

**Bolsover District Council**

**Planning Committee**

**9<sup>th</sup> December 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.

**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 sites<sup>1</sup>. 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 Council's ability to control the location of housing. The adoption of a new Local Plan and achievement of a five year supply will give members greater control over the location of new housing development in the district.
- 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'.

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<sup>1</sup> See paragraph 1.12 below for the definition of 'deliverable in this context.

## **Objectively Assessed Need and Housing Targets**

- 1.3 The National Planning Policy Framework (2012) 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.
- 1.4 Objectively assessed need (OAN) 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 The objectively assessed need for housing in Bolsover district was calculated by independent consultants as part of the Strategic Housing Market Assessment (November 2013). This identified the OAN as between 235 – 240 homes a year. This latest figure (240) was used to calculate the requirement for housing in the district last year.
- 1.6 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 accommodating unmet needs from neighbouring authorities who cannot meet their OAN 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. In other words, a housing target may need to be increased above OAN to meet the needs of neighbouring authorities where they are unable to do so themselves. The Authority's Monitoring Report notes that the Council has not received any formal request to meet the unmet needs of any nearby authority from April 2013 to date.
- 1.7 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.
- 1.8 The process of selecting a new target for the Local Plan for Bolsover District is currently underway with the current round of consultation seeking views on an appropriate housing target for the district.

## **The Housing Requirement**

- 1.9 As last year, the housing requirement has been based on the objectively assessed need identified in the Strategic Housing Market Assessment (SHMA) of 240 dwellings a year.
- 1.10 The SHMA has a base date of 2011. Any shortfalls in delivery from this date have to be added to the requirement. Table 1 below shows that between 2011 and 2014 delivery was significantly below target. Despite an encouraging uplift in delivery in the past two years this has not been sufficient to offset the previous shortfall.

Therefore the outstanding 322 dwellings needs to be reconciled within the five year supply period.

<b>Table 1: The shortfall to date against the Objectively Assessed Need of 240</b>			
<b>Year</b>	<b>Annual Requirement</b>	<b>Completions (Net)</b>	<b>Shortfall</b>
11/12	240	124	116
12/13	240	120	120
13/14	240	136	104
14/15	240	253	-13
15/16	240	245*	-5
<b>Total</b>	<b>1200</b>	<b>878</b>	<b>322</b>

\* Estimated

- 1.11 In addition to the requirement and shortfall there is a government requirement 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', this 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 eight years it is considered that a 20% buffer is appropriate at this time. This has the effect of adding a further 240 dwellings to the five year requirement (see table 3 below)

### **The Housing Supply**

- 1.12 Government guidance in relation to the supply of housing in the 5 year supply is that it 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'.
- 1.13 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 are 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 (see schedule at Appendix C).
- 1.14 In addition to sites with planning permission there are still a few sites allocated in the current Bolsover District Local Plan that have not come forward. Given the age

of the current Local Plan, and lack of delivery to date, it is not considered appropriate to add these in to the supply. The exception to this is the allocated site at South Shirebrook for around 870 houses<sup>2</sup>. The site is mainly owned by the Homes and Communities Agency (HCA), and is being marketed for development. In previous years it has been anticipated that part of this large site would be deliverable within five years and an allowance has been made in the 'deliverable' supply for this. This year allowance has been made for the delivery of 153 dwellings on this site within five years<sup>3</sup>

1.15 Table 2 below gives a breakdown of the components of the five year deliverable supply

<b>Table 2: Components of the five year deliverable supply</b>			
<b>Year</b>	<b>Supply based on sites with planning permission at March 31<sup>st</sup> 2015 and considered to be deliverable</b>	<b>Additional deliverable supply from South Shirebrook</b>	<b>Total</b>
2016/17	337	25	362
2017/18	276	25	301
2018/19	144	25	169
2019/20	134	25	159
2020/21	106	53	159
<b>Total</b>	<b>997</b>	<b>153</b>	<b>1150</b>

1.16 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 to the calculation.

1.17 A full list of the deliverable sites included in the five year supply is set out at Appendix C.

<sup>2</sup> Approximate figure as allocation based on site area rather than number of houses.

