



Broxtowe
Borough
COUNCIL

BROXTOWE BOROUGH COUNCIL **Strategic Housing Land Availability Assessment (SHLAA)** 2012/13



Contents

1. Introduction	3
What is the Strategic Housing Land Availability Assessment (SHLAA)?	3
The purpose of the SHLAA	3
2. Planning Policy Context	4
National Planning Policy	4
Local Planning Policy	4
Housing Distribution	4
Table 1: Housing Distribution	4
3. The SHLAA process	5
Nottingham Core SHLAA.....	5
Information Sources:	5
Site identification:	5
Assessing suitability for housing;.....	5
Assessing availability for housing;	6
Assessing achievability/ viability for housing:	6
Overcoming constraints	6
Small site assessment	6
Reporting and Continuous Monitoring.....	6
4. SHLAA Assumptions.....	7
Table 2: SHLAA Assumption Overview	7
Estimating the housing potential on each site:	7
Density Assumption:.....	8
Table 3: Density Assumption	8
Developable Area Assumption:	8
Table 4: Developable Area Assumption	8
Achievability: Estimating the delivery timescales on each site	8
Housing Market Assumptions:	8
Table 5: Housing Market Information by Ward.....	9
Table 6: Number of Developers assumed to be building on each site.....	9
Table 7: Build Rate	9
Table 8: showing completion rates and expected completion rates of large sites in the last 5 years.....	11
Chart 1: showing progress of dwellings with permission.....	12
Assessing Employment Land for Housing.....	12
Table 9: Summary of the employment site review	12
Windfalls.....	13
Table 10: Net Windfall Completions on Small Sites 2007 - 2012	13
Housing Implementation Strategy:	14
5. Summary.....	15
Table 11: Existing Capacity found on Specific Sites within the Urban Area	15
Table 12: Potential capacity from Green Belt sites that could be suitable if policy changes.....	15
6. Large Housing Site Assessment Results.....	16
Key Settlement: Awsworth.....	16
Key Settlement: Brinsley	17
Key Settlement: Eastwood	18
Key Settlement: Kimberley	21
Key Settlement: Main Built-up Area (MBA).....	23
Other Rural	29
Adjacent Hucknall.....	30

1. Introduction

What is the Strategic Housing Land Availability Assessment (SHLAA)?

The SHLAA serves to provide information on a source of sites, some of which will provide a supply of land (through a portfolio of sites) to support the delivery of sufficient land for housing, that is required to meet the housing need for the Borough. The SHLAA is the key piece of evidence to inform choices of sites to consider for site allocations although the assessment of sites is made irrespective of the level of housing provision that is needed (i.e. there are more sites in the SHLAA than the required housing provision). There is a commitment for an Independent panel to review issues regarding the methodology and its interpretation (should this be required) this has not been deemed necessary this year as no concerns have arisen.

The purpose of the SHLAA

The National Planning Policy Framework¹ (NPPF) states that local authorities should positively seek opportunities to meet the development needs of their area, as set out in their local plan (the Broxtowe Borough Aligned Core Strategy) over a period of at least 15 years. In doing so they should annually prepare a SHLAA which acts as a technical evidence-base for the identification of 'deliverable' and 'developable' sites by establishing realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. Sites that are deliverable are expected to provide housing in the first five years of the plan period. Sites that are developable are expected to be available for housing from years 6 to 15 of the plan period but have ownership, viability or other constraints that makes delivery unlikely to occur until after 5 years.

The primary role of the SHLAA is to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.

The housing need has been identified (up until 2028) in the Broxtowe Borough Aligned Core Strategy which was submitted to the Secretary of State on the 7th June 2013 with an expectation that the plan will be adopted in Winter 2013/14 if it is found to be 'sound' through examination.

The inclusion of any site in the SHLAA does not guarantee that either planning permission will be granted or that the site will be allocated for residential development.

Assessments are based on information which has been submitted to the Council and are carried out by planning officers based on available information which is less detailed than that required to support a planning application. If you consider any of this information to be incorrect, out of date or if you have further information, please let us know and we will take any fresh information into consideration for the next SHLAA review. The SHLAA will normally be reviewed on an annual basis and sites can be nominated for inclusion at any time. The Council is unlikely to make allocations of sites of less than 10 dwellings; however there is no limitation on the size of the site.

¹ The National Planning Policy Framework (Communities and Local Government, 2012)

2. Planning Policy Context

National Planning Policy

Whilst the NPPF replaced the Planning Policy Statement 3: Housing (PPS3) it maintains the requirement for local authorities to produce a SHLAA. The SHLAA needs to identify a supply of specific deliverable sites that are ready for development and sufficient to provide for their housing requirement for the first five years of the plan with an additional buffer of 5%² (to ensure choice and competition in the market for land), and to keep this topped up over time in response to market information. They are also required to identify specific developable sites or broad locations for growth, for 6-10 years and, where possible, for 11-15 years.

The NPPF defines ‘deliverable’ and ‘developable’ similarly to the Strategic Housing Land Availability Assessments: Practical Guidance (hereafter referred to as the Guidance, which has not yet been replaced) as shown below. However, the NPPF introduces ‘viability’ as a key component of the assessment on whether and when sites are likely to be developed;

- Deliverable = a site is available now, offers a suitable location for housing development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years (from the date of the adoption of the plan) and in particular that the development of the site is viable.
- Developable = a site should be in a suitable location for housing development, and there should be a reasonable prospect that the site is available for, and could be viably developed at the point envisaged.

Local Planning Policy

The Broxtowe Borough Aligned Core Strategy sets out the housing requirement and other principles guiding the location of development in the borough over the next 15 years (2013 – 2028). This carries forward the level of housing provision set out in the East Midlands Regional Plan taking full account of under provision against the Regional Plan targets between 2006 and 2013.

Housing Distribution

Policy 2 of the Core Strategy details housing provision in Broxtowe with a total requirement of 6150 new homes over the plan period of 2011 to 2028 and sets out the housing distribution located in or adjoining the key settlements as shown in Table 1 below:

Table 1: Housing Distribution

Settlement	Dwelling Numbers
Awsorth	Up to 350 homes
Brinsley	Up to 200 homes
Eastwood	Up to 1,400 homes
Kimberley	Up to 600 homes
Nottingham Main Urban Area	At least 3600

² For more information please see the Housing Land Availability Report published Feb 2013.

3. The SHLAA process

Nottingham Core SHLAA

The Nottingham Core Councils have worked in partnership to produce a SHLAA methodology³ to guide a consistent approach to assessing sites through the SHLAA process across the Nottingham Core Housing market Area (HMA). This section summarises the approach Broxtowe Borough Council has taken to the SHLAA assessment, a more detailed examination of the way that the assessment was carried out can be found in the Nottinghamshire Core SHLAA methodology.

Information Sources:

Physical site surveys, historic data, the use of Geographic Information Systems (GIS) mapping data, aerial photographs and information on planning applications and enquiries coupled with information offered with the SHLAA submission and responses from other stakeholders are sources of information used for the assessment of each site.

Site identification:

Many sites within land adjacent to the Main Built-up Area of Nottingham (MBA)⁴ and Sub-Regional Centre were originally identified through EKOS ARUP⁵. In addition a formal 'call for sites' was undertaken in October 2007 and March 2012. These both involved advertisements a mail out to all developers, agents and landowners with an interest in promoting sites for housing or who have been historically active in the HMA and in March 2012 included all those on the Councils LDF database.

Land owners and developers of sites that are considered to be able to provide more than 5 dwellings (where a planning application is not extant) have been contacted regarding the deliverability of the site and the returning information has been collated in order to inform the assessment. Continued monitoring of residential applications, enquiries and information collected through on-going discussions with developers and stakeholders was used to create a draft assessment. Developers and Landowners were then asked to critically review and provide feedback on the draft assessment (for each of the sites for 10 or more dwellings considered to be 'deliverable', 'developable' or 'could be suitable') the feedback from which was used to inform the final SHLAA for 2012/13.

