

Bolsover District Council

Planning Committee

11th February 2015

Five Year Housing Supply

Report of the Joint Assistant Director of Planning and Environmental Health
(Written by Planning Policy Manager)

This report is public

Purpose of the Report

- To set out the background to the assessment of the Council's five year supply of deliverable housing.
- To approve the annual assessment and publication of the five year supply of deliverable sites for housing as required by paragraph 47 of the National Planning Policy Framework (NPPF) 2012.
- To reaffirm the guidelines used for the assessment of applications for residential development when the Council does not have a five year supply of deliverable sites.

1 Report Details

Introduction

- 1.1 Members will be aware that for a number of years Councils have been required to publish annually whether they have a five year supply of deliverable housing sites¹. Where a Council cannot demonstrate a five year supply of deliverable housing sites, housing applications should be considered in the context of the presumption in favour of sustainable development, as relevant policies for the supply of housing should not be considered up to date. Therefore whether or not an authority has a five year supply has a direct impact on the level and location of housing.
- 1.2 Whilst the absence of a five year supply is not conclusive in favour of the grant of planning permission, the Secretary of State and his inspectors usually place great weight on the need to demonstrate a five year supply in line with paragraph 47 of the National Planning Policy Framework which emphasises the need 'to boost significantly the supply of housing'.

¹ Paragraph 47 of the NPPF states that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

Housing Targets and Objectively Assessed Need

- 1.3 Historically housing targets were set in higher level development plans (originally Structure Plans, but more recently Regional Plans). The National Planning Policy Framework introduced the phrase 'objectively assessed needs' for housing (although the phrase is relatively new, the ideas underpinning it are not). It is important to note that objectively assessed need is not the same as housing provision or a housing target. Over the last year, there have been a number of national appeal decisions focussed on how the courts view the difference between objectively assessed need and a housing target.
- 1.4 Objectively assessed need is based on modelling work using demographic factors such as births, deaths, number of households; migration patterns; and, employment to predict the number of houses likely to be needed in an area. This basic data is refined by considering other factors, such as whether household formation has been suppressed by affordability or past under provision, or whether the figures will support forecast employment growth to arrive at an objectively assessed need.
- 1.5 A housing target is arrived at by taking the figure for objectively assessed need, and considering whether it is possible to meet the figure having regard to the policies in the NPPF (for example Green Belt Policies). The target may also include cross boundary unmet need from neighbouring authorities who cannot meet their projected need within their own boundaries. It is expected that neighbouring authorities will co-operate and accept this unmet need if it is possible, sustainable, and reasonable to do so.
- 1.6 In short, the objectively assessed need can be viewed as the likely unconstrained future need for an area, to which policy considerations are applied to develop a suitable housing target. This process is underway as part of the work on the new Local Plan.

Changes since the previous assessment of the five year supply

- 1.7 There have been a number of key changes affecting the assessment of the five year supply since last year's report arising from the introduction of new planning guidance; updates to the housing evidence base; and the withdrawal of the Local Plan Strategy.
- 1.8 Previous assessments of the requirement on which to base the five year supply have been based on the housing target set in the former East Midlands Regional Plan (which was formally revoked in April 2013). This was because it was the higher level development plan in force at the time. The target of 400 houses a year for Bolsover district set in the Plan was based on projections that are now more than 10 years out of date. In addition, the target was set with the aim of promoting regeneration and improving long term economic prospects. By last year there was a shortfall of some 1,680 houses against this target.
- 1.9 The Government issued new Planning Practice Guidance on 6th March 2014. It states that evidence which dates back several years such as that in the former Regional Plan may not adequately reflect current needs. It sets out a hierarchy for

determining a housing requirement on which to base a five year supply depending on where local authorities are in the process of plan preparation:

- Housing requirement figures set in up to date adopted Local Plans. Having successfully passed through the examination process, these should be given considerable weight unless significant new evidence comes to light. However it should be noted that only around one in seven authorities (14.28%) in England have an adopted Local Plan that fully complies with the NPPF.²
- Information provided in the latest full assessment of housing need, used where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight.
- Work based on household projections published by DCLG where there is neither an up to date Local Plan or a robust recent assessment of full housing needs.

1.10 Within the last year a joint Strategic Housing Market Assessment (SHMA) was completed which fits the description in the second bullet point above. It concluded that the full objectively assessed need for housing in the district was between 235 and 240 new homes a year.

1.11 A further significant change to have taken place since the last assessment of the five year supply is the withdrawal of the Local Plan Strategy. The Strategy contained a proposed strategic site at Bolsover north. Because of the advanced stage of the Strategy, and information from the agents it was considered that some housing would be 'deliverable' on the site within five years, and this was included in last year's five year supply. However without the support of the emerging Local Plan Strategy, and in the absence of any planning permission, it is considered that it would be premature to include a similar allowance of deliverable housing from this site in this year's five year supply.

1.12 The final significant change is in relation to the way any shortfall in housing against the target in previous years is dealt with. In the past if a backlog has accrued against the requirement there have been two ways of addressing it. The first is to meet the backlog over the whole plan period (the Liverpool approach). The second is to meet the whole of the backlog over the five year period (the Sedgefield approach). Whilst there is no formal guidance requiring that any backlog is reconciled over the five year period, the second approach is more closely aligned with the requirements in the NPPF and the need to boost significantly the supply of housing. In addition, recent appeal decisions suggest a shift in preference by inspectors for this approach.

