

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA)

2014/15

Contents

1. Introduction	4
What is the Strategic Housing Land Availability Assessment (SHLAA)?	4
The purpose of the SHLAA	4
2. Planning Policy Context	6
National Planning Policy	6
Local Planning Policy	6
Housing Distribution	6
Table 1: Housing Distribution	6
3. The SHLAA process	7
Nottingham Core SHLAA	7
Information Sources:	7
Site identification:	7
Assessing suitability for housing;	7
Assessing availability for housing;	8
Assessing achievability/ viability for housing:	8
Overcoming constraints	8
Small site assessment	8
Reporting and Continuous Monitoring	8
4. SHLAA Assumptions	9
Table 2: SHLAA Assumption Overview	9
Estimating the housing potential on each site:	9
Density Assumption:	10
Table 3: Density Assumption	10
Developable Area Assumption:	10
Table 4: Developable Area Assumption	10
Achievability: Estimating the delivery timescales on each site	10
Housing Market Assumptions:	10
Table 5: Housing Market Information by Ward	11
Build Rates	11
Table 6: Number of Developers assumed to be building on each site	11
Table 8: Showing completion rates on implemented large sites since 2007	12
Table 9 showing build rates of sites with 50 or more dwellings	13
Table 10: Shows sites in the planning process from 2007-2015	13
Chart 1: showing progress of dwellings with permission	14
Chart 2: Number of dwellings going through the formal planning process	14
Lapsed Sites	15
Assessing Employment Land for Housing	15
Windfalls	15
Table 11: 5 Year Net Windfall Completions on Small Sites 2010 - 2015 (sites not allocated)	15
Table 12: Windfalls calculated by adding dwelling numbers on all unallocated sites that were not included in last year's SHLAA	16
Housing Implementation Strategy:	16
5. Summary	18
Table 13: Existing Capacity found on Specific Sites within the Urban Area	18
Table 14: Potential capacity from Green Belt sites that could be suitable if policy changes	18
6. Large Housing Site Assessment Results	19
Key Settlement: Awsworth	19
Key Settlement: Brinsley	20
Key Settlement: Eastwood	21
Key Settlement: Kimberley	24
Key Settlement: Main Built-up Area (MBA)	26

Other Rural	31
Adjacent Hucknall	31
Appendix 1:.....	32
Summary of responses from Broxtowe Matters Article:.....	32
Developer Panel Meeting Notes:.....	32
Appendix 2.....	35
Summary of the employment site review 2012.....	35
Appendix 3:.....	36
Changes to SHLAA 2014/15 as a result of statutory consultee responses:.....	36
7. Five year supply.....	37
Introduction:.....	37
National Policy.....	37
Requirement	37
Key components of a five year supply	37
The Base Requirement.....	37
The Housing Market Area (HMA) base requirement.....	38
The Broxtowe base requirement.....	38
Table 15 Core Strategy Policy 2 Housing Distribution	39
Addition to the base requirement (5% or 20% buffer).....	39
Table 16 housing delivery measured against most recently adopted housing requirement....	40
Table 17 shows the number of allocated sites available during the years most affected by recession between 2009/10 and 2013/14.....	41
Addition to the base requirement (applying any shortfall).....	42
Table 18: Shortfall against Aligned Core Strategy requirement - Liverpool & Sedgefield	42
Table 19: Summary of the housing requirement:.....	43
Supply.....	44
Table 20: Sites 'planning status' counted in the 5 years supply.....	44
Table 21: Change in delivery assumptions over time between Main Built up Area and Eastwood.....	46
Table 22: Specific deliverable sites counted in the 5 year land supply	47
Discount.....	49
Windfalls	49
Table 23: 5 Year Net Windfall Completions on Small Sites 2010 - 2015 (sites not allocated).....	49
Conclusion	50
Performance against Core Strategy Housing Trajectory.....	51

1. Introduction

In the 2014/15 Strategic Housing Land Availability Assessment Broxtowe Borough Council has further refined the approach and assumptions taken to develop a more scientific approach. This approach removes sites where no progress has been made over a number of years. In order to counter act this approach the Council has also applied a more pragmatic approach to bringing housing sites forward which will be detailed later on in the report.

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, this year this was accomplished through a 'Developer Panel' where a select number of stakeholders in the local plan making process were invited to discuss the issues through a workshop .

