

Housing Land Availability as at 31st March 2012

Broxtowe Borough Council February 2013

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Introduction

1 Since the government's intention to abolish the Regional Plan became known in 2010, the Borough Council reported five year supply using four different measures, these being the 2009 Regional Plan, the Draft Regional Plan ('option B' numbers), the 2004 Broxtowe Local Plan (rolled forward) and historic trends.

2 There have been important developments since the last Annual Monitoring Report of December 2011. Firstly, the National Planning Policy Framework (NPPF) was published on 27 March 2012 and secondly the Broxtowe Core Strategy was published as part of the Greater Nottingham Aligned Core Strategies for a six week period of formal representations between 11 June and 23 July 2012.

3 Other important background information relevant to assumptions regarding the delivery of housing is the report commissioned by the Greater Nottingham Councils which was undertaken by GL Hearn (Greater Nottingham Housing Market & Economic Prospects paper 2012) which suggests that the recovery of the housing market is likely to be gradual rather than rapid. It also concludes, that in the context of past completions, the Council's housing trajectories published in June 2012 in the Aligned Core Strategy are challenging but achievable. In addition the Broxtowe Borough Council Affordable housing Viability Assessment undertaken by Three Dragons Consultants (October 2009), identified four housing submarkets in Broxtowe with the strongest of these being Beeston (which includes all of the urban south of Broxtowe apart from Stapleford), followed by Kimberley then Stapleford, with Eastwood being the weakest sub market identified.

4 This Housing Land Availability report has been compiled taking the evidence informing the Core Strategy and these documents in particular into account. Appendix 1 lists available sites for the five and fifteen year housing land supply. Appendix 2 lists other allocation options. Appendix 3 lists the Broxtowe housing trajectory.

Delivery of Housing

5 The NPPF requires that local planning authorities update their five year housing land supply assessment on a yearly basis.

6 This exercise will enable the Borough Council to actively plan, monitor and manage housing supply and ensure that the Council can deliver a flexible supply of land for housing.

7 The assessment should be based on the current development plan which sets out the housing requirement for Broxtowe Borough Council. The current development plan is the East Midlands Regional Plan (2009).

8 The Aligned Core Strategy is expected to be adopted in winter 2013/14 and rolls forward the Housing requirements of the East Midlands Regional Plan to 2028. The housing supply assessment has been measured separately against the requirements of the Aligned Core Strategy, which takes full account of under provision between the early years of the Regional Plan between 2006 and 2013. Broxtowe will be submitting the Core Strategy as part of the Greater Nottingham Aligned Core Strategies with our partners at Gedling and Nottingham in May 2013.

9 The time frame of this five year housing land supply report is 1 April 2013 – 31 March 2018 in accordance with advice from previous government guidance¹. It is therefore based on known completions data for the period 1 April 2006 to 31 March 2012 and incorporates an assumption for the number of dwellings which will be delivered between 1 April 2012 and 31 March 2013.

10 All sites in the five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA) database. In the majority of cases for large sites, anticipated completion timescales and rates are as provided by the developer/agent/landowner. Where this information has not been provided, then judgements have been made based on the viability of a site's location as identified in the Three Dragons report, the conclusions of the GL Hearn report, recent rates of housing delivery in the settlement in question and officers' own local knowledge.

11 The NPPF makes changes to the requirements for planning authorities to maintain a supply of available land for housing. It says (paragraph 47) that planning authorities should:

- Identify and update annually a supply of specific deliverable² sites sufficient to provide five years worth of housing against their housing requirements with 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 planned supply and to ensure choice and competition in the market for land; and
- Identify a supply of specific, developable³ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

12 With regard to the "additional buffer" referred to in the NPPF, Broxtowe does not have a "record of persistent under delivery of housing". This can be demonstrated with reference to the most recent plans as shown in the table below.

¹ Although Planning Policy Statement 3: Housing has been replaced by the National Planning Policy Framework, this is still the most recent guidance regarding this issue as noted in the CLG letter to Chief Planning Officers (20 August 2008).

² 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

³ To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged

Table 1 - Development Plan Housing requirements

Plan	Adopted	Plan period	Overall requirement	Policy	Annual equivalent requirement
Regional Plan	March 2009	2006-2026	6,800	13a	340
Joint Structure Plan	February 2006	2001-2021	4,200	3/2	210
Structure Plan Review	November 1996	1991-2011	5,500	4/1	275 (the Broxtowe Local Plan is based on this figure)

13 Advice from the Planning Inspectorate⁴ is that councils should prepare supporting evidence to demonstrate that they have not persistently under delivered against past plans. The evidence could take reasonable account of macro economic factors where housing delivery might have experienced an understandable drop/trough but where housing land has been available. It was suggested that councils review delivery against relevant plans over the past 8-10 years. Evidence of delivery can be put in the context of having suitable available sites but where delivery has not occurred due to market conditions.

14 The Local Plan, adopted September 2004, has a nominal plan period of 1991-2011 (paragraph 4.2), although it has a 'base date' of 2000 (paragraph 4.29). It uses the figures from the 'Structure Plan Review'.

- The Nottinghamshire Structure Plan Review (on which the 2004 Broxtowe Local Plan is based) gave Broxtowe an annual net dwelling provision of 275 for the period April 1991 to March 2011. The annual average achieved from March 2001 to March 2011 was 249 and by March 2012 was 239, an average annual shortfall of 26 and 36 dwellings respectively.
- The Joint Structure Plan gave Broxtowe an Annual new dwelling provision of 210 for the period 2001 to March 2021. The annual average achieved from March 2001 to March 2011 was 249 and by March 2012 was 239, an average annual overprovision of 39 and 29 dwellings respectively.
- The East Midlands Regional Plan (March 2009) gave Broxtowe an annual net dwelling provision of 340 for the period 2006 until 2026. This remains part of the development plan for the area. The annual average achieved from March 2006 to March 2011 was 265 and by March 2012 was 244, an average annual shortfall of 75 and 96 dwellings respectively.

15 The yearly requirements with the most recently adopted development plan figures are shown in the table below with the figures in bold text the most recently adopted development plan figure at the time.

⁴ PINS soundness advice visit to the Greater Nottingham Councils, August 2012, Inspector Keith Holland

Table 2 - Net completions

Year	1996 Structure Plan Review / 2004 Broxtowe Local Plan requirement	2006 Joint Structure Plan requirement	2009 Regional Plan requirement	Net Completions
2006/7	275	210	340	367
2007/8	275	210	340	376
2008/9	275	210	340	268
2009/10	275	210	340	95
2010/11	275	210	340	222
2011/12	275	210	340	140
Total	1650	1260	2040	1468

16 It is important to note though that, although the annual housing provision measured on one of these three plans was achieved at March 2012, the situation was significantly better until the housing crash took full effect by March 2009.