1.13 The consequences of these changes for this years' assessment of the five year supply are:

- The outdated requirement of 400 houses a year set out in the now revoked East Midlands Regional Plan has ceased to be used as the housing requirement.

² Article in Planning Resource 20th June 2014. Based on Planning Inspectorate data.

- The objectively assessed need of 240 houses a year identified in the Strategic Housing Market Assessment (SHMA) is proposed to be used as the basis for the housing requirement³. However, as the base date of the SHMA was 2011 a backlog has accrued against this requirement.
- No allowance has been made for any housing delivery at Bolsover north in the event of planning permission being granted.
- The shortfall against the requirement from 2011 has been reconciled over the five year period as this is considered to be in line with the NPPF.

The Housing Requirement and Supply

1.14 As noted above, there is a shortfall in housing delivery from the base date of the SHMA that needs to be added to the requirement. Due to recent low delivery rates this has built up a significant shortfall already as shown in table 1 below.

Table 1: The shortfall to date against the Objectively Assessed Need of 240			
Year	Annual Requirement	Completions	Shortfall
11/12	240	124	116
12/13	240	120	120
13/14	240	136	104
14/15	240	261 (estimated)	-21
Total	960	641	319

1.15 In relation to the five year supply, government guidance is clear that this should be 'deliverable'. For the purposes of this assessment this means that sites should be available; in a suitable location; with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable. Not all sites with planning permission are 'deliverable'.

1.16 The assessment of the five year supply for deliverable housing follows the completion of the annual Residential Land Assessment. This includes a survey of all the sites in the district with planning permission, and sets out how many houses have been built, and how many houses have still to be built. Owners/developers of major sites with planning permission have been surveyed to help assess when sites are likely to be developed. This information feeds into the assessment of how many sites will be deliverable over the next five years.

³ In line with paragraph 030 Ref ID 3-030- 20140306 of Planning Practice Guidance

- 1.17 The economic viability assessment undertaken in 2012 found that viability over much of the district was marginal. This is a key factor in assessing deliverability and whether sites are likely to come forward in the five year timeframe. This year the owners of two major sites have indicated that they will not be developing sites for which they have planning permission in the foreseeable future due to viability issues and accordingly these sites have not been included in the deliverable supply⁴.
- 1.18 In terms of 'deliverable' sites, in addition to sites with planning permission there are a number sites allocated in the current Bolsover District Local Plan. Given the age of the current Local Plan, and current lack of planning permissions it is not considered there is sufficient certainty of delivery within five years to justify their inclusion in the five year supply⁵. The exception to this is South Shirebrook. This site was allocated in the current Bolsover District local Plan 2000. The Site is currently owned by the Homes and Communities Agency (HCA), and is being marketed for development. A section of road into the site has now been developed, and an outline application for residential development on the site was submitted at the end of December and is currently awaiting determination. It is anticipated that part of this large site will be 'deliverable' within five years, and an annual breakdown of this is shown in table 2 below.
- 1.19 Whilst all major sites in the district have been assessed for their deliverability, it is not possible to assess each minor site. Therefore, a lapse rate of 15% based on historic lapse rates on minor sites has been applied.
- 1.20 A full list of the deliverable sites included in the five year supply is set out at Appendix C.
- 1.21 The final component of the five year supply is a requirement (again under paragraph 47 of the NPPF) to provide a buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of 'persistent under delivery' the buffer rises to 20%. The government has not yet issued guidance or defined what constitutes persistent under delivery. However, as the Council has not had a five year supply for the last seven years it is considered that a 20% buffer is appropriate at this time.

⁴ Land between Brickyard Lane and Barlborough Links with planning permission for 150 dwellings; and, Land off Blind Lane Bolsover with planning permission for 250 dwellings.

⁵ Whilst an allocated site at Skinner Street, Creswell has recently been granted planning permission, the developer is considering an alternative layout, and exact details of likely delivery have yet to be finalised. This is likely to be included in next year's supply.

Assessment of the five year supply

1.22 Appendix A sets out the Council's definitive account of its five year supply. Table 2 below gives a breakdown of the components of the 5 year deliverable supply

Table 2: Components of the five year deliverable supply			
Year	Supply based on sites with planning permission at March 31st 2014 and considered to be deliverable	Additional deliverable supply from South Shirebrook	Total
2015/16	216	0	216
2016/17	185	25	210
2017/18	89	25	114
2018/19	50	25	75
2019/20	51	50	101
Total	591	125	716

1.23 Table 3 below shows the deliverable supply set against the requirement (including a 20% buffer). The assessment shows a 5 year requirement of 1760 and supply of 716. This leaves a shortfall of 1044. The level of deliverable supply amounts to 2.5⁶ years. The current lack of a five year supply means that planning applications for housing will continue to need to be considered on the basis of advice in the National Planning Policy Framework, and recent Planning Policy Guidance, together with other material considerations.

1.24 Appendix B sets out the guidelines to be used for assessment of applications for residential development when the Council does not have a five year supply of deliverable sites. Minor changes have been made to the Guidelines to keep them up to date.