<sup>3</sup> Figure is based on the application for full planning permission for 153 dwellings on part of the site granted planning permission on 13<sup>th</sup> November 2015. Reference 15/00316/REM

## Reasons for non- delivery

- 1.18 There are many reasons why sites are not developed. These can range from legal issues to sites with planning permission where development has started, but not progressed. The economic viability assessment undertaken in 2012 found that viability over much of the district was marginal. There are a number of planning permissions for very large housing sites in the district. However, they are either not being built, or the anticipated annual build out rates are low. The result of this can be seen at Appendix C which shows that there is planning permission for some 1208 homes which are not currently expected to be built within five years<sup>4</sup>. It also suggests that viability is still a significant barrier to housing development in parts of the district

## Assessment of the five year supply

- 1.19 Table 3 below shows the deliverable supply set against the requirement (including a 20% buffer). The assessment shows a five year requirement of 1760 and supply of 1150. This leaves a shortfall of 610. The level of deliverable supply amounts to 3.3<sup>5</sup> years. Whilst still less than the required five year supply, this marks a considerable improvement on last year when the shortfall was 1044, and the supply 2.5 years.

Nevertheless, 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 Planning Policy Guidance, together with other material considerations.

<b>Table 3: Deliverable supply set against the requirement and 20% buffer</b>					
<b>Year</b>	<b>Requirement based on objectively assessed needs</b>	<b>Shortfall to date averaged over 5 years<sup>6</sup> (see table 1 above)</b>	<b>20% buffer</b>	<b>Total Requirement</b>	<b>Deliverable Supply (See table 2 above)</b>
2016/17	240	64	48	352	362
2017/18	240	64	48	352	301
2018/19	240	64	48	352	169
2019/20	240	64	48	352	159
2020/21	240	64	48	352	159
<b>Total</b>	<b>1200</b>	<b>322</b>	<b>240</b>	<b>1760</b>	<b>1150</b>

- 1.20 Appendix A sets out the Council's definitive account of its five year supply.

<sup>4</sup> This includes both implemented and unimplemented planning permissions.

<sup>5</sup> Rounded up. Actual figure = 3.267

<sup>6</sup> Actual total is 322 as shown in table 1 above. The 64 shown is rounded to the nearest whole number as the shortfall split over 5 years would result in a figure of 64.4 dwellings a year.

1.21 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.

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

## **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 2015.

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: Cllrs McGregor and Munro

## **4 Alternative Options and Reasons for Rejection**

4.1 As explained at paragraphs 1.1 & 1.2 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 continued use of the current guidelines set out in Appendix B in the assessment of planning applications for residential development in situations when the Council does not have a five year supply of housing.**
- 4) **Authorises the publication of the five Year Supply Assessment (Appendix A); the Guidelines (Appendix B); and Schedule of Deliverable Sites in the five year supply (Appendix C) on the Council's website.**
- 5) **Delegated authority is given to the Joint Assistant Director of Planning and Environmental Health in consultation with the Chair, and Vice Chair of Planning Committee to make any minor changes to the text or information referred to in recommendation 6.1 4) prior to publication.**

## 7 Decision Information

<b>Is the decision a Key Decision?</b> (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
<b>District Wards Affected</b>	All

<b>Links to Corporate Plan priorities or Policy Framework</b>	<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>
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**8 Document Information**

Appendix No	Title
Appendix A	Assessment of Five Year Supply
Appendix B	Guidelines for Assessment of Applications
Appendix C	Details of sites in the current five year supply
<b>Background Papers</b> (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)	
<b>Assessment of deliverability of major sites</b> <b>Calculation of lapse rate of minor sites</b>	
Report Author	Contact Number
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## 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 five year supply of deliverable sites for housing
2. Assessments have been made since 1st April 2007.
3. The assessment was reviewed and updated in 2015, based on data available for the year ended 31st March 2015, and an estimate of delivery for the current year (2015/16).
4. Summary of five year supply of deliverable sites.

<b>Deliverable supply set against the requirement and 20% buffer</b>					
<b>Year</b>	Requirement based on objectively assessed needs	Shortfall to date averaged over 5 years <sup>7</sup> (see table 1 above)	20% buffer	<b>Total</b>	Deliverable Supply (See table 2 above)
2016/17	240	64	48	352	362
2017/18	240	64	48	352	301
2018/19	240	64	48	352	169
2019/20	240	64	48	352	159
2020/21	240	64	48	352	159
<b>Total</b>	1200	322	240	<b>1760</b>	1150

Based on this assessment, the Council does not currently have a five year housing supply. The supply of 1150 equates to 3.3 years supply. The supply and shortfall falls short of the requirement by 610 dwellings.

