that there will be 2 builders on site at the same time.
- 3.20. **NAP2C Land around Fernwood:** There are various landowners/land interests which make up the site allocation of Land around Fernwood. Following option deals by some landowners with national housebuilders the principal parties involved can be summarised as follows:
- Barratt/David Wilson Homes (BDW) – having built out the majority of the existing Fernwood development. BDW have legal interest over the northern portion of the site allocation, as reflected in the application site (Ref 14/00465/OUTM)
 - Persimmon Homes – have a legal interest, over the southern portion of the allocation resolution to grant (16/00506/OUTM)
 - Larkfleet Homes – have a legal interest in the central portion of the allocation and carried out pre-submission consultation last year on a scheme for 350 units.
 - Strawsons – own the land to the south west of the site between the A1 and Great North Road, pre-application discussions regarding a 300 unit scheme have taken place
- 3.21. The highways infrastructure needed to support the development requires works to the bridge over the A1. The scope and cost of these works has caused some delay in bringing the site forward. In July 2016 the CIL 123 list was amended to incorporate the funding for the A1 overbridge widening. As a result the previous infrastructure constraint has been largely resolved unlocking delivery of the wider site.

Allocations & Development Management DPD Allocations

- 3.22. The allocations from the Allocations & Development Management DPD have been reviewed as part of the work on the Local Plan review. A number of allocations are no longer being pursued and are not counted in the five year land supply. The other allocations have been re-assessed and those being taken forward into the new Plan have clear delivery strategies in place. The Council has actively engaged with the owners and developer of these sites who have assisted in scoping the delivery trajectory for these sites.

Plan Review Core Strategy Additional Strategic site - Thoresby Colliery

- 3.23. The emerging Plan contains a new strategic allocation for 800 units at the former Thoresby Colliery. The Council is committed to the delivery of this site; a joint consultation with the developers of the site was carried out alongside the Sites and Settlements consultation earlier this year (11th February 2017). The developers are progressing this development expediently with clearance of the site currently taking place. A planning application (16/02173/OUTM) was submitted at the end of December 2016 and is currently pending a decision.

Windfall Allowance

3.24. The final element of supply is a windfall allowance. The NPPF makes clear that Councils may include a windfall allowance as part of their supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

3.25. The council has a clear track record of windfall delivery as shown in the table below which shows completions on sites that were not allocated, excluding those which occurred on garden land.

Year	Small sites (net windfalls)	Large sites (net windfalls)	Total net windfall completions	Total Completions	% of total completions that are windfalls
2012/2013	105	173	278	366	76
2013/2014	46	146	192	274	70
2014/2015	97	268	365	447	82
2015/2016	98	189	287	396	72
2016/2017	64	309	373	571	65
Total	410	1,085	1,495	2,054	
Average	82	217	299	410	73

3.26. The above table is clear; windfall delivery makes a significant contribution towards completions in Newark and Sherwood District. On average 319 windfall completions are achieved every year.

3.27. It is acknowledged that at the base date of the five year supply calculation a number of these windfall units will already have permission and would be counted in sites with planning permission. It is important to take account of committed windfall delivery across the five year period to ensure that the Council does not double count these sites that are already in the pipeline. As a result, it is proposed to only include a windfall allowance for the latter two years of the five year period, an annual allowance of 50 dwellings has been applied for the last 2 years of the five year period. Considering the track record of windfall delivery this is considered to be a conservative figure.

3.28. The council is confident that windfall delivery will continue to provide a reliable source of supply in the next five year period. The current Local Plan provides scope for infill windfall delivery within urban areas and as rural affordable housing exceptions. The emerging Local Plan review rolls forward this approach. Furthermore, flexibility afforded by policies in the NPPF, a more permissive stance regarding change of use from commercial to residential and changes to permitted development rights mean that windfall delivery is likely to continue.

4. Conclusions

- 4.1. As established in section 3 of this paper the Council has a supply of 3,546 deliverable dwellings which are expected to be built out over the next five year period. These include sites with planning permission, allocations and windfall sites.
- 4.2. To assess whether the Council has a five year supply of housing land the amount of deliverable supply must be compared to the requirement as established in section 2 of this paper.