1.25 Appendix C sets out the sites in the five year supply of deliverable housing sites.

⁶ Rounded up. Actual figure = 2.458

Table 3: Deliverable supply set against the requirement and 20% buffer					
Year	Requirement based on objectively assessed needs	Shortfall to date averaged over 5 years ⁷ (see table 1 above)	20% buffer	Total	Deliverable Supply (See table 2 above)
2015/16	240	64	48	352	216
2016/17	240	64	48	352	210
2017/18	240	64	48	352	114
2018/19	240	64	48	352	75
2019/20	240	64	48	352	101
Total	1200	320	240	1760	716

Management of Future Supply

- 1.26 Generally, the number of applications for housing development in the district is increasing. Planning permission was granted for 871 new houses between 31st March and November 2014. Also at November 2014 there were applications awaiting determination for an additional 1,209 houses. These will be assessed as part of next year's five year supply calculation⁸.

2 Conclusions and Reasons for Recommendation

- 2.1 The five year housing supply is a snapshot of the amount of housing that is deliverable on housing sites in the district at the end of March 2014. There have been changes in almost all of the variables that affect the assessment, from the requirement to the reconciliation of the shortfall.
- 2.2 The assessment of the five year housing supply is a technical exercise. Based on the above assessment the Council does not have a five year supply of deliverable housing sites. As a result of this, to comply with national guidance, the Council will need to continue to determine applications for housing in the context of the presumption in favour of sustainable development, as relevant policies for the supply of housing are not considered to be up to date under paragraph 49 of the National Planning Practice Guidance.

3 Consultation and Equality Impact

- 3.1 Other Officers involved in the preparation of this report were: Development Control Manager; Principal Planner (Policy); and Senior Planning Technician.
- 3.2 Members consulted during the preparation of the report: Portfolio Holder for Environment and Chair of Planning Committee.

⁷ Actual total is 319 as shown in table 1 above. This has been rounded up to 320 as the actual shortfall split over 5 years would result in a figure of 63.8 houses a year.

⁸ However, it should be noted supply from these sources will need to be assessed for deliverability, and not all will come forward in 5 years.

4 Alternative Options and Reasons for Rejection

- 4.1 As noted above there is a requirement under national planning policy to carry out the assessment of the five year supply of deliverable housing sites. This means that there is no alternative course of action.

5 Implications

Finance and Risk Implications

- 5.1 The assessment of the five year supply of deliverable housing sites is part of the annual monitoring work. As such it can be funded from existing budgets. However, it is important that this budget is maintained in future years.

Legal Implications including Data Protection

- 5.2 The Council has a statutory duty to keep under review the matters which may be expected to affect the development of their area. The development of land for housing is a key issue that affects the growth of the district.

Human Resources Implications

- 5.3 The assessment can be met within existing staffing resources.

6 RECOMMENDATIONS

6.1 That the Planning Committee:

- 1) **Notes the detailed issues set out in the report**
- 2) **Approves the assessment of the Council's current five-year supply of deliverable housing sites as set out at Appendix A.**
- 3) **Approves the updated guidelines set out in Appendix B and their continued use in the assessment of planning applications for residential development in situations when the Council does not have a five year supply of housing.**
- 4) **That authority be given to publish on the Council's website the 5 Year Supply Assessment (Appendix A); the Amended Guidelines (Appendix B); and Schedule of Deliverable Sites in the five year supply (Appendix C).**
- 5) **That delegated authority is given to the Joint Assistant Director of Planning and Environmental Health to make any minor changes to the text or information referred to in recommendation 6.1 4) prior to publication.**

7 Decision Information

Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
District Wards Affected	All
Links to Corporate Plan priorities or Policy Framework	<p>The maintenance of a five year supply of deliverable housing has an impact on the way decisions on planning applications for residential development are determined. As such it has potential impacts on the following corporate aims:</p> <p>COMMUNITY SAFETY – Ensuring that communities are safe and secure</p> <p>ENVIRONMENT – Promoting and enhancing a clear and sustainable environment</p> <p>REGENERATION – Developing healthy, prosperous and sustainable communities</p>

8 Document Information

Appendix No	Title
Appendix A	Assessment of Five Year Supply
Appendix B	Guidelines for Assessment of Applications
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Assessment of deliverability of major sites Calculation of lapse rate of minor sites	
Report Author	Contact Number
Helen Fairfax	Ext 2299/7168

Appendix A

Bolsover District Council

Annual Assessment of Five Year Supply of Deliverable sites for Housing, as required by paragraph 47 of the National Planning Policy Framework 2012

A. The Assessment

1. The Council does not have a 5 year supply of deliverable sites for housing
2. Assessments have been made since 1st April 2007.
3. The assessment was reviewed and updated in 2014, based on data available for the year ended 31st March 2014, and an estimate of delivery for the current year (2014/15).
4. Summary of 5 year supply of deliverable sites.

Deliverable supply set against the requirement and 20% buffer					
Year	Requirement based on objectively assessed needs	Shortfall to date averaged over 5 years ⁹	20% buffer	Total	Deliverable Supply (See table 2 above)
2015/16	240	64	48	352	216
2016/17	240	64	48	352	210
2017/18	240	64	48	352	114
2018/19	240	64	48	352	75
2019/20	240	64	48	352	101
Total	1200	320	240	1760	716

Based on this assessment, the Council does not currently have a five year housing supply. The supply falls short of the requirement by 1,044 dwellings which equates to 2.5¹⁰ years of supply.