Sites identified through the SHLAA process will remain in the database even if they are no longer considered to be suitable for housing development; this will be reflected in the delivery timescale.

Assessing suitability for housing:

When assessing a site's suitability for housing the following factors will be considered:

- Physical Restrictions – such as designations, protected areas, existing planning policy;
- Physical problems or limitations – such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination;
- Potential impacts – including effect upon landscape features and conservation; and
- Environmental conditions – which would be experienced by prospective residents.

³ Nottingham Core Housing Market Area – Strategic Housing Land Availability Assessment: Methodology (Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Nottinghamshire County Council, Rushcliffe Borough Council, July 2008)

⁴ Previously referred to as the Principal Urban Area (PUA).

⁵ Nottingham Principal Urban Area SHLAA, EKOS Consulting and ARUP, April 2007

Assessing availability for housing:

A site is considered available for development, when there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancy or operational requirements of landowners. Where problems have been identified, then an assessment has been made as to how and when they can realistically be overcome.

Assessing achievability/ viability for housing:

When assessing the achievability of a site for housing the following factors will be considered:

- Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly larger sites);
- Cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- Delivery factors – including the developers own phasing, the realistic build-out rates on larger sites (including the likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

Overcoming constraints

Where constraints have been identified, the assessment has considered the action that would be required to remove them, for example the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to amend planning policy which is currently constraining housing development. Where it is considered that the constraints cannot be addressed within the plan period or where the sites are not suitable or available for residential development they have been assessed as 'Not Deliverable or Developable'.

Small site assessment

For sites of less than 10 dwellings a desk based assessment has been carried out as to the likelihood of its development for housing. Small sites have come forward as a result of planning applications or enquiries and as such the details provided in the submission and subsequent assessment by Planning Officers has led to potential housing numbers and delivery timescales assumptions.

Reporting and Continuous Monitoring

All sites identified as deliverable through the SHLAA assessment process will essentially comprise the land supply of deliverable sites, of which a five year land supply will be included and updated in the Housing Land Availability Report which will be posted on the Councils website⁶.

⁶ <http://www.broxtowe.gov.uk/index.aspx?articleid=4222>

4. SHLAA Assumptions

Table 2: SHLAA Assumption Overview

Site Source	Suitability	Availability	Achievability	
			Information Submitted by Developer	Information not submitted
Site Submitted through SHLAA	Assessment Required	Assumed Available	Use Developer Figures*	Assessment Required
Unimplemented planning permissions	Assumed Suitable	Assumed Available	Use Developer Figures*	Assessment Required
Sites under Construction	Assumed Suitable	Assumed Available	Use Developer Figures*	Assessment Required
Allocated site (with planning permission)	Assumed Suitable	Assumed Available	Use Developer Figures*	Assessment Required
Allocated site (without Planning permission)	Assumed Suitable	Assumed Available	Use Developer Figures*	Assessment Required
Council identified sites	Assessment Required	Assessment Required	Use Developer Figures*	Assessment Required
Lapsed Planning Permission	Assumed Suitable	Assessment Required (however not within the first 5 years).	Use Developer Figures*	Assessment Required

*If deemed realistic

Sites that have planning permission or have been allocated through the plan process, where nothing has changed since their last assessment, are assumed to be suitable as this would have been assessed as part of the application/development plan process. Sites in the planning system are assumed to be deliverable earlier as commitment has been proven through financial investment in the planning process; for these sites it is considered that the key constraint is likely to be the current economy.

The 5 year housing land supply consists of sites that benefit from dwellings that are still to be built on sites that have been implemented or extant permissions, are allocated in the Local Plan, are currently in the planning system whereby the principle of housing is acceptable or have had recent enquiries that are at an advanced stage. A pessimistic assumption has been taken whereby lapsed permissions have not been assumed to be deliverable within the 5 year trajectory. All large specific sites have been assessed on an individual basis including existing housing allocations whereby a realistic delivery timescale has been applied. On allocated sites the dwelling numbers included in the five year supply is significantly less than the total number of dwellings that the site is expected to deliver, this is as a result of expected delivery timescales spanning delivery tranches and a discount based on site specific constraints. For example the remaining expected dwelling numbers on 2004 local plan housing allocation sites is 726 (including discounts based on planning permissions and a reduction of 138 on Chewton Street, Newthorpe), of which the five year supply assumes that a further discount of 403 dwellings (55% of the total) are deliverable in the five year supply.

Estimating the housing potential on each site:

The housing potential for sites with an existing or expired planning consent has the capacity taken from the approved planning permission.

Sites which do not benefit from an extant or expired planning permission have had the capacity estimated on a site by site basis. Where a realistic dwelling number has been suggested in the SHLAA submission, this has been used. For sites without a suggested capacity the following formula has been used to calculate an estimate:

$$\text{Site Area} \times \text{Density Assumption} \times \text{Developable Area Assumption}$$

Density Assumption:

Existing Broxtowe Local Plan policy is shown in the table below which was adopted at a time of minimum densities being specified in the then PPG3.

Table 3: Density Assumption

Proximity to existing public transport*	Density (Dwellings/hectare)
Within 400 metres	40
Beyond 400 metres	35
Default (based on viability)	30

*Note this is based on existing public transport and not what would be expected to be provided with the development.

Whilst the efficient use of land remains government policy in the NPPF a more realistic approach of likely densities is required particularly with regard to viability issues and in the short term at least, higher density developments of smaller homes appear to be less attractive to the market than lower densities of larger family housing. For this reason for sites with no specific density suggested then a 'default' of 30 dwellings per hectare is assumed.

Developable Area Assumption:

The developable area is reduced where more than 500 dwellings are expected, as an increased amount developer provision of things such as infrastructure possibly including a new school and open space would also be required on the site.

Table 4: Developable Area Assumption

Number of Dwellings	Developable Area
Less than 500 (inclusive)	60% (therefore multiply by 0.6)
More than 500	40% (therefore multiply by 0.4)

Note: A site area approximately 21 hectares is the tipping point for 500 dwellings (depending on the density assumption).

The calculated estimate may also however be further influenced by other factors such as;

- The individual characteristics of the site;
- The constraints on the site;
- The characteristics of the surrounding area;
- The suitability for different types of residential development.

Achievability: Estimating the delivery timescales on each site

In the majority of cases for large sites, anticipated completion timescales and rates are provided by the developer/agent/landowner. Where this information has not been provided, then judgements have been made based on the strength of the housing sub market 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 using the following formula to produce a base line figure.

$$\text{Housing Market} \times \text{Number of Developers Building on each site} \times \text{Build Rate}$$

Housing Market Assumptions:

Stronger markets are assumed to be more popular whereby development is more likely to be forthcoming as a result of quicker (and often higher) returns on developer investment. As the economic situation improves, it is assumed that sites in moderate and weak markets will

become more attractive. Table 5 (based on analysis from Three Dragons in 2009) shows housing market information broken down into ward area.

Table 5: Housing Market Information by Ward

Ward	Housing Market Info
Attenborough	Strong
Awsorth	Moderate
Beeston Central	Strong
Beeston North	Strong
Beeston Rylands	Strong
Beeston West	Strong
Bramcote	Strong
Brinsley	Moderate
Chilwell East	Strong
Chilwell West	Strong
Cossall & Kimberley	Moderate
Eastwood North & Greasley (Beauvale)	Weak
Eastwood South	Weak
Greasley (Giltbrook & Newthorpe)	Weak
Nuthall East & Strelley	Moderate
Nuthall West & Greasley (Watnall)	Moderate
Stapleford North	Weak
Stapleford South East	Weak
Stapleford South West	Weak
Toton & Chilwell Meadows	Strong
Trowell	Moderate

Table 6: Number of Developers assumed to be building on each site

Number of Dwellings on Site	Number of Developers
Up to 100	1
101 – 500	2
501 - 1000	3
Over 1000	4

Table 7: Build Rate

Time Frame	Dwellings per developer per year
Short Term	20
Long Term	40

'Short term' is considered to be 0 -5 years of the plan whereas 'long term' is considered to be 6+ years. This is based on research undertaken by GL Hearn (Greater Nottingham Housing Market & Economic Prospects paper, 2012) whereby they consider that theoretically house building could recover and grow quite substantially over a 5-7 year period if the economic conditions were right. 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.