- The annual average achieved from March 2001 to March 2009 was 272, a shortfall of 3 dwellings based on the Structure Plan Review (1996).
- The annual average achieved from March 2001 to March 2009 was 272, an overprovision of 62 dwellings based on the Joint Structure Plan (2006).
- The annual average achieved from March 2006 to March 2009 was 337, a shortfall of 3 dwellings based on the East Midlands Regional Plan (2009).

17 It is also important to record that in the period 2006 to 2009, the East Midlands Regional Plan was still in draft form (adopted in March 2009), and so for these three monitoring years the most recently adopted Development Plan figure for Broxtowe Borough (the Joint Structure Plan) gave an annual requirement of 210 dwellings. This was exceeded by 127 dwellings per annum and, even taking the Local Plan (based on the by then superseded Structure Plan review), the overprovision for these years was 62 dwellings per annum.

18 In addition, the requirement to demonstrate a ‘five year housing land supply’ was introduced in PPS3, which was published in December 2006 and came into effect in April 2007. At this time the most recently adopted development plan was the 2006 Structure Plan Review which contained an annual housing requirement of 210 dwellings a year in Broxtowe. This remained the most up to date Development Plan until March 2009 when the Regional Plan was adopted.

19 Also, for each of the first two monitoring years of the Regional Plan period (notwithstanding that the Regional Plan was not adopted then), Broxtowe exceeded the required housing delivery whichever measure is used. For 2008/9 there is the start of the slowdown in housing delivery as a result of the economic downturn with this becoming more pronounced between 2009 and 2012 when it is acknowledged that housing delivery is below that required.

20 Research undertaken by GL Hearn (Greater Nottingham Housing Market & Economic Prospects paper, 2012) suggest that housing market problems are driven largely by

demand side issues (e.g. finance) rather than supply (i.e. land) and that recovery is likely to be gradual rather than rapid. It also concludes, that in the context of past completions, the Council's housing trajectories are challenging but achievable, with scope to make up later on for slower delivery at the beginning of the plan period. They consider that theoretically housebuilding could recover and grow quite substantially over a 5-7 year period if the economic conditions were right – the national trends in the 1980s demonstrate this (paragraph 2.69) - and importantly it is reasonable to argue that a growing economy is to some extent a precursor to a significant improvement in housing market conditions. Their conclusions confirmed that *the economic outlook will need to improve to support a recovery in effective housing market demand. The Treasury's latest forecasts point to 2015 before we really see economic recovery gather pace. It is against this context in which it seems reasonable to consider that a gradual rather than rapid improvement in housing market conditions is most likely. JLL's forecasts⁵ of relatively moderate improvements in sales and housing supply in the period to 2014, with more rapid improvement in 2015 and 2016 therefore has some basis (paragraph 3.115).*

21 This analysis took place before the Chancellors Autumn Statement of December 2012 when he indicated that the speed of economic recovery was likely to be slower than previously predicted.

22 Notwithstanding this Broxtowe have several allocated sites on which housing could be commenced as shown in the table below:

⁵ Residential Eye – Summer 2012 by Jones Lang LaSalle (2012) (<http://residential.joneslanglasalle.co.uk/en-GB/research/residential-eye-summer-2012.aspx>)

Table 3 - Allocated Housing Sites

Site Name	Year Allocated	SHLAA site number	Commencement Timescale predicted	Total delivery (SHLAA)
East of Main Street Awsworth	2004	136	0-5 years	25
The Maltings South of Dovecote Lane Beeston	2004	150	6-10 years	56 (demolition of the Maltings commenced 2012)
Field Lane Chilwell	1994	135	6-10 years	34 (MOD land)
West of Church Street Eastwood	2004	125	0-5 years	31
Walker Street Eastwood	2004	138	0-5 years	201 (132 Allocated. The potential delivery of 201 dwellings reflects the most recent discussions with agents acting for the landowners)
South of Smithurst Road Giltbrook	1994	143	0-5 years	91 (Planning Permission granted 2011 for 91 dwellings)
Builders' yard, North of Eastwood Road Kimberley	1994	140	6-10 years	22 (Access constrained which is reflected in the later expected delivery of this site.)
South of Eastwood Road Kimberley	2004	144	0-5 years	40
North-West of Hardy Close Kimberley	2004	145	0-5 years	25 (Dwelling provision on the allocated site, with adjacent land at Kimberley Brewery potentially adding a further 80 dwellings)
Chewton Street (fringe of former landfill site) Newthorpe	2004	146	0-5 years	182 (320 Allocated. The dwelling assumptions on this site have been significantly reduced given the issue over landfill)
East of Pinfold Road Newthorpe	2004	147	0-5 years	22 (Application now submitted)

23 The remaining housing that could be delivered on these sites is assessed in the SHLAA as 729 dwellings. This takes into account more recent information on densities, difficulties in delivery, housing sub market information and site specific constraints. Assumptions on delivery in the five year supply (particularly in Eastwood) have been further reduced with an assumption that 482 dwellings are deliverable on these allocated sites. This five year supply from allocated sites closely reflects the geographical spread of delivery across the Borough of Broxtowe in the most recent period 2011-13 with the majority of housing built in the three main centres of population. This includes the main built up area of Nottingham (mainly comprising the strong housing sub-market of Beeston) but also including development in the moderate housing sub-market of Kimberley and the largest amount of new housing being built in the 'weak' sub-market of Eastwood. The figures are given below:

Table 4 - Net dwelling completions 2011-2013

Settlement	Completions 2011-2012	Dwelling Completions Projected 2012-2013
Awsworth	1	
Brinsley		3
Eastwood	98	17
Kimberley	1	30
PUA	40	63
Other Rural		
	140	113

24 The evidence considered above demonstrates that, before the housing market problems, Broxtowe had a good record of meeting and in some cases significantly exceeding Development Plan housing targets until 2009. Since the housing crash in 2008/9 it is acknowledged that delivery has slowed to below plan targets, but the evidence from GL Hearn is compelling in their conclusion that this is not to do with the lack of available sites, or the Council hesitating or refusing to grant planning permission or indeed doing anything else within the control of the Council to remedy. The problem is on the demand side and until the issue of access to mortgage finance is rectified there is no realistic prospect of housing delivery rapidly accelerating. When this situation changes, Broxtowe has a substantial availability of allocated sites on which at least two years supply of housing can be built (729 dwellings). It is assumed that, in current market conditions, only just over half of these will be delivered in the five year supply.