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 adopted by Full Council on the 17th September 2014.

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)

There are two key reports and further emerging evidence which are used to support some of the assumptions made in this document, these are;

- G L Hearn - [Greater Nottingham Housing Market & Economic Prospects \(2012\)](#)
- Three Dragons - [Broxtowe Borough Council Nottingham Core Affordable Housing Viability Assessment Final Report](#) which identifies the stronger housing markets in Broxtowe with Beeston being the strongest.
- Emerging work to prepare Plan Wide Viability evidence which will also be used to determine the merit of introducing a Community Infrastructure Levy (CIL).

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% or 20%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' as shown below and 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 between 2011 and 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 and represents the Broxtowe share of the full objectively assessed housing need for the Housing Market Area (HMA) as a whole. See page 16 of this SHLAA report for further details of the joint working within the HMA. Important evidence which informed the ACS includes an Economic Prospects report from GL Hearn ([Greater Nottingham Housing Market & Economic Prospects Report](#)) which concludes that the recovery from the housing market difficulties during recession is likely to be gradual and that the trajectories in the Core Strategies are challenging but achievable, and that by [Three Dragons](#) which identifies Beeston as the strongest housing submarket in Broxtowe followed by Kimberley, then Stapleford, and finally Eastwood. The emerging Plan Wide Viability evidence also examines the local housing markets and initial results support the work undertaken by the Three Dragons.

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
Awsworth	Up to 350 homes
Brinsley	Up to 150 homes
Eastwood	Up to 1,250 homes
Kimberley	Up to 600 homes
Main Built up Area	At least 3800

² For more information see section 7 of this report.

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. In 2015 an article in the Broxtowe Matters Newsletter was sent to every home in the Borough requesting anyone with any land (including large gardens) within the existing urban area, who was interested in potentially re-developing the site, to contact the planning policy team for further advice, a summary of responses can be found in Appendix 1.

Continued monitoring of residential applications, enquiries and information collected through ongoing discussions with developers and stakeholders was used to create the assessment. There has also been a mail out to all developers and landowners held in the LDF database requesting an update of information.

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:

- Policy Constraints – such as designations, protected areas, existing planning policy;
- Physical constraints or limitations – such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination;
- Potential impacts on the natural and built environment – 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.

A developer panel was held to gain an insight into the above issues, a summary of the meeting notes can be found in Appendix 1.

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'.

Where comments have been received from national statutory consultees (e.g. Environment Agency, Historic England and Natural England) and it is not considered that the constraints can be mitigated then the site has been removed from the assessment and classed as 'not deliverable or developable' see Appendix 1.

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 that have come forward as a result of planning applications or enquiries have already been assessed by Planning Officers, where the outcome is considered favourably a further assessment of potential housing numbers and delivery timescales have been undertaken.

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 website.

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.

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:

Site Area x Density Assumption x 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.

Housing Market x Number of Developers Building on each site x 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. This is evident with the reference to the delivery rates shown in tables 8 and 9 which provide a good illustration of the accuracy of the analysis of Three Dragons regarding the stronger housing sub markets in Broxtowe shown in Table 5. 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
Awsworth	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

Build Rates

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

Number of Dwellings on Site	Number of Developers
Up to 150	1
150 – 500	2

In previous iterations of the SHLAA there was an assumption about short term and long term build rates. However, following the developer panel this assumption has been removed, it was considered that on average developers will build 1 dwelling a week (dependent on market conditions) and may sell land to another developer once the site gets above approximately 150 dwellings.

Research undertaken by GL Hearn (Greater Nottingham Housing Market & Economic Prospects paper, 2012) consider that theoretically house building could recover and grow quite substantially over a 5-7 year period if the economic conditions were right. The economic recovery is now gathering pace, it is against this context in which it seems reasonable to consider that the improvement in housing market conditions is now also likely to gather pace.

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 specified in the Core Strategy 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 2014) 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 in the table below, since 2007 all large sites in the borough 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 as a smaller local house builder is carrying out the works. It is also worthy of note that sites that wholly comprise of affordable dwellings have largely built out in their entirety in one monitoring year.

Table 8 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 less than a year and where the number of dwellings in that development was which reduces that average as a result.