Annualised Housing Requirement	Total annual housing requirement (2017 - 2022) including 20% buffer and meeting shortfall in the next 5 years		576
Total Deliverable Housing Supply	Large sites with planning permission	1,725	3,567
	Medium and small sites with planning permission	475	
	Core Strategy Allocations	500	
	Site Allocations DPD Allocations	707	
	Plan Review Core Strategy Additional Strategic Site	60	
	Windfall allowance	100	
Total five year supply	Supply / Requirement (3,567 / 576)		6.2

- 4.3. As can be seen from the calculations above using the annual housing requirement from the emerging Local Plan, including a 20%buffer and meeting the shortfall within the next five years the Council can demonstrate in excess of a five year supply of housing land
- 4.4. This statement sets out the Council's position as at 1st April 2017. At a minimum the Council will review the housing land supply situation on an annual basis, and may opt to update the position throughout the year.

5. Appendix – Supply details

Large sites with planning permission

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2017/2018	2018/2019	2019/2200	2020/2021	2021/2022	Counted in 5 year period
NAP2A	10/01586	Bowbridge Lane (Land South of Newark)	2,977	0	2,977			40	67	80	187
NAP2A	16/02120/RMAM	Bowbridge Lane (Parcel 1)	173	0	173	0	36	40	48	49	173
BL/HO/2	13/01800/OUTM	Belle Vue Lane	13	0	13		13	8			21
Co/MU/1	12/00895/OUTM	Station Road (Braemar Farm)	140	0	140		20	40	40	40	140
ED/HO/1	14/01596/OUTM	Rufford Road	72	0	72	16	15	15	21		67
FA/MU/1	13/01072/OUTM	Ash Farm Cockett Lane	106	69	37	37					37
FA/HO/1	14/01576/OUTM	The Ridgeway/Milldale Road (Land off)	60	0	60		10	30	20		60
NUA/HO/8	15/02299/FULM	Bowbridge Road (Land at)	60	0	60	60					60
OB/HO/1	13/00743/OUTM	North of Wellow Road	147	52	95	30	30	35			95
OB/HO/3	14/00669/FULM	Whinney Lane (Land at Ollerton and Bevercotes Miners Welfare)	88	37	51	25	26				51
N/A	13/01256/OUTM	Land off Warsop Lane	130	35	95	35	35	25			95
SO/HO/6	15/00994/FULM	Burgage Lane (Rainbows)	32	0	32	11	11	10			32
SO/HO/5	15/00475/OUTM	Lower Kirklington Road (High Gables)	12	0	12			6	6		12
N/A	13/00689/FULM	Nottingham Road	34	33	1	1					1
N/A	12/00965/RMAM	Cavendish Way (Cavendish Park)	109	0	109		30	30	30	17	107
N/A	14/01308/FULM	Cavendish Way (Cavendish Park)	92	60	32	32					32
N/A	08/01905	Cavendish Way (Cavendish Park)	188	168	20	20					20
N/A	14/02054/VAR	Cavendish Way (Cavendish Park)	180	0	180			30	30	30	90
N/A	10/01158	Low Street (Pitomy Farm)	31	23	8	2	3	3			8
N/A	16/00135/FULM	High Stret (Edwinstowe House)	34	0	34		17	17			34

Allocation reference	Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2017/2018	2018/2019	2019/2200	2020/2021	2021/2022	Counted in 5 year period
N/A	16/00313/OUTM	Ollerton road (Rear of The Villas)	35	0	35			10	12	13	35
N/A	05/01839	Main Street	32	31	1	1					1
N/A	14/01469/OUTM	Southwell Road	48	0	48		24	24			48
N/A	14/01542/CPRIOR	Barnby Gate (14)	11	0	11	11					11
N/A	10/01256/FULM	Beacon Hill Road	189	112	77	35	35	7			77
N/A	15/00036/FULM	Land at 207 Hawton Road	20	0	20		10	10			20
N/A	08/02221/FULM	Kings Road (Mount School)	23	12	11	11					11
N/A	16/00124/FULM	Land off Millgate	34	0	34				34		34
N/A	16/00741/FULM	Mount Lane (Former Piano School)	10	0	10			10			10
N/A	15/01307/FULM	17 Northgate	12	0	12				12		12
N/A	02/01094	Potterydyke/Pelham Street	14	0	14		7	7			14
N/A	05/02273/FULM	Forest Road (Sherwood Energy Village)	184	15	169				34	45	79
N/A	16/00902/FULM	Sherwood Energy Village (Land opposite Darwin Court, Darwin Drive)	51	0	51		6	20	25		51
			5,382	647	4,735	327	328	417	379	274	1,725