25 It is clear therefore, that the recent falling of Broxtowe's housing completions below plan targets is due to the national economy and the housing market and cannot be regarded as "a record of persistent under delivery of housing". Consequently, an additional buffer of **5%** is required in Broxtowe's case i.e. the equivalent of 5.25 years' supply of deliverable sites is required in total.

Part A

Five Year Housing Land Supply Assessment based on the East Midlands Regional Plan (excluding windfalls)

Identifying the Level of Housing Provision

26 The Regional Plan sets a housing requirement of 6,800 dwellings for the period 2006-2026 (20 years). This remains the most up to date development plan for the purposes of calculating housing land requirements.

27 'Policy Three Cities SRS 3' of the Regional Plan states that the housing requirement for Broxtowe Borough is 340 dwelling per annum, of which at least 180 dwellings per annum should be within or adjoining the Nottingham Principal Urban Area (PUA)⁶, including sustainable urban extensions as necessary. This results in a total of at least 3,600 dwellings to be accommodated in the Principal Urban Area with the remainder to be accommodated in the Non Principal Urban Area (Non PUA).

28 The housing requirement Borough wide for a five year period is 1,700 dwellings.

⁶ Principal Urban Area - defined as the built up area of Nottingham (for Broxtowe Borough this includes Beeston, Chilwell, Attenborough, Toton, Bramcote, Stapleford, and parts of Nuthall east of the M1 motorway) and is exactly the same as the Main built up area of Nottingham as defined in the Core Strategy.

29 The housing requirement needs to be adjusted to reflect the level of housing that has already been delivered within the lifetime of the Regional Plan. The total dwellings completed in Broxtowe Borough between 2006 and 2013 is as follows:

Table 5 - Regional Plan dwelling provision and 5 year requirement

	Net dwellings
Total dwelling provision (April 2006 to March 2026)	6,800
Dwellings completed (April 2006 to March 2012)	1468
Estimated net dwellings completed April 2012 to March 2013 (allowing for tram demolitions)	113
Remaining requirement 2013-2026	$6800 - 1468 - 113 = 5219$
Annual remaining requirement	401
Five Year requirement	2005
Five year requirement with 5% buffer	2105

Assessment against the Regional Plan (including Field Farm)

Total deliverable dwelling capacity 2013-18 (A)	1,624
RSS Annual requirement (including under provision) (B)	401
Years Supply (A/B)	4.05 years
RSS Annual requirement (including under provision and 5%) (C)	421
Years Supply (A/C)	3.86 years

Assessment against the Regional Plan (excluding Field Farm)

Total deliverable dwelling capacity 2013-18 (A)	1,174
RSS Annual requirement (including under provision) (B)	401
Years Supply (A/B)	2.93 years
RSS Annual requirement (including under provision and 5%) (B)	421
Years Supply (A/B)	2.79 years

30 For the avoidance of doubt, at the time this report is drafted (February 2013) Field Farm remains an unallocated site in the Green Belt, albeit with a planning application with a likely decision date of spring 2013. Until such time as the Core Strategy is either submitted for examination with Field Farm as an allocated site, or planning permission has been granted, it is considered that Field Farm as a proposed allocation is not available for development now, and as such does not meet all of the criteria in the footnote of paragraph 47 of the NPPF⁷.

⁷ 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 the development of the site is viable.

Part B

Five Year Housing Land Supply Assessment based on the Core Strategy (excluding windfalls)

31 The Core Strategy was published on 11 June 2012 for a six week period of public representations. The dwelling provision required in policy 2 of the Core Strategy is given below which includes a requirement between April 2011 and March 2013, with this early provision based largely on actual completions during this time.

Table 6 - Aligned Core Strategy (ACS) dwelling provision and 5 year requirement

	Net dwellings
Total dwelling provision (April 2011 to March 2013)	250
Estimated net dwellings completed April 2011 to March 2013 (allowing for tram demolitions)	113+140 = 253
Total dwelling requirement (April 2013 to March 2018)	1,600
Annual dwelling requirement (April 2013 to March 2018)	320
Annual dwelling requirement + 5% buffer (April 2013 to March 2018)	336
Five Year requirement	1600
Five year requirement with 5% buffer	1600 x 1.05 = 1680

Assessment against the Aligned Core Strategies (including Field Farm)

Total deliverable dwelling capacity 2013-18 (A)	1,624
ACS Annual requirement (B)	320
Years Supply (A/B)	5.08 years
ACS Annual requirement with 5% buffer (C)	336
Years Supply (A/C)	4.83 years

Windfall Allowance

32 The above assessments make no allowance for windfall sites. The NPPF (paragraph 48) says that local planning authorities may make an allowance for windfall sites subject to the criteria in the footnote below⁸.

⁸ Local Planning authorities may make an allowance for windfall sites in the five year 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. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

33 Because of the nature of sites in urban areas (i.e. sites including non-housing sites which become available at short notice) with tightly constrained green belt boundaries, Broxtowe has a history of large numbers of windfall sites coming forward for development. As shown in the table below, when looking back 20 years the total dwelling provision on windfall sites has been close to 50% of the overall housing supply.

Table 7 - Dwelling completions in Broxtowe by site type since 1991

Year	Total Net Completions	Number of completions on allocated sites	Number of completions on large windfall sites	Net number of completions on small windfall sites	Total Net Windfall Completions	Windfall as a % of total Net Completions
1991-1992	225	130	57	38	95	42
1992-1993	238	134	78	26	104	44
1993-1994	416	358	32	26	58	14
1994-1995	481	391	46	44	90	19
1995-1996	154	82	44	28	72	47
1996-1997	80	51	18	11	29	36
1997-1998	135	74	51	10	61	45
1998-1999	126	52	59	15	74	59
1999-2000	166	78	64	24	88	53
2000-2001	151	86	40	25	65	43
2001-2002	119	70	34	15	49	41
2002-2003	145	40	81	24	105	72
2003-2004	206	66	88	52	140	68
2004-2005	315	238	45	32	77	24
2005-2006	381	192	157	32	189	50
2006-2007	367	104	185	78	263	72
2007-2008	376	130	196	50	246	65
2008-2009	268	115	98	55	153	57
2009-2010	95	44	0	51	51	54
2010-2011	222	85	75	62	137	62
2011-2012	140	29	88	23	111	79
Total	4806	2549	1536	721	2257	47

34 It is also significant that, in the four years of high overall housing delivery in Broxtowe from 2005 to 2009, significantly over 50% of housing delivery during this time was on windfall sites. This clearly demonstrates that the 2004 adoption date of the Broxtowe Local Plan was only partly responsible for high delivery, with the main reason appearing to be the strong economy at this time.