Even allowing for this since 2007 (excluding the sites that are not complete) a completion rate average of 32 dwellings per year has been achieved during an extended period of substantial economic difficulties in the housing market.

Table 8: Showing completion rates on implemented large sites since 2007

Site Address	Settlement Area	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	Build Rates (Years)	Total granted	Average Build Rate (per year)	% On-Site Affordable Housing
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	29.33	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	29.5	25
Lord Raglan Inn Newthorpe	Eastwood					10				1	10	10	100
Mission Church of St Mary Eastwood	Eastwood					14				1	14	14	-
The Island Eastwood	Eastwood							16		1	16	16	100
Eastwood & Kimberley Community College	Eastwood							19	17	2	36	18	100
Kimberley Road Nuthall	Kimberley						22	2		2	24	12	-
Chetwynd Barracks Chilwell	MBA	31	43							5	383	76.6	-
Bilborough Road Trowell	MBA	49	3							3	194	64.67	-
Queens Road Beeston	MBA	55	42	24	25					4	146	36.5	25
Villa Street Beeston	MBA	12								1	12	12	-
Alderman White School Chilwell	MBA	16	20	20						3	56	18.66	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	25		3	85	28.33	25
Hall Drive Chilwell	MBA							10		1	10	10	100
Hoftons & Sons Regent Street Beeston	MBA								12	1	12	12	-
Wyndham Court Field Lane Chilwell	MBA								14	1	14	14	100
Peatfield Court Stapleford	MBA								(20)*		(23)*	-	100
Total/Average	-	197	119	44	157	116	87	53	43	40	1286	32	-

*Sites that are not yet complete have not been included in the 'total's' calculations

In order to be more accurate regarding build out rates of large sites it was considered to assess sites of 50 or more dwellings. The table below shows the results that on average sites of over 50 dwellings will have a build rate of significantly more than the assumptions made in the SHLAA i.e. 45 dwellings per year. Even in weak housing markets such as Eastwood developers were averaging 29 dwellings per year, however in the strong housing markets of the Main Built-up Area the average build rate for developers (on sites of 50 or more) was 48 dwellings a year. When

looking forward to a sustained economic recovery in the housebuilding sector, completions of 1 dwelling a week is considered to be deliverable based on this evidence.

Table 9 showing build rates of sites with 50 or more dwellings

Site Address	Settlement	Total Dwellings	Number of years site took to build out	Average Build Rate Per Year
Halls Lane Giltbrook	Eastwood	88	3	29.33
Giltbrook Dyers & Cleaners Giltbrook	Eastwood	59	2	29.5
Chetwynd Barracks Chilwell	MBA	383	5	76.6
Bilborough Road Trowell	MBA	194	3	64.67
Queens Road Beeston	MBA	146	4	36.5
Alderman White School Chilwell	MBA	56	3	18.66
Long Eaton Textiles Beeston	MBA	85	3	28.3
Total		1011	23	44.96

Table 10 and Chart 1 show 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 yet to be built.

Table 10: Shows sites in the planning process from 2007-2015

Year	Granted permission this year	Application currently Pending	Dwellings with outstanding permission not started	Dwellings left to build on sites under construction	Complete	Affordable Houses Granted permission	Affordable Housing Completions	Lapsed	Losses not implemented	Difference between Dwgs complete & Dwgs not started (C-E)	% of granted permissions dwellings that lapse
07/08	155				376	34	56				
08/09	51		541	263	268	0	34			273	
09/10	262		425	323	95	109	0	24	13	330	9
10/11	265		519	54	222	39	100	17	12	297	6
11/12	136		412	57	140	0	32	11	6	272	8
12/13	209		337	61	67	30	13	34	3	270	16
13/14	479		405	41	150	105	56	46	78	255	10
14/15	692	1291	734	89	78	114	55	36	48	656	5