5. The assessment of delivery over the next five years from each site with planning permission for residential development as of April 2015 is published on the Council's website, and included in the Council's Annual Planning Monitoring Report. The total housing capacity on deliverable sites is 1150 houses.

<sup>7</sup> Actual total is 322 as shown in table 1 above. The 64 shown is rounded to the nearest whole number as the shortfall split over 5 years would result in a figure of 64.4 dwellings a year.

- 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 322 reconciled over five 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 Council's 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 five 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 2015	5 year assessment period						Not deliverable within 5 years
					2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
B2155	BOL/113/2	Land, between Brickyard Farm & Barlborough Links, Barlborough.	N/S	150	0	0	0	0	0	0	150
B2220	BOL/1013/445	Woodhouse Lane Farm, Woodhouse Lane, Barlborough, S43 4TY	N/S	1	0	1	0	0	0	0	0
B2304	BOL/1114/548	Cornerways, West End, Barlborough, Chesterfield, S43 4HD	N/S	1	0	1	0	0	0	0	0
<b>Barlborough totals</b>				<b>152</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>150</b>
B2319	BOL/1214/598	Blackwell Methodist Church, Whites Lane, Blackwell, Alfreton, DE55 5JF	N/S	3	0	0	3	0	0	0	0
B2244	BOL/0713/304	The Cottage Inn, Primrose Hill, Blackwell, Alfreton, DE55 5JF	U/C	1	1	0	0	0	0	0	0
<b>Blackwell totals</b>				<b>4</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B2276	BOL/513/209	Land off Langwith Road and, Mooracre Lane, Bolsover, Chesterfield	N/S	360	0	10	10	10	10	10	310
B2192	BOL/1110/568	Land off Blind Lane, Bolsover, Bolsover, Chesterfield	N/S	250	0	10	10	10	10	10	200
B1880	BOL/1103/730	Former Courtaulds Plc, Oxcroft Lane, Bolsover, Chesterfield, S44 6DW	N/S	43	0	0	0	0	0	0	43
B2307	BOL/814/406	Former Ace of Clubs, Mansfield Road, Hillstown, Bolsover, Chesterfield	N/S	14	0	14	0	0	0	0	0
B2278	BOL/214/76	South of Carr Vale Working Men's Club, Sherwood Street, Bolsover	N/S	13	0	0	6	7	0	0	0
B2005	BOL/1210/552	99 to 101 Moor Lane, Bolsover, Chesterfield	U/C	9	0	0	0	0	0	0	9
B2277	BOL/114/21	Land to rear of 61 - 75 Croft House Way, Carr Vale, Bolsover.	N/S	7	0	3	4	0	0	0	0
B2309	BOL/814/420	The Sportsman, New Bolsover, Bolsover, Chesterfield, S44 6QD	N/S	6	0	0	6	0	0	0	0
B1905	BOL/407/237	2 Market Place, Bolsover, Chesterfield, S44 6PH	U/C	4	0	4	0	0	0	0	0
B2104	BOL/412/145	Land Between 57 and 63 Charlesworth Street, Carr Vale, Bolsover	N/S	2	2	0	0	0	0	0	0
B2150	BOL/0613/257	Land to the rear of 4 & 6, Limekiln Fields Road, Bolsover.	N/S	2	0	2	0	0	0	0	0
B2157	BOL/1209/646	Land Adjacent 9 Woodhouse Lane, Bolsover, Chesterfield	U/C	1	0	1	0	0	0	0	0
B2237	BOL/513/206	41 Hyndley Road, Bolsover, Chesterfield, S44 6RX	U/C	1	1	0	0	0	0	0	0
<b>Bolsover totals</b>				<b>712</b>	<b>3</b>	<b>44</b>	<b>36</b>	<b>27</b>	<b>20</b>	<b>20</b>	<b>562</b>
B2303	BOL/1014/522	8 York Crescent, Bramley Vale & Doe Lea, Chesterfield, S44 5PF	N/S	1	0	0	1	0	0	0	0
<b>Bramley Vale &amp; Doe Lea totals</b>				<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B2010	BOL/1009/546	Site of Former College, Rectory Road, Clowne, Chesterfield, S43 4BQ	U/C	39	28	11	0	0	0	0	0
B2250	BOL/0213/62	The Crown PH, Crown Street, Clowne, Chesterfield, S43 4DN	N/S	7	0	7	0	0	0	0	0
B2090	BOL/709/372	7 Barton Street, Clowne, Chesterfield, S43 4RS	U/C	3	1	1	1	0	0	0	0
B2147	BOL/1113/510	Land to the rear of 44 Mitchell Street, Clowne, Chesterfield	N/S	5	0	5	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
B2285	BOL/514/236	10 Mill Street, Clowne, Chesterfield, S43 4JN	N/S	4	0	4	0	0	0	0	0
B2140	BOL/1013/466	57 Ringer Lane, Clowne, Chesterfield, S43 4BX	U/C	3	2	1	0	0	0	0	0
B2214	BOL/712/307	Land at 73 and 75, Ringer Lane, Clowne	N/S	3	3	0	0	0	0	0	0
B2225	BOL/714/329	The White Hart, High Street, Clowne, Chesterfield, S43 4JU	N/S	2	2	0	0	0	0	0	0
B2225	BOL/612/256	The White Hart, High Street, Clowne, Chesterfield, S43 4JU	N/S	10	0	0	0	0	0	0	10
B2137	BOL/314/127	Land Adjacent 25 Bentinck Drive, Clowne, Chesterfield	N/S	1	0	1	0	0	0	0	0
B2251	BOL/209/71	Ringer House, Ringer Lane, Clowne, Chesterfield, S43 4BZ	N/S	1	0	1	0	0	0	0	0
B2254	BOL/1013/460	Land to the Rear of 36-38 Mill Street, Clowne	N/S	1	0	1	0	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	1	0	0	0	0	0