35 Even allowing for this, since the production of SHLAAs was required by the 2006 PPS3, all sources of land for housing are expected to be identified in the SHLAA. Broxtowe will be looking to make specific allocations on sites of 10 or more dwellings and so it is considered appropriate to look back more recently at small sites and, excluding gardens (as required in the NPPF), to assess whether there is evidence of windfalls providing a reliable source of supply.

36 The detailed figures are shown below:

Table 8 - Windfall Completions 2007-2012

Year	Net windfall completions on small sites excluding gardens
2007-08	39
2008-09	55
2009-10	36
2010-11	62
2011-12	23
Total	215

37 The above information, which covers the period of the most difficult housing market conditions since the pre second world war depression, particularly includes high levels of windfalls on small sites, including a sizeable majority in the 'weaker' housing market of Eastwood. As such, this amounts to compelling evidence that such sources of sites will continue into the future, in all likelihood at increased rates to that shown above when the economy picks up.

38 If a very limited windfall allowance of 215 dwellings is made for small non-garden sites (i.e. the same rate as the previous five years), this results in a 5.47 year supply based on the ACS ($[1,624 + 215]/336 = 5.47$ years). This significantly exceeds the 5% buffer required by the NPPF.

39 Measured against the RSS and excluding Field Farm, the supply including the very limited windfall allowance is 3.46 years ($[1,174 + 215]/401 = 3.46$ years) before applying the 5% buffer. After applying the 5% buffer the supply is 3.3 years ($[1,174 + 215]/421 = 3.30$ years)

Developable Sites

40 The Core Strategy housing provision is 6,150 dwellings between 2011 and 2028. For the Core Strategy period between 2018 and 2028 it is necessary to take into account completions of 2011-13 (253) and the five year supply of 2013-18 (1,624 including Field Farm) which leaves a further 1,961 developable sites taken from the SHLAA between 2018 and 2028 (developable sites). In total 3,838 dwellings are expected to be built on specific deliverable or developable sites. As part of the published Core Strategy 300 dwellings later in the plan period was regarded as reasonable as a windfall allowance. It may now be reasonable to increase this (paragraph 48 of NPPF and evidence in this report). Nevertheless when taking a 300 allowance off for windfalls and adding this to the total supply of 3,838, then this would leave a further 2,012 dwellings to find through the site allocations process, with more than sufficient sites in the SHLAA which would be developable if green belt policy changed.

Conclusion

41 The purpose of this report is to monitor and review the housing supply against the housing requirement.

42 The assessment shows that against the housing requirement of the East Midlands Regional Plan (2009), Broxtowe Borough Council does not have a five year housing supply plus a 5% buffer.

43 It is important to note that there has been a national drop in dwelling completions since 2008/09 due to the effect of the UK's recession, with housing delivery slowed or stopped on a number of sites. Since the adoption of the Regional Plan period there has generally been a drop in dwelling completions.

44 The timing of the adoption of the Broxtowe Local Plan in 2004 made a number of sites available for development with many still available now.

45 Research undertaken by GL Hearn (Greater Nottingham Housing Market & Economic Prospects paper, 2012) concluded that theoretically housebuilding could recover and grow quite substantially over a 5-7 year period if the economic conditions were right and a growing economy is to some extent a precursor to a significant improvement in housing market conditions.

46 Their review of Broxtowe's housing trajectory which included the allocated sites highlighted *a relatively high level of housing delivery at Eastwood, where values are below average; however housing is proposed close to higher value parts of the settlement which has historically supported reasonably strong housing delivery. Across the Borough as a whole there is a broad spread of sites and the overall housing trajectory looks deliverable.*

47 The point regarding Eastwood has been taken into account in reviewing assumptions in delivery in this settlement. This has led to reductions in assumptions on the number of new homes expected to be built in Eastwood, particularly in the five year supply. It can therefore be concluded with some degree of confidence that, as GL Hearn suggests, the overall Broxtowe housing trajectory will be deliverable.

48 It is also anticipated that the shortfall in supply of housing sites is short term and will be addressed by the adoption of future development plan documents. The Aligned Core Strategy includes the proposed allocation of a strategic site at Field Farm, which has an outline planning application for 450 dwellings and which is ready to be determined now. It is expected that development can commence on the adoption of the Core Strategy, which is anticipated in the winter of 2013/14.

49 Following this, a site specific development plan document will allocate smaller sites for development. It is shown in the trajectory that these sites to be allocated will be delivering housing from 2018 onwards. This does not amount to a phasing approach to housing delivery. Broxtowe is committed to rapidly preparing and adopting an Allocations DPD. The Local Development Scheme (LDS) is under review, but this DPD is expected to be adopted in the winter of 2014/15. This will be reflected in the revised LDS and from this point the delivery of several sites may be realistic.

50 The assessment shows that against the housing requirement of the Aligned Core Strategy, Broxtowe Borough Council has a five year plus 5% buffer supply of land for housing. In addition to this, Broxtowe is in the process of a consultation to amend the Core Strategy to identify an area in the vicinity of the HS2 station at Toton as a strategic location for growth. The suitability of housing is yet to be determined on this site.

Appendix 1

Five and Fifteen year Housing Land Supply

Appendix 1 - Five and Fifteen year Housing Land Supply

Table 9 – Total housing delivery by settlement

Settlement Area	Completions 2011-2012	Dwelling Completions Projected 2012-2013	0-5 Years	6-10 Years	11-15 Years	Total
Awsorth	1		103			104
Brinsley		3	14	1	21	39
Eastwood	98	17	539	300		954
Kimberley	1	30	111	171	24	337
PUA	40	63	405	1284	160	1952
Proposed Allocation at Field Farm			450			450
Other Rural			2			2
	140	113	1624	1756	205	3838

Key for Table 10	
	Allocated Site
	With Planning Permission as at 1 April 2012
	Granted planning permission since April 2012
	Not Allocated or with planning permission

Table 10 - Site delivery

Site Ref	Site Name	Settlement Area	Ward	0-5 Years	6-10 Years	11-15 Years
361	40 Main Street, Awsorth	Awsorth	Awsorth	1		
36	Ponderosa, Gin Close Way, Awsorth			10		
136	East of Main Street, Awsorth			25		
35	Land off Main Street, Awsorth			67		
Expected Losses						
Sub Total				103	0	0
Site Ref	Site Name	Settlement Area	Ward	0-5 Years	6-10 Years	11-15 Years
400	Robin Hood Inn, 17 Hall Lane, Brinsley	Brinsley	Brinsley	1		
269	Field And Shed At Corner Of Clinton Avenue And Hall Lane Clinton Avenue, Brinsley		Brinsley	1		
137	Coney Grey Farm Mansfield Road, Brinsley		Eastwood North And Greasley (Beauvale)	1		
81	Oak Tree Cottage, 26-28 Cordy Lane, Brinsley		Brinsley	1		
77	44 Mansfield Road, Brinsley		Brinsley	1		
507	Land To Rear Of 12 Broad Lane/land Between 6 And 10 Moor Road, Brinsley		Brinsley	2		
53	Manor Farm, Hall Lane, Brinsley		Brinsley	2		
55	Merrin Builders 66 - 70 Hobsic Close, Brinsley		Brinsley	3		
165	Wagon And Horses Inn 1 Main Street, Brinsley		Brinsley	2		
8	36 Main Street, Brinsley		Brinsley			1