5. The assessment of delivery over the next five years from each site with planning permission for residential development as of April 2014 is shown in the Council's Annual Planning Monitoring Report, which will be available on the website in March 2015 Housing Land Supply Schedule posted on the Council's website. The total housing capacity on deliverable sites is 716 houses.

⁹ Figure rounded up – Actual figure = 63.8

¹⁰ Figure rounded up – actual figure 2.458

- B. Assumptions made in preparing the Assessment
6. The Housing Requirement Figure is based on the latest assessment of Objectively Assessed Need set out in the 2013 Strategic Housing Market Assessment of the maximum figure of 240 dwellings a year for the period 2011 – 2031, plus a buffer of 20%, plus the undersupply from previous years of 320 reconciled over 5 years.
 7. The assessment is based on:
 - a) A physical survey of housing completions and demolitions carried out as soon as possible after 31 March each year;
 - b) An assessment of 'deliverable' sites
 8. The assessment of the five-year supply will be available on the website alongside the schedule of specific deliverable sites.
 9. The assessment, assumptions and process may be revised as necessary to take account of new government guidance, case law, best practice and valid stakeholder comments, by the Joint Assistant Director of Planning and Environmental Health in consultation with the Chair and Vice Chair of the Planning Committee.

Appendix B

Bolsover District Council

Guidelines to be used for assessment of applications for residential development when the Council does not have a five year supply of deliverable sites.

1. Applications will be considered favourably having regard to the policies in the National Planning Policy Framework, and other government guidance.
2. If an application includes land outside the settlement framework, as defined in the Bolsover District Local Plan, the applicant should submit the following information to the Authority with the application:
 - a) an assessment which demonstrates that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years, and in particular that development of the site is viable. Applications for essential new dwellings in the countryside (e.g. those associated with agriculture will still be determined under Bolsover District Local Plan Policy HOU9.)
 - b) an assessment of how the proposals perform against relevant saved policies in the Bolsover District Local Plan.
 - c) evidence that the proposed development would form a well connected extension to the settlement framework, would be compatible with the landscape character and settlement pattern of the area, would safeguard and enhance locally important features such as wildlife habitats, views, hedgerows, tree belts, etc. and would not create an abrupt or inappropriate new settlement edge that would detract from the visual appearance or character of the settlement or surrounding landscape.
 - d) a timetable for the development of the site, which:
 - takes account of the time taken to market the site and find a suitable developer (if the application is not submitted by a developer);
 - makes a realistic assessment, with supporting evidence, of the time which will be taken to resolve outstanding issues with the site such as ownership, access, drainage or water supply;
 - takes account of the time taken to implement mitigation measures for land stability, protection or re-creation of new wildlife habitats, removal of contamination or tipped materials and any other mitigation requirements;

- includes a trajectory indicating the number of residential units which are expected to be completed and available for occupation for each year that the development is expected to continue.
3. An available site must be confirmed by support from land owners for any planning application and confirmation that the site is not subject to any dispute over land ownership or access rights.
 4. A suitable site will
 - a) preferably be within the settlement framework as defined in the Bolsover District Local Plan, however, exceptionally, consideration will be given to proposals on sites adjoining settlement frameworks where such proposals are clearly aligned with spatial strategy and policies in evidence base documents published with the approval of the District Council:
 - b) be sustainable in respect of most if not all of the following factors:
 - i) access to public transport (within 400 metres walking distance of access to public transport services e.g. bus stop or railway station)
 - ii) proximity to schools (within 800 metres walking distance of a primary school, and 2000 metres walking distance of a secondary school)
 - iii) proximity to town/local centres (within 800 metres walking distance of a town centre or local centre)
 - iv) proximity to key employment sites or local jobs (within 2,000 metres walking distance of a major employment site or area of employment i.e. over 100 jobs)
 - c) contribute positively to reduced carbon emissions through design and/or enabling more sustainable lifestyles; and
 - d) have or create no significant problems of contamination, flood risk, stability, water supply, harm to biodiversity, heritage assets or other significant physical or environmental issues
 5. An achievable site would not have any of the following, which might without convincing evidence to the contrary prevent delivery within 5 years:-
 - a) any known physical/environmental constraints which might result in high costs e.g. extensive dereliction, contamination, major infrastructure costs, remodelling of landform
 - b) marketability constraints e.g. locational factors.