Chart 1: showing progress of dwellings with permission

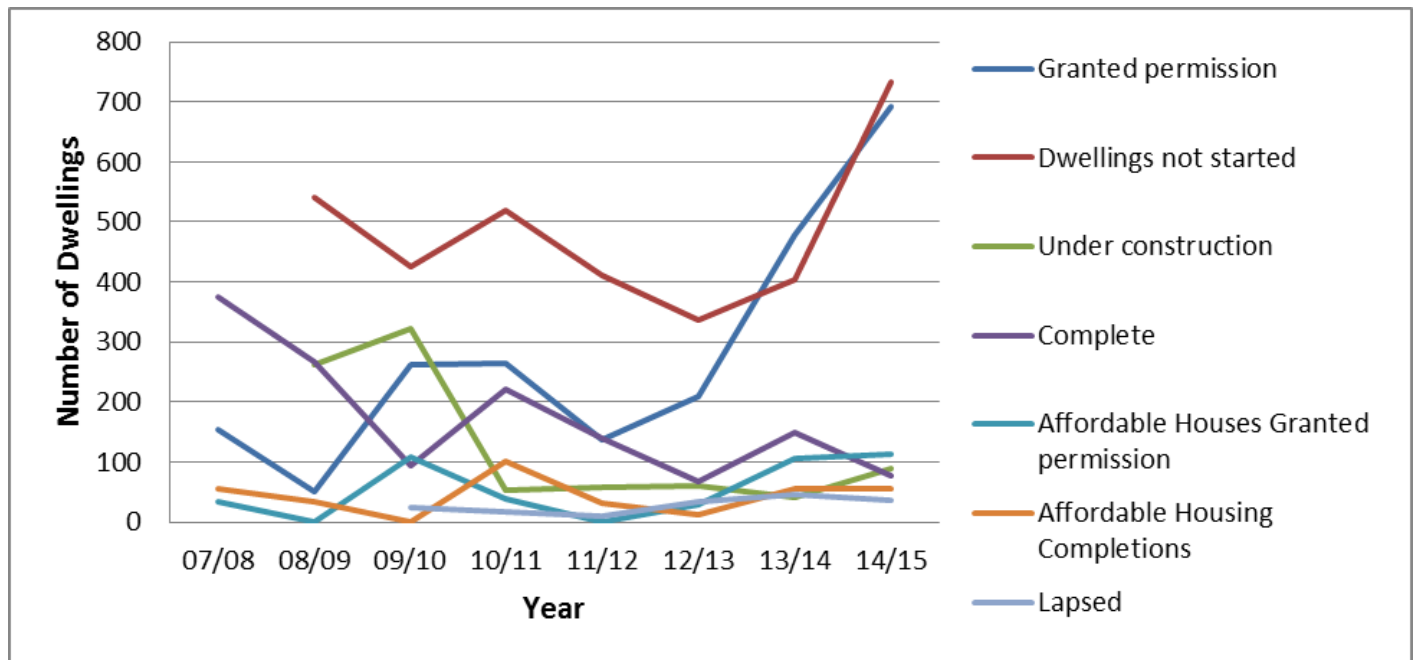
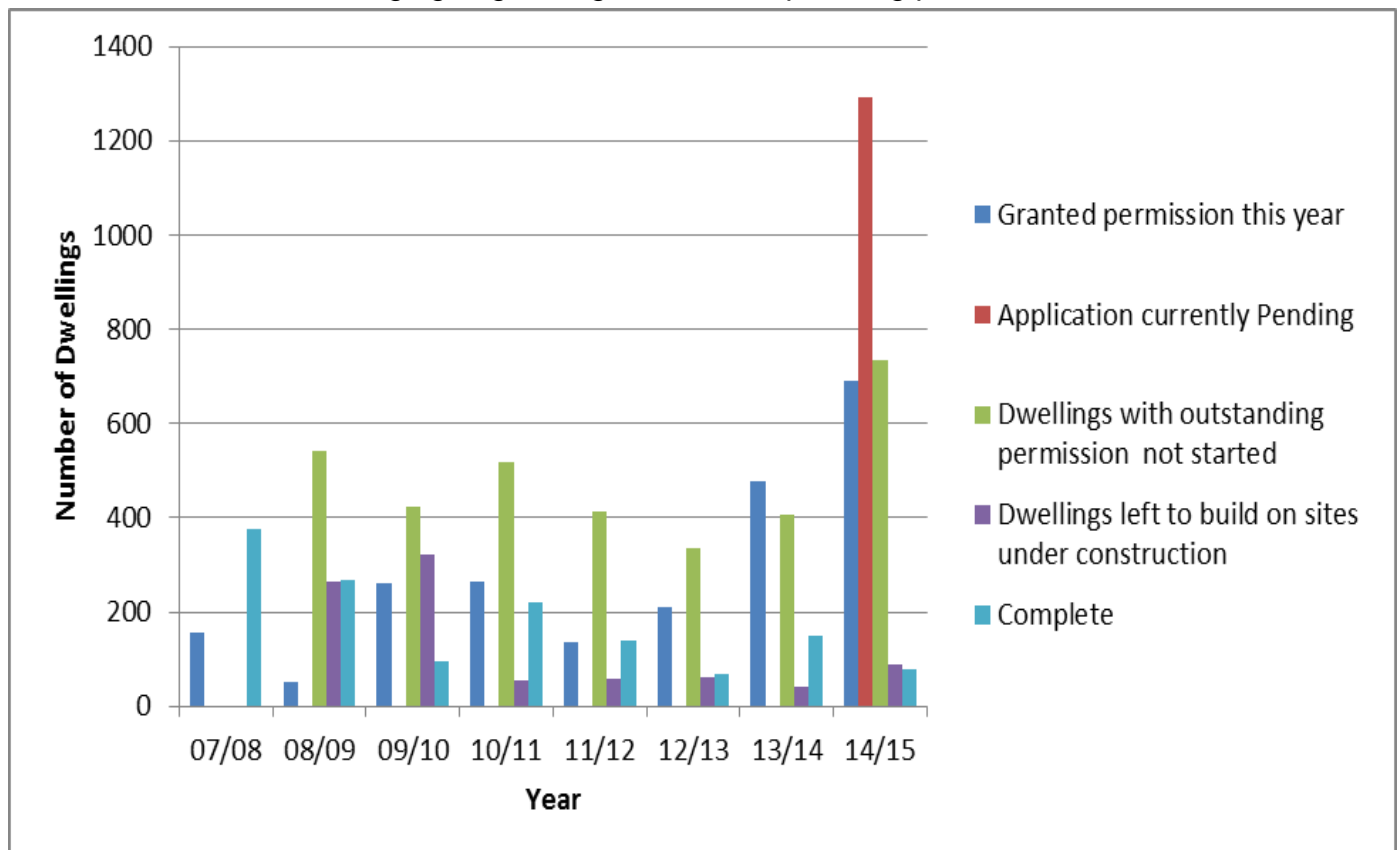