200	West of High Street, Brinsley		Brinsley			21
Expected Losses						
Sub Total				14	1	21
Site Ref	Site Name	Settlement Area	Ward	0-5 Years	6-10 Years	11-15 Years
139	95 South Street, Eastwood	Eastwood	Eastwood South	1		
74	Land at 56 Smithurst Road, Giltbrook		Greasley (Giltbrook And Newthorpe)	1		
70	282 Nottingham Road, Eastwood		Eastwood South	1		
43	Land at 19 Mill Road, Newthorpe		Greasley (Giltbrook And Newthorpe)	1		
23	Land adjacent 58 Lower Beauvale, Newthorpe		Eastwood North And Greasley (Beauvale)	1		
21	42 Moorgreen, Newthorpe		Greasley (Giltbrook And Newthorpe)	1		
497	239 Nottingham Road, Eastwood		Eastwood South	2		
272	Car Park Cross Street, Eastwood		Eastwood South	2		
244	16D Mansfield Road, Eastwood		Eastwood South	2		
82	D R Construction 35 - 37 Barber Street, Eastwood		Eastwood South	2		
27	246 Main Street, Newthorpe		Greasley (Giltbrook And Newthorpe)	2		
495	23 Church Street, Eastwood		Eastwood South	4		
348	59-61 Mansfield Road, Eastwood		Eastwood North And Greasley (Beauvale)	9		
508	Hilltop House Nottingham Road, Eastwood		Eastwood South	10		
496	Greasley Beauvale D H Lawrence Primary School Beauvale, Newthorpe		Greasley (Giltbrook And Newthorpe)	10		
201	Broxtowe Borough Council Open Space Rear Of 1 The Island, Eastwood		Eastwood South	14		
147	East of Pinfold Road, Newthorpe		Greasley (Giltbrook And Newthorpe)	22		
125	Land at Church Street, Eastwood		Eastwood South	31		
519	Land Off Thorn Drive And West Of The Pastures Thorn Drive, Newthorpe		Greasley (Giltbrook And Newthorpe)	18	15	
522	Castle College Eastwood And Kimberley Community College Chewton Street, Eastwood		Eastwood South	36		
34	Acorn Avenue, Giltbrook		Greasley (Giltbrook And Newthorpe)	64		
143	South of Smithurst Road, Giltbrook		Greasley (Giltbrook And Newthorpe)	91		
138	Walker Street, Eastwood		Eastwood South	136	65	
146	Chewton Street, Newthorpe		Greasley (Giltbrook And Newthorpe)	78	104	
284	Oaks Farm Willey Lane, Newthorpe		Eastwood North And Greasley (Beauvale)		2	
157	27 Wellington Street, Eastwood		Eastwood South		1	
41	188 Newthorpe Common, Eastwood		Eastwood South		1	
3	Land at rear of 55 Church Street, Eastwood		Eastwood South			2

160	18 Brookhill Leys Road, Eastwood		Eastwood South		3	
474	The Dovecote Bar And Grill 29 Beauvale, Newthorpe		Greasley (Giltbrook And Newthorpe)		8	
163	132 Chewton Street, Eastwood		Eastwood South		12	
313	Brookhill Leys Farm 20 Brookhill Leys Road, Eastwood		Eastwood South		14	
129	Telford Drive, Newthorpe		Eastwood North And Greasley (Beauvale)		14	
134	Springbank Primary School Devonshire Drive, Eastwood		Eastwood South		19	
130	Church Street, Eastwood (Raleigh)		Eastwood South		40	
Expected Losses						
Sub Total					539	300
Site Ref	Site Name	Settlement Area	Ward	0-5 Years	6-10 Years	11-15 Years
481	2 Brewery Street, Kimberley	Kimberley	Nuthall West And Greasley	1		
353	Land at 14 Kimberley Road, Nuthall		Nuthall West And Greasley	1		
226	Land at Brown's Flatts, Kimberley		Cossall And Kimberley	1		
434	73 Maple Drive, Nuthall		Nuthall West And Greasley	2		
338	Truman Street Methodist Church Truman Street, Kimberley		Cossall And Kimberley	2		
435	Queen Adelaide 21 Babbington Lane, Kimberley		Cossall And Kimberley	3		
436	Queen Adelaide 21 Babbington Lane, Kimberley		Cossall And Kimberley	4		
428	Land To Rear Of Chilton Drive, Watnall		Nuthall West And Greasley	16		
144	South of Eastwood Road, Kimberley		Cossall And Kimberley	40		
145	North west of Hardy Close, Kimberley and other brewery land (allocated site)		Cossall And Kimberley	25		
	North west of Hardy Close, Kimberley and other brewery land (unallocated site)		Cossall And Kimberley	16	64	
72	Land at 29 Oak Drive, Nuthall		Nuthall West And Greasley		1	
50	1a Nottingham Road, Nuthall		Nuthall West And Greasley		1	
14	Land adjacent Elm Farm Trough Lane, Watnall		Nuthall West And Greasley		1	
288	1 Ash Crescent, Nuthall		Nuthall West & Greasley		2	
210	Land South East Of 32 To 40 Maws Lane, Kimberley		Cossall And Kimberley		12	
219	West of The Paddocks, Nuthall		Nuthall West And Greasley		19	
140	Builders Yard, Eastwood Road, Kimberley		Cossall And Kimberley		22	
218	South of Kimberley Road, Nuthall		Nuthall West And Greasley		50	
228	NW of Chestnut Drive, Nuthall		Cossall And Kimberley			24
Expected Losses					-1	
Sub Total				111	171	24