Appendix C

List of sites in the five year supply of deliverable sites

Site	Permission Reference	Address	Status	Commitment at 1st April 2014	2014/15	5 year assessment period					Not deliverable within 5 years
						2015/16	2016/17	2017/18	2018/19	2019/20	
B2155	BOL/709/370	Land between Brickyard Farm & Barlborough Links, Barlborough	N/S	150	0	0	0	0	0	0	150
B1429	BOL/612/299	23A New Road, Barlborough, S43 4HY	N/S	1	1	0	0	0	0	0	0
B2091	BOL/611/291	4 Church Street, Barlborough, S43 4EP	U/C	1	1	0	0	0	0	0	0
B2187	BOL/811/417	Rear of 6 Chesterfield Road, Barlborough	N/S	1	1	0	0	0	0	0	0
B2194	BOL/411/193	Rose and Crown, High Street, Barlborough S43 4ET	N/S	1	1	0	0	0	0	0	0
B2220	BOL/712/347	Woodhouse Lane Farm, Worksop Road, Barlborough S43 4TY	N/S	1	0	0	0	1	0	0	0
Barlborough Totals				155	4	0	0	1	0	0	150
B2244	BOL/713/304	The Cottage Inn, Primrose Hill, Blackwell, DE55 5JF	N/S	1	0	0	1	0	0	0	0
Blackwell Totals				1	0	0	1	0	0	0	0
B2192	BOL/1110/568	Land off Blind Lane, Bolsover	N/S	250	0	0	0	0	0	0	250
B2022	BOL/810/362	Former Mercol Site, Carr Vale Road, Carr Vale, Bolsover	U/C	14	14	0	0	0	0	0	0
B1880	BOL/1103/730	Former Courtaulds Plc, Oxcroft Lane, Bolsover S44 6DW	N/S	43	0	0	0	0	0	0	43
B2005	BOL/1210/552	99 To 101 Moor Lane, Bolsover	U/C	9	4	5	0	0	0	0	0
B1965	BOL/805/615	Land West Of 2 New Station Road, Bolsover	U/C	5	5	0	0	0	0	0	0
B2178	BOL/511/264	Bolsover Police Station, Limekiln Fields Road, Bolsover S44 6NQ	N/S	5	0	0	0	0	0	0	5
B1905	BOL/407/237	2 Market Place, Bolsover, S44 6PH	U/C	4	0	4	0	0	0	0	0
B2089	BOL/1011/521	The Market Square, Cotton Street, Bolsover	N/S	4	4	0	0	0	0	0	0
B2031	BOL/212/63	Land Adjacent 80 Charlesworth Street, Carr Vale, Bolsover	N/S	2	0	2	0	0	0	0	0
B2104	BOL/412/145	Land Between 57 and 63, Charlesworth Street, Carr Vale, Bolsover	N/S	2	0	0	2	0	0	0	0
B2150	BOL/510/199	Land to rear of 4 and 6 Limekiln Fields Road, Bolsover	N/S	2	2	0	0	0	0	0	0
B2157	BOL/1209/646	Land Adjacent 9 Woodhouse Lane, Bolsover	U/C	1	1	0	0	0	0	0	0
B2171	BOL/112/07	26 - 28 Main Street, Carr Vale, Bolsover	N/S	1	0	1	0	0	0	0	0
B2188	BOL/811/426	Rear of 3, 4 and 5 Welbeck Villas, Welbeck Road, Bolsover	U/C	1	1	0	0	0	0	0	0
B2237	BOL/513/206	41 Hyndley Road, Bolsover	N/S	1	0	0	1	0	0	0	0
Bolsover Total				344	31	12	3	0	0	0	298
B2010	BOL/1009/546	Former Clowne College, Rectory Road, Clowne S43 4BQ	U/C	57	25	25	7	0	0	0	0
B0122	BOL/111/48	Land rear of Boughton Lane, Westlea, Clowne	U/C	18	18	0	0	0	0	0	0
B2225	BOL/612/256	The White Hart, High Street, Clowne S43 4JU	N/S	10	0	0	0	10	0	0	0
B2250	BOL/0213/62	The Crown PH, Crown Street, Clowne	N/S	7	0	7	0	0	0	0	0
B2090	BOL/709/372	7, Barton Street, Clowne, S43 4RS	U/C	3	1	1	1	0	0	0	0
B2147	BOL/910/405	Land to the rear of 44 Mitchell Street, Clowne	N/S	5	0	0	5	0	0	0	0
B2140	BOL/1210/586	57 Ringer Lane, Clowne, S43 4BX	U/C	4	2	2	0	0	0	0	0
B2221	BOL/912/439	137 Creswell Road, Clowne, S43 4LR	N/S	4	4	0	0	0	0	0	0
B2214	BOL/712/307	Land At 73 And 75, Ringer Lane, Clowne	N/S	3	0	0	3	0	0	0	0
B1796	BOL/1008/656	Land to the rear of 61 Ringer Lane, Clowne	U/C	1	1	0	0	0	0	0	0
B2137	BOL/111/38	Land Adjacent 25 Bentinck Drive, Clowne	N/S	1	0	1	0	0	0	0	0
B2180	BOL/611/333	Rear of 63 Ringer Lane, Clowne	N/S	1	1	0	0	0	0	0	0
B2233	BOL/0313/103	Tan to Go, 22 Mill Street, Clowne	N/S	1	0	1	0	0	0	0	0
B2251	BOL/209/71	Ringer House, Ringer Lane, Clowne,	N/S	1	0	0	1	0	0	0	0
B2254	BOL/1013/460	Land to the rear of, 36-38, Mill Street, Clowne	N/S	1	0	0	1	0	0	0	0