GL Hearn identify some risks to the phasing of housing delivery in Eastwood in the early part of the plan period, albeit they also consider that site delivery assumptions at Field Farm and Boots appear reasonable, and overall they conclude that the housing numbers proposed in the Aligned Core Strategy for Broxtowe over the plan period to 2028 look deliverable. As a result of the advice regarding the potential phasing risks in Eastwood and additional alternate sites increasing their delivery probability, the trajectory of many Eastwood sites were amended (between 2012 and 2013) to show later delivery in the plan period.

Sites that are expected to deliver less than 50 dwellings are easier to bring forward as they have less infrastructure and are less likely to require policy change. As shown by completions rates of large sites in the borough over the last 5 years whereby all sites of 40 dwellings or less

have started and completed development in a year (or just over) apart from the Ponderosa site where the speed of the development may be explained a smaller local house builder is carrying out the works. It is also worthy of note that all of the sites that wholly comprise of affordable dwellings have built out in their entirety in one monitoring year.

It is worth noting that the table shows the build rate is as the number of 'monitoring' years (i.e. financial years) that the completion rates spans which in some cases may skew the actual build rate as it may cross monitoring years without actually taking two or more years to complete. In addition the average build rate per year is skewed by developments where the whole development was built in a year but the number of dwellings in that development was low e.g. Lord Raglan Inn average build rate was 10 dwellings per year pulls down the average as a result of the total number of dwellings in the development.

Sites (Chetwynd Barracks and Bilborough Road) that commenced development prior to the 2007 monitoring year have both got high build rates (96 & 49 per year respectively), this could be as a result of the economic climate prior to 2007 and in the case of Chetwynd Barracks the number of developers (Barratts, Bellway and Westbury) building on the site at any one time.

Over the last 5 years (excluding the sites that have stalled) a completion rate average of 33 dwellings per year has been achieved, demonstrating that the short term assumed build rate is pessimistic and that potentially higher rates could be achievable (when taking into account the current economic climate). In particular within the settlement area of Eastwood in the years 2010 to 2013 an average build rate of 78 dwellings per year has been achieved.

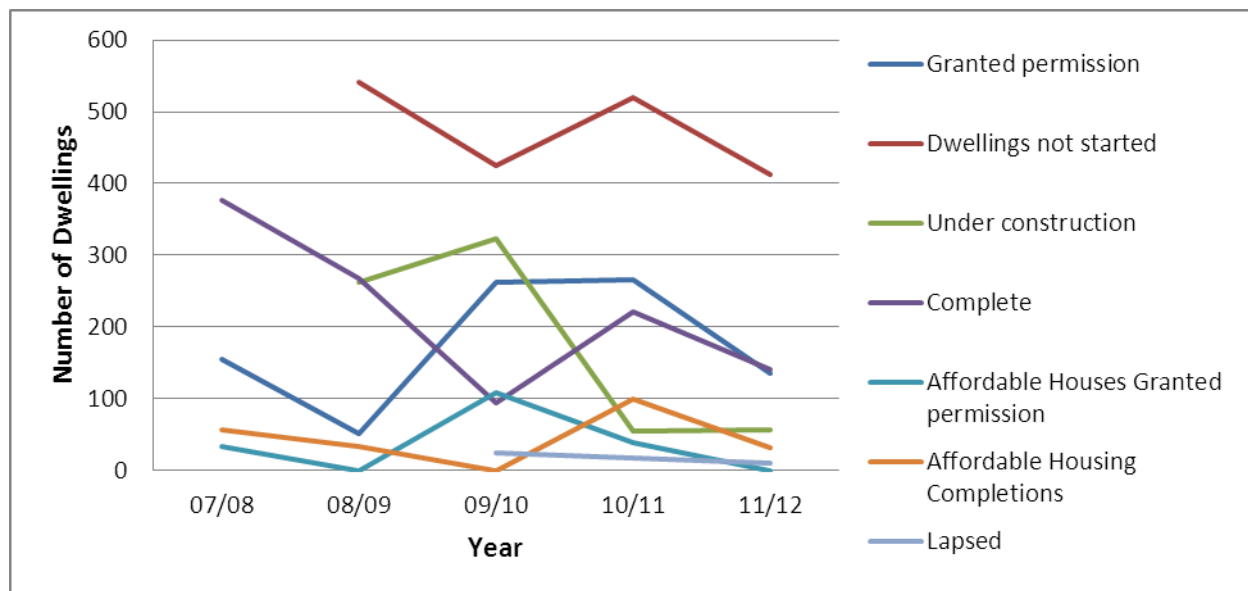
Table 8: showing completion rates and expected completion rates of large sites in the last 5 years

Site Address	Settlement Area	07/08	08/09	09/10	10/11	11/12	12/13	13/14	Build Rates (Years)	Total granted	Average	%
Ponderosa Gin Close Way Awsworth	Awsworth				3	1				14		-
Main Street Awsworth	Awsworth									67		-
Acorn Avenue Giltbrook	Eastwood									109		-
Church Street Eastwood	Eastwood	34							1	34	34	*
Halls Lane Giltbrook	Eastwood				30	41	17		3	88	29	25
2-6 Giltway Giltbrook	Eastwood				22				1	22	22	100
Moon and Stars Eastwood	Eastwood				40				1	40	40	100
Giltbrook Dyers & Cleaners Giltbrook	Eastwood				30	29			2	59	30	25
Lord Raglan Inn Newthorpe	Eastwood					10			1	10	10	100
Mission Church of St Mary Eastwood	Eastwood					14			1	14	14	-
Kimberley Road Nuthall	Kimberley						22	2	2	24	12	-
Chetwynd Barracks Chilwell	MBA	31	43						4	383	96	*
Bilborough Road Trowell	MBA	49	3						4	194	49	*
Queens Road Beeston	MBA	55	42	24	25				4	146	36	25
Villa Street Beeston	MBA	11							1	12	12	-
Alderman White School Chilwell	MBA		16	20					5	56	11	25
Church Street Beeston	MBA		11						1	11	11	-
Warren Arms Derby Road Stapleford	MBA				10				1	10	10	-
36 Nottingham Road Stapleford	MBA					10			1	10	10	100
Long Eaton Textiles Beeston	MBA					12	48	15	3	85	28	25

* development provided an affordable housing contribution rather than on-site provision.

The chart 1 shows that in any one year the number of dwellings with planning permission far outweighs those that are granted or complete and thus there is always a supply of dwellings ‘in the system’ yet to be built. Over the last 4 years the difference between dwellings not started and dwellings complete has averaged 293 dwellings a year with the two roughly tracking each other, the number of dwellings under construction has varied significantly with the most likely reasoning being the demand for housing from the market. On average 8% of dwellings granted permissions lapse (this figure excludes permissions that had been granted alternate permission for revised schemes where the original has lapsed so as not to skew the results).

Chart 1: showing progress of dwellings with permission



Assessing Employment Land for Housing

The Guidance states that there are advantages in undertaking land availability assessments in parallel so that land availability and suitability can be considered across a whole range of land requirements. With this in mind a review of existing employment land (including employment allocations from the 2004 Local Plan) was undertaken in 2012 whereby an assessment of whether existing employment sites should be retained for employment use (in that they provided appropriate facilities and were adaptable for changing employment needs) or if they would be more suitable and available (in whole or part) for release for residential development.