Site	Permission Reference	Address	Status	Commitment at 1st April 2015	5 year assessment period						Not deliverable within 5 years
					2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
B2267	BOL/1213/530	Land to the Side of 24 Rhodes Cottages, Clowne, Chesterfield	N/S	1	0	0	1	0	0	0	0
B2268	BOL/712/348	Land Adjacent to, 5 King Street, Clowne, Chesterfield	N/S	1	0	0	1	0	0	0	0
B2284	BOL/115/40	5 Clune Street, Clowne, Chesterfield, S43 4NN	N/S	1	0	0	1	0	0	0	0
B2301	BOL/914/418	71 Neale Street, , Clowne, Chesterfield, S43 4SD	N/S	1	0	0	1	0	0	0	0
B2311	BOL/1014/485	10 Church Street, Clowne, Chesterfield, S43 4JS	N/S	1	0	0	1	0	0	0	0
<b>Clowne totals</b>				<b>89</b>	<b>40</b>	<b>33</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>
B2295	BOL/513/182	Land South of Overmoor View & North of Hardwick Street, Tibshelf	N/S	170	0	10	35	35	35	35	20
B2260	BOL/1112/529	Land to rear of, Sterry Close & North of High Ash Farm, Clowne	U/C	101	35	35	31	0	0	0	0
B2243	BOL/612/269	Field Adjacent to Pattison Street, off Bolsover Road, Shuttlewood.	N/S	80	0	0	16	16	16	16	16
B2296	BOL/514/226	Woodside Stables Riding School, Barlborough Road, Clowne, S43 4RF	U/C	69	9	20	20	20	0	0	0
B2112	BOL/214/57	High Ash Farm, Mansfield Road, Clowne, Chesterfield, S43 4DQ	N/S	48	10	20	18	0	0	0	0
B2293	BOL/914/474	Land to the rear of 27 to 53, Alfreton Road, Newton	U/C	40	20	20	0	0	0	0	0
B2229	BOL/313/132	Hall Farm, Rowthorne Lane, Rowthorne, Chesterfield, S44 5QQ	U/C	5	2	3	0	0	0	0	0
B2234	BOL/513/186	Caravan Storage Park, Mansfield Road, Scarcliffe	N/S	5	0	5	0	0	0	0	0
B1934	BOL/608/451	Land Between, 26 and 28, Church Road, Stanfree, Chesterfield	U/C	2	0	2	0	0	0	0	0
B2247	BOL/713/310	Batley Farm, Batley Lane, Upper Pleasley, Mansfield, NG19 7QL	U/C	2	2	0	0	0	0	0	0
B1098	BOL/894/314	Green Acres, Hardstoft, Chesterfield	U/C	1	0	0	0	0	0	0	1
B1938	BOL/608/449	Land on the North side of 28 Church Road, Stanfree, Chesterfield	U/C	1	0	1	0	0	0	0	0
B2166	BOL/613/264	4 Church Hill, Blackwell, Alfreton, DE55 5HN	N/S	1	0	1	0	0	0	0	0
B2173	BOL/0313/128	Stud Farm, Spring Lane, Elmtun, S80 4LX	U/C	1	1	0	0	0	0	0	0
B2231	BOL/412/220	Eastwood Cottage, Rotherham Road, Barlborough, S43 4PS	N/S	1	0	0	1	0	0	0	0
B2297	BOL/714/324	32 Chesterfield Road, Barlborough, Chesterfield, S43 4TT	N/S	1	0	0	1	0	0	0	0
B2298	BOL/714/334	Land Adjacent the rear of Field View House, Mansfield Road, Clowne	N/S	1	0	1	0	0	0	0	0
B2299	BOL/714/340	Locko Lane Farm, Locko Lane, Hardstoft, Chesterfield, S45 8AW	N/S	1	0	1	0	0	0	0	0
<b>Countryside totals</b>				<b>530</b>	<b>79</b>	<b>119</b>	<b>122</b>	<b>71</b>	<b>51</b>	<b>51</b>	<b>37</b>