B2256	BOL/1013/463	Land to the rear of, 4 and 6, Brook Lane, Creswell Road, Clowne	N/S	1	0	0	1	0	0	0	0
B2267	BOL/1213/530	Land to the Side of, 24 Rhodes Cottages, Clowne	N/S	1	0	0	0	1	0	0	0
B2268	BOL/712/348	Land Adjacent to, 5 King Street, Clowne	N/S	1	0	0	0	1	0	0	0
Clowne Totals				120	52	37	19	12	0	0	0
B2260	BOL/1112/529	Agricultural Land to rear of, Sterry Close, and North of High Ash Farm, Clowne	U/C	149	24	24	24	24	24	24	5
B2243	BOL/612/269	Field Adjacent to Pattison Street, off Bolsover Road, Shuttlewood	N/S	80	0	0	16	16	16	16	16
B2112	BOL/212/112	High Ash Farm, Mansfield Road, Clowne, S43 4DQ	N/S	41	0	20	21	0	0	0	0
B2229	BOL/313/132	Hall Farm, Rowthorne, Lane, Rowthorne	N/S	5	0	0	2	3	0	0	0
B2234	BOL/513/186	Caravan Storage Park, Mansfield Road, Scarcliffe	N/S	5	0	5	0	0	0	0	0
B2247	BOL/0713/310	Batley Farm, Batley Lane, Nr Pleasley	N/S	2	0	0	0	2	0	0	0
B1098	BOL/894/314	Green Acres, Hardstoft	U/C	1	0	0	0	0	0	0	1
B1938	BOL/608/449	Land on the North Side of 28 Church Road, Stanfree	U/C	1	0	0	1	0	0	0	0
B2135	BOL/1010/487	Bow Wood End, Hawking Lane, Stainsby, S44 5RN	N/S	1	1	0	0	0	0	0	0
B2166	BOL/610/238	4 Church Hill, Blackwell, DE55 5HN	N/S	1	0	0	1	0	0	0	0
B2173	BOL/511/217	Stud Farm, Spring Lane, Elmtun, S80 4LX	U/C	1	0	1	0	0	0	0	0
B2213	BOL/812/409	Cinderville, Walls Lane, Whitwell Common, S80 3EH	U/C	1	1	0	0	0	0	0	0
B2231	BOL/412/220	Eastwood Cottage, Rotherham Road, S43 4PS	N/S	1	0	0	0	0	0	1	0
Countryside Totals				289	26	50	65	45	40	41	22
B1577	BOL/507/326	Land South of Model Village, Creswell	N/S	190	0	0	10	10	10	10	150
B2092	BOL/1011/501	Creswell Methodist Church, Elmtun Road, Creswell, S80 4BH	N/S	10	0	0	0	0	0	0	10
B2227	BOL/1113/497	Rose And Crown, Sheffield Road, Creswell	U/C	6	3	3	0	0	0	0	0
B1877	BOL/208/108	Croft Service Station, Sheffield Road, Creswell S80 4HF	U/C	4	1	1	2	0	0	0	0
B2036	BOL/0413/151	44 Elmtun Road, Creswell	N/S	4	0	4	0	0	0	0	0
B2258	BOL/913/389	Charnwood, Laburnum Close, Creswell	N/S	4	0	0	4	0	0	0	0
B2062	BOL/611/284	Land to the rear of 71 To 83 Duke Street, Creswell	N/S	2	0	2	0	0	0	0	0
Creswell Totals				220	4	10	16	10	10	10	160
B2079	BOL/1113/457	R Staley & Son Garage, Mansfield Road, Glapwell, S44 5QA	N/S	19	0	0	8	9	0	0	2
B1947	BOL/1111/599	Glapwell Nurseries, Glapwell Lane, Glapwell, S44 5PY	N/S	16	0	0	0	0	0	0	16
B2224	BOL/911/491	Land to the East of 136 The Hill, Glapwell	N/S	5	0	0	2	3	0	0	0
B2215	BOL/712/350	Rowthorne Lane Miners Welfare Social Club, Glapwell, S44 5QF	U/C	3	3	0	0	0	0	0	0
Glapwell Totals				43	3	0	10	12	0	0	18
B2205	BOL/112/18	The Flat, Hall Leys Farm, Broad Lane, Hodthorpe, S80 4XQ	N/S	1	0	1	0	0	0	0	0
Hodthorpe Totals				1	0	1	0	0	0	0	0
B2199	BOL/911/469	Garden to rear of 31 Langwith Drive, Langwith	U/C	2	1	0	1	0	0	0	0
Langwith Totals				2	1	0	1	0	0	0	0
B0036	BOL/1012/477	Land West of Cragg Lane and East of Thurgaton Way, Newton	U/C	30	25	5	0	0	0	0	0
B2044	BOL/1213/517	Land to the rear of Littlemoor Farm, Littlemoor Lane, Newton	N/S	4	0	2	2	0	0	0	0
B2118	BOL/512/248	114 Main Street, Newton, DE55 5TE	N/S	1	0	1	0	0	0	0	0
B2181	BOL/611/334	Land adjacent 5A Bamford Street, Newton	N/S	1	1	0	0	0	0	0	0
B2218	BOL/1211/633	Land Adjacent To 24 Bamford Street, Newton	N/S	1	0	1	0	0	0	0	0
Newton Totals				37	26	9	2	0	0	0	0
B2236	BOL/213/73	Land off Appleby Road, Moorgate Avenue, Occupation Road, and Meden Avenue, New Houghton	U/C	71	25	25	21	0	0	0	0
New Houghton Totals				71	25	25	21	0	0	0	0
B2208	BOL/512/237	Land At 1 - 13 Thirteen Row, Palterton	N/S	4	0	4	0	0	0	0	0
B0890	BOL/910/443	Land to rear of 34 Back Lane, Palterton	N/S	1	0	0	1	0	0	0	0
Palterton Totals				5	0	4	1	0	0	0	0