Site Ref	Site Name	Settlement Area	Ward	0-5 Years	6-10 Years	11-15 Years
154	Marsh Farm Church Lane, Cossall	Other rural	Cossall And Kimberley	2		
73	Jasmine House, Stoney Lane, Trowell		Trowell		1	
Expected Losses					-1	
Sub Total				2	0	0
Site Ref	Site Name	Settlement Area	Ward	0-5 Years	6-10 Years	11-15 Years
502	61 Marton Road, Chilwell	Nottingham Urban Area (PUA)	Chilwell West	1		
406	Land Adjacent The Grange, Town St, Bramcote		Bramcote	1		
405	8 - 10 Barn Croft, Chilwell		Chilwell West	1		
404	17 Bloomsbury Drive, Nuthall		Nuthall East And Strelley	1		
397	67 Temple Drive, Nuthall		Nuthall East And Strelley	1		
383	343 High Road, Chilwell		Chilwell East	1		
373	Land To Rear 58 Temple Drive, Nuthall		Nuthall East And Strelley	1		
295	104 Cow Lane, Bramcote		Bramcote	1		
291	Land adj. 11 Clinton Street, Beeston		Beeston West	1		
282	Land adj 71 Abbey Road, Beeston		Beeston North	1		
265	25 Woodstock Road, Toton		Toton And Chilwell Meadows	1		
252	79 High Road, Toton		Toton And Chilwell Meadows	1		
236	Land Adjacent 3 Devonshire Avenue, Beeston		Beeston West	1		
156	8 Grove Street, Beeston		Beeston Rylands	1		
148	50 Hanley Avenue, Bramcote		Bramcote	1		
141	69 New Eaton Road, Stapleford		Stapleford South West	1		
85	Land at 143 Toton Lane, Stapleford		Stapleford South East	1		
68	Land at 203 Stapleford Road, Trowell		Trowell	1		
60	Land at 39 Templar Road, Beeston		Beeston Central	1		
25	72 Beeston Fields Drive, Bramcote		Bramcote	1		
24	3 The Jardines, Bramcote		Bramcote	1		
10	25 Wadsworth Road, Stapleford		Stapleford South East	1		
321	16 Valley Road, Chilwell		Chilwell West	2		
293	86 Beeston Fields Drive, Beeston		Bramcote	2		
181	14 Temple Drive, Nuthall		Nuthall East And Strelley	2		
170	1 Fletcher Road, Beeston		Beeston Central	2		
166	205 - 209 Station Road, Beeston	Beeston Rylands	2			
155	4 Inham Road, Chilwell	Chilwell West	2			

26	18 Middleton Crescent, Beeston
276	75 Victory Road, Beeston
184	40C Derby Road, Beeston
505	Site Of Former Garage Blocks Ellis Grove, Beeston
350	52 Nottingham Road, Stapleford
176	34 Church Street, Stapleford
84	16a Carrfield Avenue, Toton
341	143 Derby Road, Stapleford
64	Land at Sycamore Court Broadgate, Beeston
463	The Three Horseshoes Middle Street, Beeston
297	Hofton's Roberts Yard, Beeston
187	55-57 Carrfield Avenue, Toton
28	Hofton & Son Ltd Regent Street, Beeston
520	Garages off Hall Drive, Chilwell
543	Inham Nook Methodist Church Pearson Avenue, Chilwell
307	116 Station Road, Beeston
6	N K Motors, 205a Bye Pass Road, Chilwell
458	Wyndham Court Field Lane, Chilwell
301	7A Middleton Crescent, Beeston
460	Peatfield Court Peatfield Road, Stapleford
419	Wadsworth Rd, Stapleford, Nottingham
389	Neville Sadler Court, Beeston
51	Units 12-15 Pinfold Trading Estate Nottingham Road, Stapleford
238	Long Eaton Textiles, 168 Bye Pass Road, Chilwell
95	Allotments, Hassocks Lane, Beeston
467	192 High Road, Chilwell
319	44 Nottingham Road, Stapleford
149	68 Trafalgar Road, Beeston
89	Land at 138 Nottingham Road, Nuthall
79	Land at 372 Queens Road West, Chilwell
38	61 High Road, Beeston
37	138 Bramcote Avenue, Chilwell
19	79 Cow Lane, Bramcote
5	132-136 High Road, Beeston

Beeston North	2		
Beeston Rylands	3		
Beeston North	3		
Beeston West	4		
Stapleford South East	4		
Stapleford South East	4		
Toton And Chilwell Meadows	4		
Stapleford South West	5		
Beeston Central	6		
Beeston Central	7		
Beeston North	8		
Toton And Chilwell Meadows	9		
Beeston Central	9		
Chilwell East	10		
Chilwell West	11		
Beeston Central	12		
Attenborough	12		
Chilwell West	13		
Beeston North	15		
Stapleford North	20		
Stapleford South East	26		
Beeston Central	27		
Stapleford South East	50		
Chilwell East	10		
Beeston Central	130		
Chilwell East		1	
Stapleford South East		1	
Beeston Rylands		1	
Nuthall East And Strelley		1	
Beeston West		1	
Beeston West		1	
Chilwell East		1	
Bramcote		1	
Beeston Central		1	

4	2 Town Street, Bramcote
243	97 Windsor Street, Beeston
242	Land To The Rear Of Clayton Court Queens Road, Beeston
174	22-24 Church Street, Stapleford
47	68 Derby Road, Stapleford
40	76 Trowell Grove, Trowell
7	Land adj 142A Pasture Road, Stapleford
2	Land at rear of 189 Cator Lane North, Chilwell
62	2 Hanley Avenue, Bramcote
262	415 High Road, Chilwell
22	Land rear of 154 Nottingham Road, Stapleford
96	184 Station Road, Beeston
66	1 Hickings Lane, Stapleford
455	Double Top Public House Bramcote Lane, Chilwell
447	Best Fabrics International Ltd 12 High Road, Chilwell
100	22 Wollaton Road, Beeston
98	40A Derby Rd/5 Middleton Crescent, Beeston
94	Land at 45 Nether Street, Beeston
231	Wollaton Road, Beeston
12	Moults Yard, 68-70 Nottingham Road, Stapleford
1	92-106 Broadgate, Beeston
240	West End Street, Stapleford
239	Works Bailey Street, Stapleford
261	Brethren Meeting Hall Hillside Road, Beeston
449	Beeston Cement Depot Station Road, Beeston
230	Lower Regent Street, Beeston
509	Trowell Freight Depot Stapleford Road, Trowell
135	Field Lane, Chilwell
343	St Johns College, Peache Way, Bramcote
499	HSBC site Siemens Communications Technology Drive, Beeston
150	Beeston Maltings, Dovecote Lane, Beeston
420	Land North of Stapleford Road Trowell, East of M1
360	Chetwynd Barracks Chetwynd Road, Chilwell

Bramcote	1
Beeston Central	2
Beeston Rylands	2
Stapleford South East	2
Stapleford South West	2
Trowell	2
Stapleford North	2
Chilwell East	2
Bramcote	3
Chilwell East	5
Stapleford South East	5
Beeston Central	6
Stapleford South East	7
Chilwell West	8
Beeston West	8
Beeston West	8
Beeston North	8
Beeston Central	9
Beeston West	12
Stapleford South East	13
Beeston Central	10
Stapleford South West	15
Stapleford South West	17
Bramcote	20
Beeston Rylands	21
Beeston Central	22
Trowell	33
Chilwell West	34
Bramcote	35
Beeston Rylands	50
Beeston Rylands	56
Trowell	60
Toton And Chilwell Meadows	61