Table 9: Summary of the employment site review

Site Name	Existing Employment Allocation	Retain	Release in part	Release in whole
Chilwell Meadows Business Park Brailsford Way Attenborough	✓	✓		
Beeston Business Park Technology Drive Beeston	✓		✓	
Padge Road Boulevard Industrial Park Beeston	✓	✓		
Lilac Grove Beeston		✓		
Boots Campus Lilac Grove Beeston			✓	
Manor Garage 365 Nottingham Road Toton				✓
Evelyn Street Beeston	✓	✓		
Regent House Lower Regent Street Beeston				✓
The Poplars Beeston	✓	✓		
Land at Former Barton Bus Depot Queens Road Chilwell	✓			✓
Simplex Knitting Co 164 Bye Pass Road Chilwell	✓	✓		
Chetwynd Business Park Regan Way Chilwell	✓	✓		
Fernwood Drive Main Road Watnall	✓	✓		

Barrydale Avenue Beeston	✓			✓
Palmer Drive Stapleford	✓	✓		
Former Dyeworks Site West End Street Stapleford	✓	✓		
Sandiacre Road/Wellington Street Stapleford				✓
Pinfold Trading Estate Nottingham Road Stapleford				✓
135 Pasture Road Stapleford	✓	✓		
Silicone Altimex Ltd 49 Pasture Road Stapleford	✓	✓		
Sinbad Plant Ltd Hickings Lane Stapleford	✓	✓		
Trowell Freight Depot Stapleford Road Trowell				✓
Custom Upholstery Sidings Lane Bramcote				✓
Balloon Wood Industrial Estate Coventry Lane Bramcote				✓
Eagle Mill Ilkeston Road Trowell			✓	
Cossall Industrial Estate Soloman Road Cossall	✓	✓		
Noel Clay Ltd Gin Close Way Awsworth	✓	✓		
Home Farm Nottingham Road Nuthall				✓
British Bakeries (Northern) Ltd Main Road Watnall	✓	✓		
Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley			✓	
Broxtowe Borough Council Depot Eastwood Road Kimberley				✓
Giltbrook Industrial Park Giltway Giltbrook	✓	✓		
P P Payne Ltd Giltbrook Industrial Park Giltway Giltbrook	✓	✓		
Land West Of Birch Park Park Lodge Road Giltbrook	✓	✓		
Newmanleys Road Eastwood	✓			✓
Microlise Engineering Ltd Farrington Way Eastwood	✓		✓	
T B C Engineering Services Bailey Grove Road Eastwood	✓	✓		
Meadowbank Court Meadowbank Way Eastwood	✓	✓		
Colliery Lagoon Mansfield Road Nether Green Eastwood	✓	✓		
Moorgreen Colliery Site Engine Lane Moorgreen Industrial Park Newthorpe	✓	✓		
Foundry Close Holly Lane Chilwell				✓
Myford Machine Tools Wilmot Lane Beeston				✓
Factory Lane Chilwell		✓		

Windfalls

The NPPF (paragraph 48) says that 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. This allowance should be realistic whereby the Strategic Housing Land Availability Assessment provides key information to support this.

Through the SHLAA Broxtowe will be looking to make specific allocations on sites of 10 or more dwellings, as a result of the thoroughness of the SHLAA 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.

Table 10: Net Windfall Completions on Small Sites 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

Windfall has been historically high with the majority of previous windfalls being located within the Main Built Up Area and in Eastwood.

Housing Implementation Strategy:

The NPPF also states that planning authorities should “*set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target*”.

Partnership working on the SHLAA methodology ensures that there is a balanced portfolio of deliverable sites across the plan area. The Aligned Core Strategies demonstrates the Council’s commitment to work with other partners and agencies to ensure successful implementation of the plan within which housing targets are identified and broad locations for growth (key settlements and strategic sites and locations for growth) are set out.

The council actively and positively engages in pre-application discussions with developers, in addition to the engagement process with developers and landowners through the SHLAA. Developer consultation with stakeholders is encouraged at an early stage to ensure that issues are resolved as far as possible prior to planning applications being submitted. The council endeavours to determine planning applications in a timely manner. The council has also taken a pragmatic approach to the negotiation of S106 requirements, taking particular note of the viability of sites and the current economic climate.

A thorough assessment of sites has been undertaken and a realistic judgement has been made based on the constraints that influence the site. A tentative approach to the assumptions has been taken to ensure that the delivery of sites is achievable over the plan period.

Acute and regular monitoring of sites takes place so as to inform the SHLAA and keep data relevant and up-to-date. Annual monitoring will ensure that if housing targets are not being met within set timeframes there are remedial actions in place to deal with this in that the Council will engage with landowners and prospective developers to identify the obstacles and constraints to housing delivery.

5. Summary

The SHLAA is measured separately against the requirements of the Aligned Core Strategy, which rolls forward the housing requirements of the East Midlands Regional Plan to 2028, and takes full account of the under provision between the early years of the Regional Plan between 2006 and 2013.

Table 11: Existing Capacity found on Specific Sites within the Urban Area

	Requirement	Specific Sites within the Urban Area + Field Farm					Windfall Allowance	Total Capacity found	Residual Requirement (left to be found)
		Completions		Years 2013-18 Capacity	Years 2018-23 Capacity	Years 2023-28 Capacity			
		11-12	12-13						
Awsworth	350	1	-	88	15	-	104	246	
Brinsley	200	-	2	10	8	21	41	159	
Eastwood	1400	98	18	507	355	75	100	1153	
Kimberley	600	1	26	172	191	24	-	414	
MBA	3600	40	68	564	1358	133	200	2316	
Tram demolitions	-	-	-47	-	-	-	-	-47	
Other Rural	0	-	-	2	-	-	-	2	
Adjacent Hucknall	0	-	-	-	-	-	-	0	
Sub Total	6150	140	67	1343	1927	253	300	4030	
Proposed Allocation at Field Farm	-	-	-	350	100	-	-	450	
Total	6150	140	67	1693	2027	253	300	4480	

Therefore 6150 (requirement) – 4480 (total capacity found on urban sites + Field Farm) = 1670 left to find in the Green Belt. Tram demolitions were assumed to take place in 2013-14 however these happened sooner than expected resulting in lower net completion rate for 2012-13 but a higher estimated net completion figure for 2013-14.

As the existing total capacity on specific sites does not meet the requirement as set out in the Aligned Core Strategy further sites will be required outside of the urban area, therefore amendments will need to be made to the existing Green Belt boundaries. A review of Green Belt boundaries will be concluded through a Development Plan Document (DPD). The DPD document will allocate selected sites from the 'could be suitable if policy changes' list for future development in order to meet the need for housing for the next 15 years.

The table 12 shows the residual requirement (i.e. the requirement minus the specific sites already recognised as above) and potential capacity of all of the 'could be suitable if policy changes' sites. The capacity shown in the table demonstrates that there is capacity for the development requirements in the borough throughout the plan period and indeed shows that not all of the recognised sites will be required to be removed from the Green Belt.

Table 12: Potential capacity from Green Belt sites that could be suitable if policy changes

	Years 2013-18 Capacity	Years 2018-23 Capacity	Years 2023-28 Capacity	Total Potential Capacity from Green Belt Sites
Awsworth	-	325	90	415
Brinsley	-	330	266	596
Eastwood	-	881	740	1621
Kimberley	-	545	450	995
MBA	300	3714*	2387	6401*
Other Rural	-	70	-	70
Adjacent Hucknall	-	66	-	66
Total	300*	5931*	3933	10164*

* Please note this figure excludes the proposed Field Farm allocation which is counted in the table on the preceding page.