B0907	BOL/613/236	Land to the rear of The Rectory, Town Street, Pinxton	N/S	9	0	0	9	0	0	0	0
B2080	BOL/1013/440	Land to the rear of 28 to 30 Victoria Road, Pinxton	N/S	4	0	0	4	0	0	0	0
B2172	BOL/311/104	Land to the West of Sun Inn Public House, Town Street, Pinxton	N/S	4	0	4	0	0	0	0	0
B1918	BOL/110/17	Land to the West of former 7 Mill Lane, Wharf Road, Pinxton	U/C	3	0	3	0	0	0	0	0
B0872	BOL/902/449	Land Between 53 and 57 Victoria Road, Pinxton	U/C	1	0	1	0	0	0	0	0
B1793	BOL/314/115	14a Church Street East, Pinxton	N/S	1	0	0	1	0	0	0	0
B1823	BOL/812/398	9 Barley Croft, Broadmeadows, Pinxton, DE55 3AR	N/S	1	0	1	0	0	0	0	0
B2114	BOL/913/399	81, Town Street, Pinxton,	N/S	1	0	0	1	0	0	0	0
B2063	BOL/813/374	Land Adjacent 62 Pool Close, Pinxton	N/S	1	1	0	0	0	0	0	0
Pinxton Totals				25	1	9	15	0	0	0	0
B2262	BOL/1012/505	Land To The East Of Pleasley Pit Trust, And South Of Bank Villa, Pit Lane, Pleasley	N/S	23	0	10	13	0	0	0	0
B0235	BOL/1099/457	Land Forming Park View Development, Park View, Pleasley,	U/C	2	0	2	0	0	0	0	0
B0235	BOL/900/394	Land Forming Park View Development, Park View, Pleasley	N/S	1	0	1	0	0	0	0	0
B2052	BOL/1107/653	44 Newboundmill Lane, Pleasley, NG19 7PT	U/C	1	1	0	0	0	0	0	0
B2266	BOL/1113/502	Hillcrest, Terrace Lane, Pleasley,	N/S	1	0	0	0	1	0	0	0
Pleasley Totals				28	1	13	13	1	0	0	0
B2197	BOL/411/165	Station Farm, Station Road, Scarcliffe, S44 6TG	N/S	3	0	1	2	0	0	0	0
Scarcliffe Totals				3	0	1	2	0	0	0	0
B2202	BOL/811/439	Tarrans Site at Albine Road and Highfield Avenue, Shirebrook	U/C	21	21	0	0	0	0	0	0
B0275	BOL/1275/465	Main Street / Carter Lane, Shirebrook	Extant	24	0	0	0	0	0	0	24
B0906	BOL/1190/0583	Former Shirebrook Station, Station Road, Shirebrook	Extant	69	0	0	0	0	0	0	69
B2039	BOL/1210/594	Land to the rear of, Ivy Lodge Nursing Home, Recreation Road, Shirebrook	N/S	39	0	0	0	0	0	0	39
B2226	BOL/1112/515	Model Infants School, Central Drive, Shirebrook, NG20 8BA	N/S	20	0	0	0	0	0	0	20
B2255	BOL/114/036	24-28, Market Place, Shirebrook	U/C	11	3	8	0	0	0	0	0
B2174	BOL/111/53	The Great Northern, Main Street, Shirebrook	N/S	10	5	5	0	0	0	0	0
B1903	BOL/1113/493	The Old Bakery, Thickley Close, Shirebrook	N/S	9	0	0	0	0	0	0	9
B2107	BOL/713/321	Former King Of Diamonds, Langwith Road, Langwith Junction, Shirebrook	N/S	3	0	0	3	0	0	0	0
B2248	BOL/0613/268	14-16, Patchwork Row, Shirebrook	N/S	2	0	0	2	0	0	0	0
B2162	BOL/813/381	6, Acreage Lane, Shirebrook	N/S	1	0	0	1	0	0	0	0
B2230	BOL/0413/153	Land To The rear of 46, Park Road, Shirebrook	N/S	1	0	0	1	0	0	0	0
B2249	BOL/713/319	18, Patchwork Row, Shirebrook	N/S	1	0	0	1	0	0	0	0
		Land off Common Lane/Meadow Road/Stinting Lane. Shirebrook Allocated Site	N/S	125	0	0	25	25	25	50	
Shirebrook Totals				366	29	13	33	25	25	50	161
B1023	BOL/894/298	142D Chesterfield Road, Shuttlewood	U/C	1	0	0	0	0	0	0	1
B2069	BOL/608/407	Land Adjacent 1 Adin Avenue, Shuttlewood	U/C	1	1	0	0	0	0	0	0
Shuttlewood Totals				2	1	0	0	0	0	0	1
B2153	BOL/311/127	Land off M1 Motorway / Ball Hill, South Normanton	U/C	54	30	24	0	0	0	0	0
B2014	BOL/413/162	Land to the rear of 1 to 35 Red Lane, South Normanton	N/S	45	0	0	0	0	0	0	45
B2077	BOL/611/335	Jacques Brickyard, Water Lane, South Normanton, DE55 2EE	N/S	39	0	0	0	0	0	0	39
B2148	BOL413/163	Land to rear of 10 to 16 Red Lane, Birchwood Lane, South Normanton	U/C	12	6	6	0	0	0	0	0
B2259	BOL/913/431	Land to the rear of 118 and 120, Market Street, South Normanton	N/S	8	0	0	0	0	0	0	8
B2204	BOL/1113/471	South Normanton Library, New Street, South Normanton, DE55 2BS	N/S	7	5	2	0	0	0	0	0
B2261	BOL/513/192	78 Water Lane, South Normanton, DE55 2EE	N/S	6	0	0	0	6	0	0	0
B2074	BOL/511/250	Former Church Hall Site, Downing Street, South Normanton, DE55 2HE	N/S	4	1	3	0	0	0	0	0
B2241	BOL/113/24	71 Water Lane, South Normanton, DE55 2EE	N/S	4	0	0	4	0	0	0	0
B1920	BOL/913/415	Land Between 35 & 50 Hazel Grove, South Normanton	U/C	2	2	0	0	0	0	0	0
B1929	BOL/913/390	Land adjacent to Bright Street, South Normanton	N/S	2	0	0	2	0	0	0	0