B1577	BOL/507/326	Land South of Model Village, Creswell, Worksop	Extant	190	0	10	10	10	10	10	140
B2291 E	BOL/214/79	Land To The Rear Of Nos 34 To 54, Skinner Street, Creswell	N/S	87	0	12	25	25	25	0	0
B2092	BOL/1011/0501	Creswell Methodist Church, Elmtun Road, Creswell, Worksop, S80 4BH	N/S	10	0	0	0	0	0	0	10
B2227	BOL/1113/497	Rose And Crown, Sheffield Road, Creswell, Worksop, S80 4HG	U/C	2	2	0	0	0	0	0	0
B1877	BOL/208/108	Croft Service Station, Sheffield Road, Creswell, Worksop, S80 4HF	U/C	4	1	1	2	0	0	0	0
B2036	BOL/0413/151	44 Elmtun Road, Creswell, Worksop, S80 4JD	N/S	4	0	4	0	0	0	0	0
B2258	BOL/913/389	Charnwood, Laburnum Close, Creswell, Worksop, S80 4AD	N/S	4	2	2	0	0	0	0	0
<b>Creswell totals</b>				<b>301</b>	<b>5</b>	<b>29</b>	<b>37</b>	<b>35</b>	<b>35</b>	<b>10</b>	<b>150</b>
B2079	BOL/514/246	R Staley And Son Garage, Mansfield Road, Glapwell, Chesterfield	U/C	17	7	10	0	0	0	0	0
B1947	BOL/1111/599	Glapwell Nurseries, Glapwell Lane, Glapwell, Chesterfield, S44 5PY	U/C	16	0	8	8	0	0	0	0
B2224	BOL/911/491	Land to the East of 136 The Hill, Glapwell, Bolsover	N/S	5	2	3	0	0	0	0	0
B2215	BOL/712/350	Rowthorne Lane Miners Welfare Social Club, Rowthorne Lane, Glapwell	U/C	1	1	0	0	0	0	0	0
B2306	BOL/814/361	91 The Hill, Glapwell, Chesterfield, S44 5LU	N/S	3	0	0	3	0	0	0	0
<b>Glapwell totals</b>				<b>42</b>	<b>10</b>	<b>21</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B2205	BOL/112/18	The Flat, Hall Leys Farm, Broad Lane, Hodthorpe, Worksop, S80 4XQ	N/S	1	1	0	0	0	0	0	0
<b>Hodthorpe totals</b>				<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Site	Permission Reference	Address	Status	Commitment at 1st April 2015	5 year assessment period						Not deliverable within 5 years
					2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
B2199	BOL/911/469	Garden to rear of 31 Langwith Drive, Langwith, Derbyshire	U/C	2	2	0	0	0	0	0	0
<b>Langwith totals</b>				<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B2236	BOL/213/73	Land off Appleby Road, Moorgate Ave. & Meden Ave., New Houghton	U/C	52	26	26	0	0	0	0	0
B2312	BOL/115/610	Christ Church, Rotherham Road, New Houghton, Mansfield, NG19 8TE	N/S	2	0	0	2	0	0	0	0
<b>New Houghton totals</b>				<b>54</b>	<b>26</b>	<b>26</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B2044	BOL/1213/517	Land To The Rear Of Littlemoor Farm, Littlemoor Lane, Newton, Alfreton	N/S	4	2	2	0	0	0	0	0
B2118	BOL/512/248	114 Main Street, Newton, Alfreton, DE55 5TE	N/S	1	1	0	0	0	0	0	0
B2218	BOL/1211/633	Land Adjacent To 24, Bamford Street, Newton	N/S	1	1	0	0	0	0	0	0
<b>Newton totals</b>				<b>6</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B2208	BOL/512/237	Land At 1 - 13 Thirteen Row, Palterton	N/S	4	0	4	0	0	0	0	0