Total delivery within five years from large sites with planning permission: 1,725

Medium and small sites with planning permission

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2017/2018	2018/2019	2019/2200	2020/2021	2021/2022	Counted in 5 years
14/02186/FUL	70 Bullpit Road	7	0	7		4		3		7
14/01714/FUL	69 Main Street	9	0	9			6	3		9
05/00775	The Crescent	7	0	7						0
14/01883/FUL	Adj Woodbank Close	6	0	6	3	3				6
12/01417/OUT	Belle Vue Lane (South of the Red House)	5	1	4	4					4
06/01847	Main Street (Park Farm)	8	0	8						0
16/00382/FUL	Norwell Road (Land at)	6	0	6	6					6
16/01973/FUL	Forest Road (Land between 139-141)	8	0	8		2	2	2	2	8
16/01974/FUL	Forest Road (Land between 177-179)	9	0	9			3	3	3	9
16/01972/FUL	Forest Road (Land between 67-69)	8	0	8		2	2	2	2	8
15/01153/FUL	Mansfield Road (former squinting cat PH)	9	0	9				5	4	9
14/01242/FUL	Vicars Court	8	0	8		2	2	2	2	8
15/00035/FUL	Vicars Court	6	0	6			2	2	2	6
15/02253/FUL	Main Street (The Plough)	6	0	6		3	3			6
11/00219	Kirkington Road (Ponds Farm)	8	1	7	1	2	2	2		7
16/00883/FUL	Tenters Lane (Tenters Cottage)	4	0	4		2	2			4
16/01772/FUL	School Lane (Hall Farm)	5	0	5				2	3	5
15/00122/FUL	Broomfield Lane (Silverwood)	5	0	5			2	3		5
05/02562	Station Road (Enfield House)	4	3	1					1	1
11/01046	Castlegate (Ye Olde Market)	9	0	9						0
16/00314/FUL	George Street (Newark Boys Club)	7	0	7		7				7
16/01912/FUL	George Street (Unit 3, The Old Maltings) (Basement Lighting)	6	0	6				6		6

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.17	Units remaining as at 31.03.17	2017/2018	2018/2019	2019/2200	2020/2021	2021/2022	Counted in 5 years
16/02164/FUL	Grange Road (Garages at)	6	0	6		6				6
14/00292/FUL	St Mary's rooms	5	0	5	5					5
16/02135/FUL	Lincoln Road (96)	5	0	5			2	3		5
04/02239	London Road (65A)	5	0	5						0
17/00041/FUL	Meldrum Crescent (Garage Court)	8	0	8	4	4				8
11/00228	Navigation Yard (Thorpe's Warehouse)	9	0	9		4	5			9
17/00069/FUL	Northgate (14, Northgate House)	8	0	8			4	4		8
15/00984/FUL	Adj Darwin Drive	7	0	7	3	4				7
16/00372/FUL	Brake Lane (Boughton Pumping Station)	9	0	9			9			9
06/00635	Kirk Drive (Units 1 to 4)	9	4	5			3			3
891091	Main Street (Highland Farm)	5	3	2						0
14/00510/FUL	Red May Ind Est	6	0	6					6	6
16/01459/FUL	Old Great North Road (The Nags Head)	6	0	6		2	4			6
14/01262/FUL	Coach & Horse Nottingham Road	5	3	2	2					2
16/00529/FUL	Nottingham Road (Priory Farm)	5	0	5		2	3			5
810282	Main Road (Chapel Farm)	8	1	7						0
14/02020/FUL	Epperston Rd (adjacent Brookfield) LO/HO/2	5	0	5	2	3				5
	Small Full BF	166	4	162	27	27	27	27	27	135
	Small Full GF	141	12	129	22	22	22	21	21	108
	Small Out BF	17	0	17			4	4	4	12
	Small Out GF	21	0	21			5	5	5	15
		606	32	574	79	101	114	99	82	475

Total delivery within five years from medium and small sites: 475

Core Strategy Allocations

Core Strategy Allocation		2017/18	2018/19	2019/20	2020/21	2021/22	Counted in 5 year period
NAP 2A	Land South of Newark						Under sites with planning permission
NAP 2B	Land East of Newark			25	60	80	165
NAP 2C	Land Around Fernwood		10	65	130	130	335
	Total	0	10	90	190	210	500

Total delivery within five years from Core Strategy Allocations: 500

Site Allocations DPD Allocations:

ADM DPD	Address	2017/18	2018/19	2019/20	2020/21	2021/22	Counted within 5 Years
NUA/HO/6	Land between 55 and 65 Millgate					10	10
NUA/HO/10	Land North of Lowfield Lane			10	35	35	80
ST/MU/1	Land to the East of Hemplands Lane			15	17	18	50
SO/HO/1	Land East of Allenby Road			30	35		65
SO/HO/2	Land South off Halloughton Road		8	15	15		38
SO/HO/4	Land East of Kirklington Road			15	15	15	45
SO/HO/7	Southwell Depot				5	10	15
LO/HO/1	Land adjacent to 28 Epperstone Road				2	3	5
OB/HO/2	Land adjacent to Hollies Close				25		25
OB/MU/1	Land at the rear of Petersmiths Drive			15	30	30	75
BI/HO/2	Noble Foods				25	30	55
BI/MU/1	Land to the East of Kirklington Road			15	20	20	55
RA/HO/1	Land North of Top Street			5	25	24	54
RA/HO/2	Land to the East of Warsop Lane (residual)				30	30	60
BL/HO/3	Land South of New Lane			15	30	30	75
	Total	0	8	135	309	255	707

Total delivery within five years from Site Allocations DPD Allocations: 707

Plan Review Core Strategy Additional Strategic Site Allocation:

Ref	Address	2017/18	2018/19	2019/20	2020/21	2021/22	Counted within 5 Years
N/A	Thoresby Colliery				10	50	60
	Total	0	0	0	10	50	60

Total delivery within five years from Site Allocations DPD Allocations: 60

Windfall Allowance:

Ref	Address	2017/18	2018/19	2019/20	2020/21	2021/22	Counted within 5 Years
N/A	N/A				50	50	100
	Total	0	0	0	50	50	100

Total delivery within five years from windfalls: 100



**Statement of Five Year Housing Land Supply in
relation to Gypsy & Traveller pitch provision**

1 April 2017

Published November 2017

1.0 Introduction

5.1. This Five Year Housing Land Supply Statement sets out Newark and Sherwood District Council's housing land supply position in relation to Gypsy & Traveller pitch provision as at 1 April 2017.

5.2. Planning Policy for Travellers requires that Local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring Local Planning Authorities. It states at paragraph 10 that:

“Local planning authorities should, in producing their Local Plan:

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets
- b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15
- c) consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries)
- d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density
- e) protect local amenity and environment.

5.3. This paper provides an assessment of Newark and Sherwood's current supply of gypsy and traveller pitches for the period 1st April 2017 to 31st March 2022. The five year land supply position is reviewed annually by the Council in April of each year. The next review will be due in April 2018.

2.0 Pitch Requirements

2.1 The first step in assessing a Council's 5 year pitch supply is to establish the correct housing requirement against which to test the identified supply. Planning Policy for Travellers 'Policy A' states;

“In assembling the evidence base necessary to support their planning approach, local planning authorities should:

- a) Pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups)

- b) Cooperate with travellers, their representative bodies and local support groups; other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of the likely permanent and transit accommodation needs of their areas over the lifespan of their development plan, working collaboratively with neighbouring local planning authorities
- c) Use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions.”

2.2 The District Council has a policy for Gypsy and Traveller pitch provision which was included within its current Core Strategy (Adopted March 2012). This sets out a requirement based on the Gypsy & Traveller Accommodation Assessment prepared to support the former East Midlands Regional Plan. This assessment covered the period between 2007 and 2012. The requirement in the Regional Plan which is included within the Core Strategy is 84 pitches. This requirement was more than met by the grant of planning permissions for 93 pitches.

2.3 Work commenced on the development of a Gypsy & Travellers Development Plan Document in 2013. The initial stages focussed on evidence gathering and the development of a joint methodology for Nottinghamshire for a new Gypsy & Traveller Accommodation Assessment (GTAA) including consultation with the community and representative groups. The assessment for Newark & Sherwood identified a need for 84 pitches. Work on accommodation policies for the community was folded into the wider plan review and following the redefinition of Gypsy’s and Travellers for the purposes of planning in August 2014 the Council reviewed the findings of the Newark & Sherwood GTAA. This concluded that a need for around 39 additional pitches between 2013 and 2028 was required. In rounding the pitch requirements the Council recognises that 0.3 of a pitch cannot be provided in a five year period therefore the 2018 – 2023 is 15 pitches. This results in the following requirements split down into the following 5 year requirements:

Time Period	Precise Requirement included in the 2016 GTAA	Rounded Pitch Requirements (included in the Amended Core Strategy)
2013-2018	13.8	14
2018- 2023	14.3	15
2023-2028	10.9	11
Total Required		40

2.4 The District Council has submitted an Amended Core Strategy for examination and it is anticipated that this will occur in February 2018. This includes a policy on pitch supply which requires 40 pitches and on the consideration of individual planning applications. The District Council believes that the GTAA and the proposed Amended Core Strategy policy represent a robust and logical approach to accessing and providing future housing needs of the community. The assessment of five year supply in this paper is based on the need identified in the 2016 GTAA.

2.5 It should be noted that as part of the process of developing the Gypsy & Traveller DPD no need was identified for the Travelling Showpeople community.

3.0 Current Position

3.1 The current position set out in Table 1 below shows that despite completion of 4 pitches in the second year of the GTAA period, at the end of 2016/17 a shortfall of 7.2 pitches exists. The current five year period is highlighted in thick black box. Table 2 sets out the summary of future need for the next five years.

Table 1 – Current supply position

Year	Annual requirement	Completions	Additions to the supply	Annual under/over requirement	Cumulative Shortfall against the target
2013/14	2.8	-	-	-2.8	-2.8
2014/15	2.8	4	-	+ 1.2	-1.6
2015/16	2.8	-	-	-2.8	-4.4
2016/17	2.8	-	-	-2.8	-7.2
2017/18	2.8		-	-	-
2018/19	3		-	-	-
2019/20	3		-	-	-
2020/21	3		-	-	-
2021/22	3		-	-	-
2022/23	3		-	-	-
2023/24	2.2		-	-	-
2024/25	2.2		-	-	-
2025/26	2.2		-	-	-
2026/27	2.2		-	-	-
2027/28	2.2		-	-	-

Table 2 – Summary of future need for 2017/18 to 2021/22

Pitch Target 2017/18 – 2022/23	14.8
Pitch Shortfall as at 31/3/2017	7.2
Pitch Requirement 2017/18 – 2021/22 (target + shortfall)	22
Annualised Pitch Requirement	4.4

3.2 Therefore in considering the current status of the five year supply of pitches the starting point is the annual requirement of 4.4 pitches. At the end of the monitoring period – 31 March 2017 - no additional pitches had been included within the supply; those delivered in 2014/15 related to a retrospective application so they were delivered in the year the permission was granted. Therefore Table three sets out that the Council had a 0 year supply. However subsequent to end of the monitoring period planning permission for 8 pitches was granted. Therefore in preparing the publication version of the Amended Core Strategy an updated supply position was calculated to take account of this decision. Table 4 therefore sets out the five year supply as at the 11 July 2017 – namely a 1.81 year supply.

Table 3 - Five year supply as at 1 April 2017

Annualised Pitch Requirement	Total annual pitch requirement (2017 - 2022) including the shortfall	4.4
Total Deliverable Pitch Supply	-	0
Total five year supply	Supply / Annual Requirement (0 / 4.4)	0

Table 4 – Five year supply as at 11 July 2017

Annualised Pitch Requirement	Total annual pitch requirement (2017 - 2022) including the shortfall	4.4
Total Deliverable Pitch Supply	Current planning permission for 8 pitches	8
Total five year supply	Supply / Annual Requirement (8 / 4.4)	1.81

4.0 Action taken

4.1 The District Council recognises that action to address the shortfall of pitch provision is required. At the Full Council meeting on the 11 July 2017 the Council resolved that;

“Council take all necessary steps to secure appropriate provision of Gypsy & Travellers sites to meet anticipated need”

As part of this the Amended Core Strategy contains the following commitment in Core Policy 4 to seek to secure additional capacity:

- The allocation of new sites through the development plan;
- The granting of planning permission for pitches on new sites in line with Core Policy 5;
- The granting of planning permission for the provision of additional pitches at existing sites through further appropriate intensification of use or expansion of the site in line with Core Policy 5;
- The purchase by the Council, or partners, of new sites for additional pitches;
- Encouraging owners of underutilized sites to allow occupation of vacant pitches;
- The compulsory purchase of existing sites with the benefit of planning permission which are not in use; and
- The provision of flood reliance measures to enable the safe expansion of existing sites in partnership with the Environment Agency.