20	Chetwynd Barracks Chetwynd Road, Chilwell	Toton And Chilwell Meadows		61	
408	Myford Machine Tools Wilmot Lane, Beeston	Beeston West		75	
258	Land at Lilac Grove, Beeston	Beeston Rylands		50	100
195	Land Adjacent To 428 Queens Road West, Chilwell	Chilwell East		150	
237	The Boots Company Beeston site	Beeston Rylands		400	
345	Land to Rear of 29 Kingrove Avenue, Chilwell	Chilwell East			5
398	Manor Garage 365 Nottingham Road, Toton	Toton And Chilwell Meadows			27
232	Sandiacre Road, Stapleford	Stapleford South West			28
Expected Losses (inc. 27 Tram demolitions)			-33	-2	
Sub Total			405	1284	160
Total			1174	1756	205
Proposed site to be allocated in the Core Strategy (Field Farm)			450	-	-
Total (including Field Farm)			1624	1756	205

Appendix 2

Other Allocation Options

Appendix 2 - Other Allocation Options

51 Comments in the 6th and 7th columns of the following table relating to 'Tribal' are based on two reports by the consultants Tribal Urban Studio. These are 'Appraisal of Sustainable Urban Extensions' (2008) and 'Greater Nottingham Sustainable Locations for Growth' (2010). Both reports took account of a wide range of criteria, including environmental constraints, protective designations, infrastructure considerations, geoenvironmental considerations, transport and accessibility, housing affordability, economic development, regeneration potential and green belt policy. (See section 2.2 of the 2008 report and section 2.3 of the 2010 report.) The information given below does not imply which sites will be allocated for development. This decision will be taken through the site allocations process which will be subject to public consultation.

Key for Table 11	
	Assessed as meeting all three criteria
	Assessed as meeting two criteria
	Assessed as meeting zero or one criteria

Table 11 - List of other Green Belt sites that could be suitable if policy changes

Site Ref	Site Name	Settlement Area	Potential Number of Dwellings	Ward	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible physical boundary
394	Land to rear of 13-27 The Glebe, Cossall		32	Awsorth	Yes - Medium suitability, medium scale	Yes	No on its own. Yes - Awsorth Bypass - with site further to the West
190	North of Barlows Cottages, Awsorth	Awsorth	50	Awsorth	Yes - Medium suitability, medium scale	No	Yes – Awsorth Bypass
192	West of Awsorth Lane/South of Newtons Lane, Cossall		116	Cossall And Kimberley	Yes - Medium suitability, medium scale	Yes	Yes in part – Awsorth Bypass to west, Awsorth Lane to east. No to south
117	Land at Newtons Lane, Awsorth		300	Cossall And Kimberley	Yes - Medium suitability, medium scale	Yes	Yes – Awsorth Bypass
128	Robin Hood Inn, 17 Hall Lane, Brinsley		15	Brinsley	Yes - Medium suitability, medium scale	Yes	No
197	North of Cordy Lane, Brinsley	Brinsley	300	Brinsley	Yes - Medium suitability, medium scale	No	No
198	East of Church Lane, Brinsley		371	Brinsley	Yes - Medium suitability, medium scale	Yes	Yes – Brinsley Brook
204	North of 4 Mill Road, Beauvale	Eastwood	88	Greasley (Giltbrook And Newthorpe)	Yes - High suitability, high scale	Yes	No

Site Ref	Site Name	Settlement Area	Potential Number of Dwellings	Ward	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible physical boundary
514	Hall Farm Cockerhouse Road, Eastwood		98	Eastwood North And Greasley (Beauvale)	Yes - High suitability, high scale	Yes	Yes in part, mature woodland and access track to north-west, Mansfield Road to north-east
203	Nether Green East of Mansfield Road, Eastwood		300	Eastwood North And Greasley (Beauvale)	Yes - High suitability, high scale	Yes	Yes – Dismantled Railway
208	West of Moorgreen		343	Greasley (Giltbrook And Newthorpe)	Yes - High suitability, high scale	Yes	No
206	East of Baker Rd/North of Nottingham Road, Giltbrook Land Adjacent To Kimberley		483	Greasley (Giltbrook And Newthorpe)	Yes - High suitability, high scale	No	Yes – in part - Giltbrook
215	Depot Eastwood Road, Kimberley		280	Cossall And Kimberley	Yes - High suitability, medium scale	Yes	Yes – A610
103	Land east of New Farm Lane, Nuthall		12	Nuthall West And Greasley	Yes - High suitability, medium scale	Partly	No unless including adjacent land to the North
473	Home Farm Nottingham Road, Nuthall	Kimberley	14	Nuthall West And Greasley	Yes - High suitability, medium scale	Yes	Yes in part - M1 to the east. Otherwise no unless very significant areas of land are also included
131	Church Hill, Kimberley		26	Cossall And Kimberley	Yes - High suitability, medium scale	Yes	Yes dismantled railway for site in isolation and A610 for enlarged site.
116	Land north of 38 Alma Hill, Kimberley		45	Cossall And Kimberley	Yes - High suitability, medium scale	Yes	Yes - ridgeline to north
234	Land At New Farm Lane, Nuthall		50	Nuthall West And Greasley	Yes - High suitability, medium scale	Partly	Yes in part - dismantled railway to north
513	Land Belonging To Stubbing Wood Farm Watnall Road, Watnall	Hucknall	66	Nuthall West And Greasley	Yes - High suitability, high scale	No	Yes in part - Starth Wood to south-west
113	Land north of Alma Hill, Kimberley	Kimberley	72	Cossall And Kimberley	Yes - High suitability, medium scale	Yes	Yes - ridgeline to north
105	Land west of New Farm Lane, Nuthall		75	Nuthall West And Greasley	Yes - High suitability, medium scale	Partly	Yes – dismantled railway to north, New Farm Lane to east