6. Large Housing Site Assessment Results

The following tables are displayed in settlement area and have been sorted based on the start delivery tranche and have then been organised into total dwelling numbers deliverable. The tables have been coloured to show the source of the site (or part of) as per the following key. Where a site has more than one source the most current is used (e.g. if a site is allocated in the 2004 Local Plan and has an extant planning permission then the source of the dwellings would be shown as the planning permission).

Key:	With Extant Planning Permission (as at 1 July 2013)
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	2004 Local Plan Residential Allocation
	2004 Local Plan Employment Allocation
	Core Strategy Strategic Site/Location for growth

Key Settlement: Awsworth

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
361	40 Main Street Awsworth	0-5 Years	1	-	-
36	Ponderosa Gin Close Way Awsworth	0-5 Years	10	-	-
35	Land off Main Street Awsworth	0-5 Years	12	-	-
136	East of Main Street Awsworth	0-5 Years	25	-	-
564	Land At Gin Close Way Awsworth	0-5 Years	40	15	-
Sub Total			88	15	-
394	Land to rear of 13-27 The Glebe Cossall	Could be suitable if policy changes	-	32	-
190	North of Barlows Cottages Awsworth	Could be suitable if policy changes	-	50	-
192	West of Awsworth Lane/South of Newtons Lane Cossall	Could be suitable if policy changes	-	116	-
117	Land at Newtons Lane Awsworth	Could be suitable if policy changes	-	127	90
114	Gin Close Way Awsworth	Non Deliverable or Developable	-	-	-
194	East of The Lane/Main Street Awsworth	Non Deliverable or Developable	-	-	-
333	Land West of Gin Close Way	Non Deliverable or Developable	-	-	-
432	Bennerley Disposal Point Land Between A610 And Gin Close Way	Non Deliverable or Developable	-	-	-
Sub Total			-	325	90
Total	-	-	88	340	90

Key:

	With Extant Planning Permission (as at 1 July 2013)
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	2004 Local Plan Residential Allocation
	2004 Local Plan Employment Allocation
	Core Strategy Strategic Site/Location for growth

Key Settlement: Brinsley

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
8	36 Main Street Brinsley	0-5 Years	1	-	-
81	Oak Tree Cottage 26-28 Cordy Lane Brinsley	0-5 Years	1	-	-
137	Coney Grey Farm Mansfield Road Brinsley	0-5 Years	1	-	-
269	Field and shed at corner of Clinton Avenue and Hall Lane Brinsley	0-5 Years	1	-	-
53	Manor Farm Hall Lane Brinsley	0-5 Years	2	-	-
165	Waggon & Horses Inn 10 Main Street Brinsley	0-5 Years	2	-	-
507	Land to rear of 12 Broad Lane/land between 6 and 10 Moor Road Brinsley	0-5 Years	2	-	-
77	44 Mansfield Road Brinsley	6-10 Years	-	1	-
55	Merrin Builders 66-70 Hobsic Close Brinsley	6-10 Years	-	3	-
404	Land adjacent to Robin Hood Inn, 17 Hall Lane, Brinsley	6-10 Years	-	4	-
200	West of High Street Brinsley	11-15 Years	-	-	21
Sub Total	-	-	10	8	21
128	Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley	Could be suitable if policy changes	-	-	11
376	Land Opposite 28 Church Lane Brinsley	Could be suitable if policy changes	-	40	45
198	East of Church Lane Brinsley	Could be suitable if policy changes	-	140	60
197	North of Cordy Lane Brinsley	Could be suitable if policy changes	-	150	150
199	North of Hall Lane Brinsley	Non Deliverable or Developable	-	-	-
Sub Total	-	-	-	330	266
Total	-	-	10	338	287

Key:

	With Extant Planning Permission (as at 1 July 2013)
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	2004 Local Plan Residential Allocation
	2004 Local Plan Employment Allocation
	Core Strategy Strategic Site/Location for growth

Key Settlement: Eastwood

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
21	42 Moorgreen Newthorpe	0-5 Years	1	-	-
23	Land adjacent 58 Lower Beauvale Newthorpe	0-5 Years	1	-	-
43	Land at 19 Mill Road Newthorpe	0-5 Years	1	-	-
74	Land at 56 Smithurst Road Giltbrook	0-5 Years	1	-	-
554	16 Derby Road Eastwood	0-5 Years	1	-	-
563	200 Lynncroft Eastwood	0-5 Years	1	-	-
580	44-45 Princes Street Eastwood	0-5 Years	1	-	-
581	32 Mansfield Road Eastwood	0-5 Years	1	-	-
82	D R Constructions 35-37 Barber Street Eastwood	0-5 Years	2	-	-
244	16D Mansfield Road Eastwood	0-5 Years	2	-	-
272	Car Park Cross Street Eastwood	0-5 Years	2	-	-
497	239 Nottingham Road Eastwood	0-5 Years	2	-	-
557	28-30 Nottingham Road Eastwood	0-5 Years	2	-	-
495	23A Church Street Eastwood	0-5 Years	4	-	-
418	Garage Block West of 10 Midland Road Eastwood	0-5 Years	6	-	-
348	59-61 Mansfield Road Eastwood	0-5 Years	9	-	-
496	Greasley Beauvale D H Lawrence Primary School Beauvale Newthorpe	0-5 Years	10	-	-
508	Hilltop House Nottingham Road Eastwood	0-5 Years	10	-	-
349 ⁷	66 Dovecote Road, Eastwood	0-5 Years	11	-	-
201	Broxtowe Borough Council Open Space Rear Of 1 The Island Eastwood	0-5 Years	15	-	-

⁷ Refused on design ground - 11 dwellings is considered acceptable. On-going discussions with developers suggest that a revised application is expected imminently.

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2012/13

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
147	East of Pinfold Road Newthorpe	0-5 Years	20	-	-
125	Land at Church Street Eastwood	0-5 Years	31	-	-
519	Land Off Thorn Drive And West Of The Pastures Thorn Drive Newthorpe	0-5 Years	18	15	-
522	Castle College Eastwood And Kimberley Community College Chewton Street Eastwood	0-5 Years	36	-	-
34	Land off Acorn Avenue Giltbrook	0-5 Years	37	30	-
143	South of Smithurst Road Giltbrook	0-5 Years	72	19	-
146	Chewton Street Newthorpe	0-5 Years	78	104	-
138	Walker Street Eastwood	0-5 Years	132	69	-
41	188 Newthorpe Common Eastwood	6-10 Years	-	1	-
70	282 Nottingham Road Eastwood	6-10 Years	-	1	-
139	95 South Street Eastwood	6-10 Years	-	1	-
157	27 Wellington Street Eastwood	6-10 Years	-	1	-
27	246 Main Street Newthorpe	6-10 Years	-	2	-
284	Oaks Farm Wiley Lane Newthorpe	6-10 Years	-	2	-
160	18 Brookhill Leys Road Eastwood	6-10 Years	-	3	-
474	Dovecote Bar and Grill 29 Beauvale Newthorpe	6-10 Years	-	8	-
163	132 Chewton Street Eastwood	6-10 Years	-	12	-
129	Telford Drive, Newthorpe	6-10 Years	-	14	-
313	Brookhill Leys Farm 20 Brookhill Leys Road Eastwood	6-10 Years	-	14	-
134	Springbank Primary School Devonshire Drive Eastwood	6-10 Years	-	19	-
130	Church Street Eastwood (Raleigh)	6-10 Years	-	40	-
521	Beamlight Automotive Seating Ltd Tricom House Newmanleys Road Eastwood	11-15 Years	-	-	75
Sub Total	-	-	507	355	75
204	North of 4 Mill Road Beauvale	Could be suitable if policy changes	-	44	44
514	Hall Farm Cockerhouse Road Eastwood	Could be suitable if policy changes	-	70	28
3	Wade Printers Baker Road Newthorpe	Could be suitable if policy changes	-	100	100
208	West of Moorgreen	Could be suitable if policy changes	-	142	120
206	E of Baker Rd/N of Nottm Road Giltbrook	Could be suitable if policy changes	-	140	143