B0890	BOL/913/429	Land To Rear of 34 Back Lane, Palterton, Chesterfield	N/S	1	0	1	0	0	0	0	0
<b>Palterton totals</b>				<b>5</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B0907	BOL/613/236	Land to the rear of The Rectory, Town Street, Pinxton, Nottingham	N/S	11	0	5	6	0	0	0	0
B2072	BOL814/368	Former George Inn, 174 Wharf Road, Pinxton	N/S	8	0	0	8	0	0	0	0
B2080	BOL/1013/440	Land to the rear of 28 to 30, Victoria Road, Pinxton, Nottingham	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	3	0	0	0	0	0	0
B0872	BOL/902/449	Land Between 53 and 57 Victoria Road, Pinxton	U/C	1	1	0	0	0	0	0	0
B1823	BOL/812/398	9 Barley Croft, Broadmeadows, Pinxton, DE55 3AR	N/S	1	1	0	0	0	0	0	0
B2114	BOL/913/399	Holmes Yard, Brookhill Lane, Pinxton, Nottingham	N/S	1	0	1	0	0	0	0	0
B2274	BOL/114/18	92 Wharf Road, Pinxton, Nottingham, NG16 6LG	N/S	1	0	1	0	0	0	0	0
B2287	BOL/414/218	14 Victoria Road, Pinxton, Nottingham, NG16 6LR	N/S	1	0	1	0	0	0	0	0
B2310	BOL/1014/467	East side of 5 Brookhill Lane, Pinxton	U/C	1	1	0	0	0	0	0	0
<b>Pinxton totals</b>				<b>32</b>	<b>6</b>	<b>12</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B2262	BOL/1012/505	East of Pleasley Pit Trust, & South of Bank Villa, Pit Lane, Pleasley	N/S	23	0	11	12	0	0	0	0
B0235	BOL/900/394	Land Forming Park View Development, Park View, Pleasley, Mansfield	N/S	1	0	0	0	1	0	0	0
B2052	BOL/1107/653	44 Newboundmill Lane, Pleasley, Mansfield, NG19 7PT	U/C	1	1	0	0	0	0	0	0
B0235	BOL/1099/457	Land Forming Park View Development, Park View, Pleasley, Mansfield	U/C	2	0	0	0	0	2	0	0
B2266	BOL/1113/502	Hillcrest, Terrace Lane, Pleasley, Mansfield, NG19 7PU	N/S	1	0	0	1	0	0	0	0
<b>Pleasley totals</b>				<b>28</b>	<b>1</b>	<b>11</b>	<b>13</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>
B2197	BOL/413/154	Station Farm, Station Road, Scarcliffe, Chesterfield, S44 6TG	N/S	3	0	0	3	0	0	0	0
<b>Scarcliffe totals</b>				<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B2202	BOL/811/439	Tarrans Site At, Albine Road And, Highfield Avenue, Shirebrook	U/C	4	4	0	0	0	0	0	0
B0275	BOL/1275/465	Main Street/Carter Lane, Shirebrook, Mansfield	Extant	24	0	0	0	0	0	0	24
B0906	BOL/1190/0583	Former Shirebrook Station, Station Road, Shirebrook, Mansfield	Extant	69	0	0	0	0	0	0	69
B2039	BOL/1210/594	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, Mansfield, NG20 8BA	N/S	20	0	0	0	0	0	0	20
B1903	BOL/1113/493	The Old Bakery, Thickley Close, Shirebrook, Mansfield	N/S	9	0	0	0	0	0	0	9
B1835	BOL/914/451	The Old Empire Bingo Hall, Thickley Close, Shirebrook, Mansfield	N/S	8	0	0	8	0	0	0	0