B2065	BOL/1112/542	Land to the East of 21 Alfred Street, South Normanton	N/S	2	0	0	2	0	0	0	0
B2149	BOL/510/200	Land to the rear of 28, Sporton Lane, South Normanton	U/C	2	2	0	0	0	0	0	0
B2183	BOL/811/403	21 The Common, South Normanton DE55 2EN	N/S	2	2	0	0	0	0	0	0
B2269	BOL/1113/492	Hailsham House, 15 Market Street, South Normanton	N/S	2	0	0	0	2	0	0	0
B1569	BOL/0513/181	53, Church Street, South Normanton	N/S	1	0	0	1	0	0	0	0
B1982	BOL/712/341	109 Alfreton Road, South Normanton, DE55 2BL	N/S	1	1	0	0	0	0	0	0
B2176	BOL/411/210	57 Downing Street, South Normanton, DE55 2HF	N/S	1	1	0	0	0	0	0	0
B2195	BOL/1011/484	Rear of 79 Market Street, South Normanton	N/S	1	1	0	0	0	0	0	0
B2206	BOL/411/186	Adjacent Petrol Station Forecourt, Carter Lane East, South Normanton	N/S	1	0	0	1	0	0	0	0
B2210	BOL/512/244	Land to the West of 19 North Street, South Normanton, Derbyshire	N/S	1	1	0	0	0	0	0	0
B2222	BOL/712/349	Land to the East of 18, Alfred Street, South Normanton	N/S	1	0	1	0	0	0	0	0
B2228	BOL/0313/102	Land Adjacent 2, The Common, South Normanton, DE55 2EN	N/S	1	0	0	1	0	0	0	0
B2238	BOL/0513/207	77 Eastfield Drive, South Normanton	N/S	1	0	0	1	0	0	0	0
South Normanton Totals				200	52	36	12	8	0	0	92
B1984	BOL/312/615	161 High Street, Tibshelf, DE55 5NE	N/S	5	0	5	0	0	0	0	0
B2239	BOL/0513/215	Wheatsheaf Inn, 49 High Street, Tibshelf	N/S	4	0	0	0	4	0	0	0
B1898	BOL/912/426	Old Station Yard, Newton Road, Tibshelf	U/C	1	0	0	1	0	0	0	0
B2240	BOL/0613/253	Land to the East of Wheatsheaf Hotel, High Street, Tibshelf	N/S	1	0	0	1	0	0	0	0
Tibshelf Totals				11	0	5	2	4	0	0	0
B2212	BOL/312/141	The Black Horse Inn, Whaley Road, Whaley	N/S	4	0	0	4	0	0	0	0
B2246	BOL/414/200	Whaley Thorns Methodist Church, Chapel Street, Whaley Thorns	U/C	3	3	0	0	0	0	0	0
B2252	BOL/310/113	Land Rear of Scarcliffe House, Pit Hill, Whaley Thorns	N/S	1	0	1	0	0	0	0	0
Whaley Totals				8	3	1	4	0	0	0	0
B1594	BOL/512/277	Butt Hill Farm, Butt Hill, Whitwell, S80 4RP	U/C	8	8	0	0	0	0	0	0
B2216	BOL/712/366	Land to the East of 15 Mill Lane, Whitwell	U/C	2	2	0	0	0	0	0	0
B2057	BOL/213/43	Hangar Hill Farm, 23 Hangar Hill, Whitwell	N/S	1	0	0	1	0	0	0	0
B2160	BOL/210/50	22a Bakestone Moor, Whitwell, S80 4PE	U/C	1	1	0	0	0	0	0	0
B2189	BOL/911/456	Plantation Garage, Bakestone Moor, Whitwell, S80 4QB	U/C	1	1	0	0	0	0	0	0
B2207	BOL/513/220	Commonside Farm, Gipsy Hill Lane, Whitwell Common	N/S	1	0	1	0	0	0	0	0
B2245	BOL/0713/309	Land to the South of, 2 Claylands Road, Whitwell	N/S	1	0	0	1	0	0	0	0
B2257	BOL/1013/447	Jomihvar, Sandy Lane, Whitwell, S80 4QA	N/S	1	1	0	0	0	0	0	0
Whitwell Totals				16	13	1	2	0	0	0	0
Sub totals				1,917	272	227	222	118	75	101	902
Minus minor lapses					11	11	12	4	0	0	38
Final totals				1,879	261	216	210	114	75	101	902

Deliverable total for current year (14/15) = 261 (estimated)

Deliverable total for the following 5 years = 716