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2012/13

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
203	Nether Green East of Mansfield Rd Eastwood	Could be suitable if policy changes	-	190	110
413	Mansfield Road, Nether Green	Could be suitable if policy changes	-	195	195
102	Land at Horse and Groom Moorgreen	Non Deliverable or Developable	-	-	-
126	Sun Inn, 6 Derby Road, Eastwood	Non Deliverable or Developable	-	-	-
205	East of Greenacres Close Newthorpe	Non Deliverable or Developable	-	-	-
213	Mansfield Road Park Play Area Mansfield Road Eastwood	Non Deliverable or Developable	-	-	-
256	Land at Engine Lane, Lower Beauvale, Eastwood	Non Deliverable or Developable	-	-	-
492	43 Moorgreen Newthorpe	Non Deliverable or Developable	-	-	-
506	Land Rear Of Poplar Farm 1 Moorgreen Newthorpe	Non Deliverable or Developable	-	-	-
517	T B C Engineering Services Bailey Grove Road Eastwood	Non Deliverable or Developable	-	-	-
Sub Total	-	-	-	881	740
Total	-	-	507	1236	815

Key:

	With Extant Planning Permission (as at 1 July 2013)
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	2004 Local Plan Residential Allocation
	2004 Local Plan Employment Allocation
	Core Strategy Strategic Site/Location for growth

Key Settlement: Kimberley

Site Ref	Site Name	Delivery	2013-2018	2018- 2023	2023-2028
14	Land adjacent Elm Farm Trough Lane Watnall	0-5 Years	1	-	-
226	Land at Browns Flatts Kimberley	0-5 Years	1	-	-
562	Castle College Church Hill Centre Church Hill Kimberley	0-5 Years	1	-	-
569	Systems Instillation Supplies 5A Regent Street Kimberley	0-5 Years	1	-	-
338	Truman Street Methodist Church Truman Street Kimberley	0-5 Years	2	-	-
434	73 Maple Drive Nuthall	0-5 Years	2	-	-
435	Queen Adelaide 21 Babbington Lane Kimberley	0-5 Years	3	-	-
436	Queen Adelaide 21 Babbington Lane Kimberley	0-5 Years	4	-	-
545	125 Eastwood Road Kimberley	0-5 Years	4	-	-
428	Land To Rear Of Chilton Drive Watnall	0-5 Years	16	-	-
145	Land Between 3 And 12 Hardy Close Kimberley	0-5 Years	22	-	-
144	South of Eastwood Road Kimberley	0-5 Years	40	-	-
586 ⁸	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley	0-5 Years	75	85	-
50	1A Nottingham Road Nuthall	6-10 Years	-	1	-
72	Land at 29 Oak Drive Nuthall	6-10 Years	-	1	-
353	Land at 14 Kimberley Road Nuthall	6-10 Years	-	1	-
210	Land South East Of 32 To 40 Maws Lane Kimberley	6-10 Years	-	12	-
219	West of The Paddocks Nuthall	6-10 Years	-	19	-
518	Rear Of 127 Kimberley Road Nuthall	6-10 Years	-	20	-
140	Builders Yard, Eastwood Road, Kimberley	6-10 Years	-	22	-
218	South of Kimberley Road Nuthall	6-10 Years	-	30	-

⁸ Pre-application discussions in a very advanced stage, planning application expected imminently.

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2012/13

Site Ref	Site Name	Delivery	2013-2018	2018- 2023	2023-2028
228	NW of Chestnut Drive Nuthall	11-15 Years	-	-	24
Sub Total	-	-	172	191	24
103	Land east of New Farm Lane Nuthall	Could be suitable if policy changes	-	12	-
473	Home Farm Nottingham Road Nuthall	Could be suitable if policy changes	-	-	14
131	Church Hill Kimberley	Could be suitable if policy changes	-	16	10
116	Land north of 38 Alma Hill Kimberley	Could be suitable if policy changes	-	15	30
234	Land At New Farm Lane Nuthall	Could be suitable if policy changes	-	30	20
113	Land north of Alma Hill Kimberley	Could be suitable if policy changes	-	28	44
105	Land west of New Farm Lane Nuthall	Could be suitable if policy changes	-	48	32
411	2 High Street Kimberley	Could be suitable if policy changes	-	100	-
285	Land North Alma Hill / West Of Millfield Road Kimberley	Could be suitable if policy changes	-	16	100
271	Gilt Hill Farm Gilt Hill Kimberley	Could be suitable if policy changes	-	80	120
215	Land Adjacent To Kimberley Depot Eastwood Road Kimberley	Could be suitable if policy changes	-	200	80
229	North of Gilt Hill Kimberley	Non Deliverable or Developable	-	-	-
112	Land south of Spring Hill Kimberley	Non Deliverable or Developable	-	-	-
118	Land to west of M1 Nuthall	Non Deliverable or Developable	-	-	-
188	Land At Watnall	Non Deliverable or Developable	-	-	-
227	East of Main Road Watnall	Non Deliverable or Developable	-	-	-
364	South of Babbington Lane Kimberley	Non Deliverable or Developable	-	-	-
416	Watnall Bakery, Main Road, Watnall British Bakeries (Northern) Ltd	Non Deliverable or Developable	-	-	-
430	Land Off Laurel Crescent Nuthall	Non Deliverable or Developable	-	-	-
424	South-West Of Motorway, North-East Of Main Road Watnall	Non Deliverable or Developable	-	-	-
494	Long Close Babbington Lane Kimberley	Non Deliverable or Developable	-	-	-
			-	545	450
Total			172	736	474

Key:

	With Extant Planning Permission (as at 1 July 2013)
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	2004 Local Plan Residential Allocation
	2004 Local Plan Employment Allocation
	Core Strategy Strategic Site/Location for growth

Key Settlement: Main Built-up Area (MBA)

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
10	25 Wadsworth Road Stapleford	0-5 Years	1	-	-
24	3 The Jardines Bramcote	0-5 Years	1	-	-
25	72 Beeston Fields Drive Bramcote	0-5 Years	1	-	-
26	18 Middleton Crescent Beeston	0-5 Years	1	-	-
85	Land at 143 Toton Lane Stapleford	0-5 Years	1	-	-
155	4 Inham Road Chilwell	0-5 Years	1	-	-
156	8 Grove Street Beeston	0-5 Years	1	-	-
252	79 High Road Toton	0-5 Years	1	-	-
282	Land adjacent 71 Abbey Road Beeston	0-5 Years	1	-	-
291	Land adjacent 11 Clinton Street Beeston	0-5 Years	1	-	-
293	86 Beeston Fields Drive Beeston	0-5 Years	1	-	-
295	104 Cow Lane Bramcote	0-5 Years	1	-	-
373	Land to rear of 58 Temple Drive Nuthall	0-5 Years	1	-	-
383	343 High Road Chilwell	0-5 Years	1	-	-
406	Land Adjacent The Grange Town Street Bramcote	0-5 Years	1	-	-
498	1 Burnham Avenue Chilwell	0-5 Years	1	-	-
502	61 Marton Road Chilwell	0-5 Years	1	-	-
523	15 Northwood Street Stapleford	0-5 Years	1	-	-
546	Swancar Farm Nottingham Road Trowell Moor Trowell	0-5 Years	1	-	-
552	6 Bessell Lane Stapleford	0-5 Years	1	-	-
555	40 Broadgate Beeston	0-5 Years	1	-	-
565	43 Middle Street Beeston	0-5 Years	1	-	-
575	23 Grove Avenue Chilwell	0-5 Years	1	-	-
583	11 Archer Road Stapleford	0-5 Years	1	-	-
170	1 Fletcher Road Beeston	0-5 Years	2	-	-
181	14 Temple Drive Nuthall	0-5 Years	2	-	-
184	40C Derby Road Beeston	0-5 Years	2	-	-