Chart 2 shows that there has been a year on year increase in the number of dwellings granted permission since 2011/2012. There is also well over 1200 dwellings currently pending a decision and therefore this trend seems likely to continue. This demonstrates that despite the poor completion rate this is not down a lack of suitable sites, it could also demonstrate that the current poor completions could be linked to the low number of permissions granted in 2011/12 and that this will be rectified in coming years as a result of the high number of permission now granted.

Chart 2: Number of dwellings going through the formal planning process



Lapsed Sites

No lapsed permissions are included in the first 5 year delivery slot. Refusals are included where it is considered that either; the reason for refusal can be overcome, where the decision to refuse the application was taken within the monitoring year (whereby the applicant has a 'free go' at submitting a revised application) or where the applicant has engaged in further pre-application discussions since the refusal. Chart 1 shows that the lapse rates are relatively low and seem to be consistent irrespective of the number of permissions granted in a given year. Since 2009/10 to present the lapse rate has been 9%, this is the number of all permissions that lapse irrespective of the size of the site.

Assessing Employment Land for Housing

The NPPF 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 (see Appendix 2) where 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.

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. The table below shows the small sites (excluding garden land) which have been classed as windfall because the sites were not allocated for development.

Table 11: 5 Year Net Windfall Completions on Small Sites 2010 - 2015 (sites not allocated)

Year	Net Windfall completions on small sites (excluding gardens)
2010-11	62
2011-12	23
2012-13	23
2013-14	37
2014-15	57
Total	202

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

In order to draw a comparison from the above windfall figure and because the SHLAA is so detailed, it was also considered that windfalls could also be calculated in terms of all sites (large and small) that were not counted in the previous year's SHLAA (because they were not known about). This is the first year that this monitoring has been undertaken and the results are shown below.

Table 12: Windfalls calculated by adding new dwelling numbers available on all unallocated sites that were not included in last year's SHLAA

Year	Number of dwellings on all new sites
2013-14	173
2014-15	135
Total	308

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, as shown below through recent negotiations the Council has reduced the contributions requested by over £8million in order to bring sites forward quicker.