Site	Permission Reference	Address	Status	Commitment at 1st April 2015	5 year assessment period						Not deliverable within 5 years	
					2015/16	2016/17	2017/18	2018/19	2019/20	2020/21		
B2288	BOL/514/240	Land to the East of 2 to 8 Coronation Drive, Shirebrook	U/C	4	4	0	0	0	0	0	0	0
B2248	BOL/0613/268	14-16 Patchwork Row, Shirebrook, Mansfield, NG20 8AL	N/S	2	0	2	0	0	0	0	0	0
B2051	BOL/1014/513	Land Adjacent, 1 Acreage Lane, Shirebrook, Mansfield	N/S	1	0	0	1	0	0	0	0	0
B2162	BOL/813/381	6 Acreage Lane, Shirebrook, Mansfield, NG20 8RN	N/S	1	0	1	0	0	0	0	0	0
B2230	BOL/0413/153	Land to the rear of 46 Park Road, Shirebrook	N/S	1	0	1	0	0	0	0	0	0
B2249	BOL/713/319	18 Patchwork Row, Shirebrook, Mansfield, NG20 8AL	N/S	1	0	1	0	0	0	0	0	0
B2290	BOL/614/280	Rear of the Bungalow & Clarence House, Long Lane, Shirebrook	N/S	1	0	0	1	0	0	0	0	0
B2294	BOL/614/270	110 Market Street, Shirebrook, Mansfield, NG20 8AD	N/S	1	0	1	0	0	0	0	0	0
B1894	BOL/314/144	Land adjacent to Recreation Road, Shirebrook	N/S	1	0	0	1	0	0	0	0	0
<b>Shirebrook totals</b>				<b>186</b>	<b>8</b>	<b>6</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>161</b>
B1023	BOL/894/298	142D Chesterfield Road, Shuttlewood, Chesterfield	Extant	1	0	0	0	0	0	0	0	1
<b>Shuttlewood totals</b>				<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
B2153	BOL/413/178	West of M1 Motorway & South of 18 To 20, Ball Hill, South Normanton	U/C	17	17	0	0	0	0	0	0	0
B2014	BOL/0413/162	Land To The Rear of, 1 to 35, Red Lane, South Normanton	N/S	45	0	0	0	0	0	0	0	45
B2316	BOL/1114/551	West of M1 Motorway & rear of Southfields Drive, South Normanton	U/C	42	30	12	0	0	0	0	0	0
B2077	BOL/611/335	Jacques Brickyard, Water Lane, South Normanton, DE55 2EE	N/S	39	0	0	0	0	0	0	0	39
B2302	BOL/514/252	Bethel Methodist Church, Victoria Street, South Normanton, DE55 2BX	N/S	9	0	0	9	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	8	0	0	0	0	0	0
B2261	BOL/513/192	78 Water Lane, South Normanton, Alfreton, DE55 2EE	N/S	6	0	6	0	0	0	0	0	0
B2241	BOL/113/24	71 Water Lane, South Normanton, DE55 2EE	N/S	4	0	4	0	0	0	0	0	0
B1929	BOL/913/390	Land adjacent to Bright Street, South Normanton	N/S	2	0	2	0	0	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	0
B2183	BOL/714/337	21 The Common, South Normanton, Alfreton, DE55 2EN	N/S	2	0	0	2	0	0	0	0	0
B2283	BOL/314/166	Land to the rear of 9B Lees Lane, South Normanton	N/S	2	0	0	2	0	0	0	0	0
B2305	BOL/1214/578	Between 3 And 9, The Hamlet, South Normanton	N/S	2	0	0	2	0	0	0	0	0
B2308	BOL/914/450	Land Between 4 And 8 Duke Street, South Normanton	N/S	2	0	0	2	0	0	0	0	0
B2318	BOL/115/24	16 Collins Avenue, South Normanton, DE55 2DL	N/S	2	0	0	2	0	0	0	0	0
B1569	BOL/0513/181	53 Church Street, South Normanton, DE55 2BT	N/S	1	1	0	0	0	0	0	0	0
B1982	BOL/712/341	109 Alfreton Road, South Normanton, Alfreton, DE55 2BL	N/S	1	1	0	0	0	0	0	0	0
B2206	BOL/1011/525	Adjacent Petrol Station Forecourt, Carter Lane East, South Normanton	N/S	1	0	1	0	0	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	0
B2222	BOL/914/440	Land to the East of 18 Alfred Street, South Normanton	N/S	1	0	1	0	0	0	0	0	0
B2228	BOL/0313/102	Land Adjacent 2, The Common, South Normanton, DE55 2EN	U/C	1	1	0	0	0	0	0	0	0
B2269	BOL/1014/465	Hailsham House, 15 Market Street, South Normanton, DE55 2AB	N/S	1	0	0	1	0	0	0	0	0
B2279	BOL/1214/611	83 Eastfield Drive, South Normanton, Alfreton, DE55 2HN	N/S	1	0	0	1	0	0	0	0	0
<b>South Normanton</b>				<b>192</b>	<b>53</b>	<b>34</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>84</b>
B2275	BOL/413/170	Field West Of Spa, Doe Hill Lane, Tibshelf	N/S	65	0	0	0	10	20	20	15	15
B1984	BOL/1211/615	161 High Street, Tibshelf, Alfreton, DE55 5NE	U/C	5	2	3	0	0	0	0	0	0
B2239	BOL/0513/215	Wheatsheaf Inn, 49 High Street, Tibshelf, DE55 5NX	U/C	4	4	0	0	0	0	0	0	0
B2240	BOL/1214/601	Land to the East Of Wheatsheaf Hotel, High Street, Tibshelf, Tibshelf	N/S	1	1	0	0	0	0	0	0	0
B2315	BOL/1214/588	Land and Building to South East of, 33 and 35, High Street, Tibshelf	N/S	1	0	0	1	0	0	0	0	0