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
166	205-209 Station Road Beeston	0-5 Years	2	-	-
559	7 Archer Road Stapleford	0-5 Years	2	-	-
572	178 Nottingham Road Stapleford	0-5 Years	2	-	-
578	Chambers & Hind Solicitors 192-194 Derby Road Stapleford	0-5 Years	2	-	-
584	Gilesport 63-65 High Road Beeston	0-5 Years	2	-	-
175	Outbuildings rear of 98 Church Street Stapleford	0-5 Years	3	-	-
276	75 Victory Road Beeston	0-5 Years	3	-	-
541	Chilwell Methodist Church Clarkes Lane Chilwell	0-5 Years	3	-	-
567	201-209 Queens Road Beeston	0-5 Years	3	-	-
84	16A Carrfield Avenue Toton	0-5 Years	4	-	-
176	34 Church Street Stapleford	0-5 Years	4	-	-
350	52 Nottingham Road Stapleford	0-5 Years	4	-	-
505	Site of Former Garage Block Ellis Grove Beeston	0-5 Years	4	-	-
574	Land Rear of 89 Inham Road Chilwell	0-5 Years	4	-	-
582	223 Derby Road Stapleford	0-5 Years	4	-	-
341	143 Derby Road Stapleford	0-5 Years	5	-	-
64	Land at Sycamore Court Broadgate Beeston	0-5 Years	6	-	-
96	184 Station Road Beeston	0-5 Years	6	-	-
587	242-254 Derby Road Stapleford	0-5 Years	6	-	-
187	55-57 Carrfield Avenue Toton	0-5 Years	7	-	-
463	The Three Horseshoes Middle Street Beeston	0-5 Years	7	-	-
297	Hoftons Roberts Yard Beeston	0-5 Years	8	-	-
525	Elm House Nursing Home 22 Elm Avenue Beeston	0-5 Years	8	-	-
265	Beeston Police Station Chilwell Road Beeston	0-5 Years	10	-	-
520	Garages off Hall Drive Chilwell	0-5 Years	10	-	-
551	Feathers Inn 5 Church Street Stapleford	0-5 Years	10	-	-
419	Wadsworth Rd, Stapleford, Nottingham	0-5 Years	11	-	-
543	Inham Nook Methodist Church Pearson Avenue Chilwell	0-5 Years	11	-	-
6 ⁹	N K Motors, 205a Bye Pass Road, Chilwell	0-5 Years	12	-	-
28	Hofton & Son Ltd Regent Street Beeston	0-5 Years	12	-	-
458	Wyndham Court Field Lane Chilwell	0-5 Years	13	-	-

⁹ Application for 12 dwellings withdraw so that a flood risk assessment could be carried out, a new application is expected imminently.

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2012/13

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
301 ¹⁰	7A Middleton Crescent Beeston	0-5 Years	15	-	-
239	Works Bailey Street Stapleford	0-5 Years	15	-	-
460	Peatfield Court Peatfield Road Stapleford	0-5 Years	20	-	-
238	Long Eaton Textiles, 168 By Pass Road, Chilwell	0-5 Years	24	-	-
389	Neville Sadler Court, Beeston	0-5 Years	27	-	-
509	Trowell Freight Depot Stapleford Road Trowell	0-5 Years	33	-	-
51	Units 12-15 Pinfold Trading Estate Nottingham Road Stapleford	0-5 Years	50	-	-
408	Myford Machine Tools Wilmot Lane Beeston	0-5 Years	32	49	-
95	Allotments, Hassocks Lane, Beeston	0-5 Years	130	-	-
4	2 Town Street Bramcote	6-10 Years	-	1	-
5	132-136 High Road Beeston	6-10 Years	-	1	-
19	79 Cow Lane Bramcote	6-10 Years	-	1	-
37	138 Bramcote Avenue Chilwell	6-10 Years	-	1	-
38	61 High Road Beeston	6-10 Years	-	1	-
40	76 Trowell Grove Trowell	6-10 Years	-	1	-
60	Land at 39 Templar Road Beeston	6-10 Years	-	1	-
68	Land at 203 Stapleford Road Trowell	6-10 Years	-	1	-
79	Land at 372 Queens Roads West Chilwell	6-10 Years	-	1	-
89	Land at 138 Nottingham Road Nuthall	6-10 Years	-	1	-
148	50 Hanley Avenue Bramcote	6-10 Years	-	1	-
149	68 Trafalgar Road Beeston	6-10 Years	-	1	-
265	25 Woodstock Road Toton	6-10 Years	-	1	-
319	44 Nottingham Road Stapleford	6-10 Years	-	1	-
397	67 Temple Drive Nuthall	6-10 Years	-	1	-
405	8-10 Barn Croft Chilwell	6-10 Years	-	1	-
2	Land at rear of 189 Cator Lane North Chilwell	6-10 Years	-	2	-
7	Land adjacent 142A Pasture Road Stapleford	6-10 Years	-	2	-
47	68 Derby Road Stapleford	6-10 Years	-	2	-
62	2 Hanley Avenue Bramcote	6-10 Years	-	2	-
242	Land to Rear of Clayton Court Queens Road Beeston	6-10 Years	-	2	-
243	97 Windsor Street Beeston	6-10 Years	-	2	-
321	16 Valley Road Chilwell	6-10 Years	-	2	-

¹⁰ Refused on design ground but principal of residential development is considered acceptable.

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
22	Land rear of 154 Nottingham Road Stapleford	6-10 Years	-	5	-
262	415 High Road Chilwell	6-10 Years	-	5	-
66	1 Hickings Lane Stapleford	6-10 Years	-	7	-
98	40A Derby Road / 5 Middleton Crescent Beeston	6-10 Years	-	8	-
100	22 Wollaton Road Beeston	6-10 Years	-	8	-
447	Best Fabric International Ltd 12 High Road Chilwell	6-10 Years	-	8	-
455	Double Top Public House Bramcote Lane Chilwell	6-10 Years	-	8	-
94	45 Nether Street Beeston	6-10 Years	-	9	-
1	92-106 Broadgate Beeston	6-10 Years	-	10	-
310	Neville Sadler Court Beeston	6-10 Years	-	10	-
231	Wollaton Road Beeston	6-10 Years	-	12	-
12	Moults Yard, 68-70 Nottingham Road, Stapleford	6-10 Years	-	13	-
548	Beeston Van Hire 2 Barton Way Chilwell	6-10 Years	-	19	-
261	Brethren Meeting Hall Hillside Road Beeston	6-10 Years	-	20	-
449	Beeston Cement Depot Station Road Beeston	6-10 Years	-	21	-
230	Lower Regent Street Beeston	6-10 Years	-	22	-
398	Manor Garage 365 Nottingham Road Toton	6-10 Years	-	27	-
135	Field Lane Chilwell	6-10 Years	-	34	-
343	St Johns College, Peache Way, Bramcote	6-10 Years	-	35	-
150	Beeston Maltings, Dovecote Lane, Beeston	6-10 Years	-	56	-
420	Land North of Stapleford Road Trowell, E of M1	6-10 Years	-	60	-
20	Chetwynd Barracks Chetwynd Road Chilwell	6-10 Years	-	61	-
360	Chetwynd Barracks Chetwynd Road Chilwell	6-10 Years	-	61	-
195	Former Bartons Bus Depot Queens Road Chilwell	6-10 Years	-	110	-
258	Land at Lilac Grove, Beeston	6-10 Years	-	50	100
499	Beeston Business Park Technology Drive Beeston	6-10 Years	-	200	-
237	The Boots Company Beeston site	6-10 Years	-	400	-
345	Land to rear of 29 Kingrove Avenue Chilwell	11-15 Years	-	-	5
232	Sandiacre Road Stapleford	11-15 Years	-	-	28
Sub Total			564	1358	133
356	East of Field Farm Sidings Lane Bramcote	Could be suitable if policy changes	100	26	-
133	Land at Toton Lane Stapleford	Could be suitable if policy changes	200	495	-