Site Ref	Site Name	Settlement Area	Potential Number of Dwellings	Ward	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible physical boundary
411	2 High Street, Kimberley		110	Cossall And Kimberley	Yes - High suitability, medium scale	Yes	Yes in part – A610 to south
285	Land North of Alma Hill / West Of Millfield Road, Kimberley		116	Cossall And Kimberley	Yes - High suitability, medium scale	No	No
271	Gilt Hill Farm Gilt Hill, Kimberley		200	Greasley (Giltbrook And Newthorpe)	Yes - High suitability, medium scale	No	No
189	Land At Smithfield Avenue, Trowell	Trowell Village	70	Trowell	No	No	Yes in part - M1 to east, school to south
415	Ashlands Bilborough Road, Trowell		44	Trowell	Yes - High suitability, high scale	Yes (as part of potential 'Sustainable Urban Extension' [SUE]).	No – in isolation
254	Land East of Toton Lane/Stapleford Lane, Toton		60	Toton And Chilwell Meadows	Yes - High suitability, high scale	No	Yes in part - tram terminus to north.
412	Chilwell Lane, Bramcote (south of Common Lane)		74	Chilwell West	Yes - High suitability, high scale	No	No, in isolation
123	Coventry Lane, Bramcote	Nottingham Urban Area (PUA)	90	Stapleford North	Yes - High suitability, high scale	Yes (as part of potential SUE).	Yes in part - Boundary Brook and allocated site in the Core Strategy at Field Farm to the north-west. No to the north-east, without additional land being proposed for development
410	Land South Of 45 Baulk Lane, Stapleford		92	Bramcote	Yes - High suitability, high scale	No	Yes in part – A52 to east
414	Land Behind Sisley Avenue, Stapleford		99	Stapleford South East	Yes - High suitability, high scale	No	Yes in part – A52 to east
259	Land off Toton Lane, Toton - East		100	Toton And Chilwell Meadows	Yes - High suitability, high scale	No	Yes in part – tram terminus (on part of this site) amounts to a defensible boundary for land to the south of the site. Otherwise no, without substantial additional land

Site Ref	Site Name	Settlement Area	Potential Number of Dwellings	Ward	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible physical boundary
403	Bardills Garden Centre Toton Lane, Stapleford		150	Toton And Chilwell Meadows	Yes - High suitability, high scale	No	No, without substantial additional land
111	Land off Moss Drive, Bramcote		150	Bramcote	Yes - High suitability, high scale	No	No, without substantial additional land.
356	East of Field Farm Sidings Lane, Bramcote		152	Stapleford North	Yes - High suitability, high scale	Yes (as part of potential SUE)	Mostly yes –railway line to the north. If including land to the south-west, the site would be linked to the allocated site in the Core Strategy at Field Farm.
407	Land Between A52 Stapleford And Chilwell Lane, Bramcote		250	Bramcote	Yes - High suitability, high scale	No	No, without substantial additional land.
132	Land at Wheatgrass Farm, Toton		300	Chilwell West	Yes - High suitability, high scale	No	No, without substantial additional land for the majority of the site. The proposed NET line could amount to a defensible boundary for some development at the far south of the site
358	Toton Sidings Derby Road, Stapleford		417	Toton And Chilwell Meadows	Yes - High suitability, high scale	Yes	Yes. Delivery of dwellings will be severely impacted by the preferred location for a HS2 station at Toton Sidings.
107	Land at Woodhouse Way, Nuthall		734	Nuthall East And Strelley	Yes - High suitability, high scale	No	Yes. M1 motorway and a preferred HS2 route running through the site, which if implemented as currently proposed will make housing undeliverable on the majority of the site.
133	Land at Toton Lane, Stapleford		800	Toton And Chilwell Meadows	Yes - High suitability, high scale	Yes	Yes
178	Land Between Elton And The Woodards Bilborough Road, Trowell		837	Trowell	Yes - High suitability, high scale	Yes (as part of potential SUE)	No, without substantial additional land. (Rising land to the north-west could form a boundary for a site with substantial additional land.).

Site Ref	Site Name	Settlement Area	Potential Number of Dwellings	Ward	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible physical boundary
298	Spring Farm Nottingham Road, Trowell Moor, Trowell		1380	Trowell	Yes - High suitability, high scale	Yes (as part of potential SUE)	Generally no, without substantial additional land. (Although rising land to the north-west could form a boundary.) No – although land does rise to the West this forms less of a defensible boundary when compared to land further North.
104	Land off Coventry Lane, Bramcote		2069	Bramcote	Yes - High suitability, high scale	Yes (as part of potential SUE)	

Table 12 - Other Urban sites that may be suitable but are not assumed as contributing to housing delivery over the plan period

Site Ref	Site Name	Settlement Area	Potential Number of Dwellings	Ward
220	Land East of Low Wood Road, Nuthall	PUA	50	Nuthall East And Strelley
193	Chetwynd Barracks Chetwynd Road, Chilwell	PUA	1517	Toton And Chilwell Meadows
413	Mansfield Road, Nether Green	Eastwood	390	Eastwood North and Greasley (Beauvale)

Appendix 3

Broxtowe Housing Trajectory

Appendix 3 – Broxtowe Housing Trajectory

Table 12 - Broxtowe Housing Trajectory for ACS Submission

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Boots/Severn Trent								80	80	80	105	105	25	25	25	25		550
Field Farm			50	100	100	100	100											450
Awsorth allocations								30	30	33	33	30	30	30	30			246
Awsorth SHLAA sites	1		19	18	25	27	14											104
Brinsley allocations								11	11	11	11	11	21	21	21	21	22	161
Brinsley SHLAA sites		3	10	3	1			1						5	5	5	6	39
Eastwood allocations								30	30	30	30	30	40	39	39	39	39	346
Eastwood SHLAA sites	98	17	73	94	123	123	126	100	80	51	47	22						954
Kimberley allocations								10	10	10	10	11	53	53	53	53		263
Kimberley SHLAA sites	1	30	18	13	32	32	16	36	44	45	40	6	8	8	8			337
Nottingham Urban Area allocations								26	26	26	26	26	174	174	174	174	174	1000
Nottingham Urban Area SHLAA sites	40	63	101	85	90	98	64	175	213	206	161	79	11	11	12	13	13	1435
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - in urban area																		
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - other villages			1	1														2
Windfall allowance after 10 years													60	60	60	60	60	300
Demolitions	0	0	-33	0	0	0	0	-2	0	0	0	0	0	0	0	0	0	-35
Total Projected Completions	140	113	239	314	371	380	320	497	524	492	463	320	422	426	427	390	314	6152
Cumulative Completions	140	253	492	806	1177	1557	1877	2374	2898	3390	3853	4173	4595	5021	5448	5838	6152	
Annual Housing Target	140	110	320	320	320	320	320	460	460	460	460	460	400	400	400	400	400	6150
Cumulative Housing Target	140	250	570	890	1210	1530	1850	2310	2770	3230	3690	4150	4550	4950	5350	5750	6150	
No. dwellings above or below cumulative housing target	0	3	-78	-84	-33	27	27	64	128	160	263	23	45	71	98	88	2	
Annual target taking account of past/projected completions	362	376	393	404	411	414	418	427	420	407	394	383	395	389	376	351	312	
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	