Site	Permission Reference	Address	Status	Commitment at 1st April 2015	5 year assessment period						Not deliverable within 5 years
					2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
<b>Tibshelf totals</b>				<b>76</b>	<b>7</b>	<b>3</b>	<b>1</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>15</b>
B2100	BOL/914/426	Site of former Whaley Thorns Social Club, Portland Road, Whaley Thorns	N/S	7	0	0	7	0	0	0	0
B2252	BOL/310/113	Rear of Scarcliffe House, Pit Hill, Whaley Thorns, Mansfield, NG20 9BJ	N/S	4	2	2	0	0	0	0	0
B2212	BOL/312/141	The Black Horse Inn, Whaley Road, Whaley Thorns, NG20 9HU	N/S	1	1	0	0	0	0	0	0
<b>Whaley Thorns totals</b>				<b>12</b>	<b>3</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B2292	BOL/614/286	5 Hangar Hill, Whitwell, Worksop, S80 4QR	N/S	11	0	0	0	0	6	5	0
B1594	BOL/512/277	Butt Hill Farm, Butt Hill, Whitwell, Worksop, S80 4RP	U/C	3	3	0	0	0	0	0	0
B2057	BOL/213/43	Hangar Hill Farm, 23 Hangar Hill, Whitwell, Worksop, S80 4TB	N/S	1	0	1	0	0	0	0	0
B2160	BOL/210/50	22a, Bakestone Moor, Whitwell, S80 4PE	U/C	1	1	0	0	0	0	0	0
B2207	BOL/514/222	Commonside Farm, Gipsyhill Lane, Whitwell, Worksop	N/S	1	0	1	0	0	0	0	0
B2207	BOL/513/220	Commonside Farm, Gipsyhill Lane, Whitwell, Worksop	U/C	1	1	0	0	0	0	0	0
B2245	BOL/0713/309	Land to the South of 2 Claylands Road, Whitwell, Worksop	U/C	1	0	1	0	0	0	0	0
B2257	BOL/1013/447	Jomihvar, Sandy Lane, Whitwell, Worksop, S80 4QA	N/S	1	0	1	0	0	0	0	0
B2300	BOL/814/357	31 Welbeck Street, Whitwell, Worksop, S80 4TF	U/C	1	1	0	0	0	0	0	0
<b>Whitwell totals</b>				<b>21</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>5</b>	<b>0</b>
Sub totals				2,450	255	353	288	144	134	106	1,170
Approximately 15% of minor sites will lapse				0	-10	-16	-12	0	0	0	+38
Additional deliverable supply from South Shirebrook				153	0	25	25	25	25	53	0
Final totals				2,603	245	362	301	169	159	159	1,208

E These are estimated delivery figures for site B2291, at Skinner Street, Creswell.

Deliverable total for current year (14/15) = 245 (estimated)

Not deliverable within 5 years

Deliverable total for the following 5 years = 1,150 (estimated)