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
108	Field Farm Land north of Ilkeston Road Stapleford	Could be suitable if policy changes	350	100	-
415	Ashlands Bilborough Road Trowell	Could be suitable if policy changes	-	44	-
220 ¹¹	Land East of Low Wood Road Nuthall	Could be suitable if policy changes	-	50	-
254	Land East of Toton Lane/Stapleford Lane, Toton	Could be suitable if policy changes	-	60	-
412	Chilwell Lane Bramcote (sth of Common Lane)	Could be suitable if policy changes	-	74	-
123	Coventry Lane Bramcote	Could be suitable if policy changes	-	74	-
410	Land South Of 45 Baulk Lane Stapleford	Could be suitable if policy changes	-	92	-
414	Land Behind Sisley Avenue, Stapleford	Could be suitable if policy changes	-	99	-
259	Land off Toton Lane, Toton – East	Could be suitable if policy changes	-	60	40
403	Bardills Garden Centre Toton Lane Stapleford	Could be suitable if policy changes	-	90	60
111	Land off Moss Drive Bramcote	Could be suitable if policy changes	-	90	60
407	Land Between A52 Stapleford And Chilwell Lane Bramcote	Could be suitable if policy changes	-	90	160
107	Land at Woodhouse Way Nuthall	Could be suitable if policy changes	-	300	-
132	Land at Wheatgrass Farm Toton	Could be suitable if policy changes	-	180	120
358	Toton Sidings Derby Road Stapleford	Could be suitable if policy changes	-	270	147
178	Land Between Elton And The Woodards Bilborough Road Trowell	Could be suitable if policy changes	-	360	400
298	Spring Farm Nottingham Road Trowell Moor Trowell	Could be suitable if policy changes	-	540	600
104	Land off Coventry Lane Bramcote	Could be suitable if policy changes	-	720	800
109	Low Wood Road Nuthall	Non Deliverable or Developable	-	-	-
110	Land off Moss Drive Bramcote	Non Deliverable or Developable	-	-	-
115	Mill Farm Stapleford	Non Deliverable or Developable	-	-	-
119	Land at Coopers Green Beeston	Non Deliverable or Developable	-	-	-
127	Bramcote Hills Golf Club Thoresby Road Bramcote	Non Deliverable or Developable	-	-	-
151	Beeston Marina Riverside Road Beeston	Non Deliverable or Developable	-	-	-
158	Storage Yard Bowden Drive Boulevard Industrial Park Beeston	Non Deliverable or Developable	-	-	-
183	Sports Ground, Bailey Street, Stapleford	Non Deliverable or Developable	-	-	-
191	Land Off Coventry Land And Moor Farm Inn Bramcote	Non Deliverable or Developable	-	-	-

¹¹ Appeal in progress for 116 dwellings however 50 is deemed more realistic as a result of the constraints on the site.

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
193	Chetwynd Barracks Chetwynd Road Chilwell	Could be suitable if policy changes ¹²	-	-	-
196	North of Hall Gardens Bramcote	Non Deliverable or Developable	-	-	-
202	Central Avenue Play Area Central Avenue Stapleford	Non Deliverable or Developable	-	-	-
212	East of Motorway/North of Nottingham Road Nuthall	Non Deliverable or Developable	-	-	-
221	NW of A52 Stapleford Hill Top Farm	Non Deliverable or Developable	-	-	-
240	West End Street Stapleford	Non Deliverable or Developable	-	-	-
307	116 Station Road Beeston	Non Deliverable or Developable	-	-	-
363	Weirfields South-East of Canal Side Beeston	Non Deliverable or Developable	-	-	-
365	East of Motorway / West of Low Wood Road Nuthall	Non Deliverable or Developable	-	-	-
417	Land North of Nottingham Rd, Trowell	Non Deliverable or Developable	-	-	-
421	Land at Nottingham Rd Nuthall bounded by A610 & M1	Non Deliverable or Developable	-	-	-
510	Land Rear Of Chilwell Retail Park Barton Lane Attenborough	Non Deliverable or Developable	-	-	-
515	Evelyn Street Beeston	Non Deliverable or Developable	-	-	-
550	Land At High Road Chilwell	Non Deliverable or Developable	-	-	-
Sub Total	-	-	650	3814	2387
Total	-	-	1214	5172	2520

¹² Secretary of State announced in March 2013 that Chilwell is a long term Military site and there is no proposal to release for other uses currently. Despite the fact that the site is suitable for development as there is no evidence that the site is available no delivery assumptions have been made over the plan period.

Key:

	With Extant Planning Permission (as at 1 July 2013)
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	2004 Local Plan Residential Allocation
	2004 Local Plan Employment Allocation
	Core Strategy Strategic Site/Location for growth

Other Rural

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
154	Marsh Farm Church Lane Cossall	0-5 Years	2	-	-
Sub Total	-	-	2	-	-
189	Land At Smithfield Avenue Trowell	Could be suitable if policy changes	-	70	-
214	North and West of Asworth Lane Cossall	Non Deliverable or Developable	-	-	-
216	Lee Sisson And Co Ltd Newtons Lane Cossall	Non Deliverable or Developable	-	-	-
121	Shortwood Farm Trowell	Non Deliverable or Developable	-	-	-
122	Robbinetts Awsworth	Non Deliverable or Developable	-	-	-
223	Adjacent To The Forge Trowell	Non Deliverable or Developable	-	-	-
224	East of Cossall Road Trowell	Non Deliverable or Developable	-	-	-
233	Land To The West of Cossall Road Trowell	Non Deliverable or Developable	-	-	-
235	Land East of M1 Watnall	Non Deliverable or Developable	-	-	-
255	New Farm Lane, Nuthall	Non Deliverable or Developable	-	-	-
334	Land West of Cossall Road Trowell	Non Deliverable or Developable	-	-	-
362	North of Coronation Road Cossall	Non Deliverable or Developable	-	-	-
370	East of Motorway / North of Long Lane Watnall	Non Deliverable or Developable	-	-	-
423	Land Adjacent To Allotments Coronation Road Cossall	Non Deliverable or Developable	-	-	-
425	East Of Motorway/South Of Long Lane Watnall	Non Deliverable or Developable	-	-	-
472	Cossall Industrial Estate Soloman Road Cossall	Non Deliverable or Developable	-	-	-
512	Eagle Mill Ilkeston Road Trowell	Non Deliverable or Developable	-	-	-
Sub Total	-	-	-	70	-
Total	-	-	2	70	-

Key:

	With Extant Planning Permission (as at 1 July 2013)
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	2004 Local Plan Residential Allocation
	2004 Local Plan Employment Allocation
	Core Strategy Strategic Site/Location for growth

Adjacent Hucknall

Site Ref	Site Name	Delivery	2013-2018	2018-2023	2023-2028
513	Land Belonging To Stubbing Wood Farm Watnall Road Watnall	Could be suitable if policy changes	-	66	-
251	Near The Common, Hucknall (field 9758)	Non Deliverable or Developable	-	-	-
Sub Total	-	-	-	66	-
Total	-	-	-	66	-

Follow Broxtowe with social media

Keep up-to-date with the latest Council news, jobs and activities in your area by following Broxtowe Borough Council on your favourite social networking sites.



www.broxtowe.gov.uk/socialmedia



**Broxtowe
Borough
COUNCIL**

Broxtowe Borough Council
Planning & Building Control
Council Offices, Foster Avenue,
Beeston, Nottingham NG9 1AB
Tel: 0115 917 7777 Fax: 0115 917 3377
Email: pabc@broxtowe.gov.uk
www.broxtowe.gov.uk