Current sites where reduced S106 contributions have being negotiated:

- Beeston Business Park
- Boots
- Beamlight
- Kimberley Brewery
- Hempshill Hall

Site	Expected Contributions if viable.	Variation	Financial implications agreed by Cabinet or at Appeal.
Beeston Business Park	Affordable housing = £3,195,000 Open Space = £385,574 ITPS = 60 space car park	Affordable Housing agreed at £1,800,000	- £1,395,000
Boots	Affordable housing = £5,062,500 Open Space = £608,800 ITPS = £120,000	Affordable Housing agreed at £1,904,000 Open Space = £0 ITPS = £0	- £3,887,300
Beamlight	Affordable housing = £1,687,500	Land to be transferred to the Council for development of affordable housing valued at £910,000	- £777,500

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2014/15

South of Smithurst Road	Affordable Housing = £1,035,000 Open Space = £185,887 ITPS = £65,000 Junction Improvements = £40,000	Expected to come back imminently to re-negotiate contributions.	-
Kimberley Brewery	Affordable housing = £1,372,500	Affordable housing agreed at = £279,857	- £1,092,643
Hempshill Hall	Affordable housing = £1,305,000	No affordable housing contributions	- £1,305,000
Total			-£8,457,443

An assumption has been taken that the affordable housing contribution calculation is that 25% of the total dwellings on a site would be affordable (as per the 2004 Local Plan policy) and that the cost of these is £45,000 per dwelling. For the purposes of the above table education contributions have not been included as these would be paid directly to the County Council.

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 together with the other Core Strategies in the HMA provides for the full objectively assessed housing need across the HMA.

Table 13: Existing Capacity found on Specific Sites within the Urban Area

	Core Strategy Requirement (2011-2028)	Annual Gains & Losses (2011-2015)					Specific Sites within the Urban Area			Windfall Allowance	Total	Residual Requirement (left to be found)
		Completions (Net Gains)					Years 2015-18 Capacity	Years 2018-23 Capacity	Years 2023-28 Capacity			
		11-12	12-13	13-14	14-15	Total 11-15						
Awsorth	350	1	-	-	4	5	22	79	1	-	107	243
Brinsley	150	-	2	9	2	13	4	3	22	-	42	108
Eastwood	1250	98	18	45	26	187	299	349	111	100	1046	204
Kimberley	600	1	26	10	4	41	68	257	19	-	385	215
MBA	3800	40	21	86	41	188	480	1839	352	200	3059	741*
Other Rural	0	-	-	-	-	-	1	-	-	-	1	-1
Adjacent Hucknall	0	-	-	-	-	-	-	-	-	-	0	0
Sub Total	6150	140	67	150	78	435	874	2527	505	300	4641	1509
Strategic Location at Toton	500	-	-	-	-	-	25	475	-	-	500	-500
Total	6150	140	67	150	78	435	899	3002	505	300	5141	1009

*This figure does not take into account the Strategic Location for Growth at Toton

Therefore 6150 (requirement) – 5141 (total capacity found on urban sites including Field Farm, Boots & Seven Trent and Strategic Location for Growth at Toton) = 1009 left to find.

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 the part 2 Local Plan. The part 2 Local Plan will allocate selected sites from the 'could be suitable if policy changes' list for future development in order to meet the need for housing up to 2028.

The table 14 shows the potential capacity of all of the 'could be suitable if policy changes' sites (i.e. those located in the Green Belt). The capacity shown in the table demonstrates that the development requirements in the borough throughout the plan period can be met and indeed not all of the recognised sites will be required to be removed from the Green Belt. Most of these sites were included in a ten week 'Issues and Options' consultation over the winter of 2013-14.

Table 14: 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
Awsorth	-	158	257	415
Brinsley	-	159	437	596
Eastwood	-	447	1116	1563
Kimberley	-	336	686	1022
MBA	-*	2067*	4544	6611
Other Rural	-	34	36	70
Adjacent Hucknall	-	26	40	66
Total	-	3227	7116	10,343

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 Settlement: **Awsorth**

Key:	Planning Permission Pending Consideration
	With Extant Planning Permission (as at 1 April 2015)
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018-2023	2023-2028
Deliverable and Developable				
36	Ponderosa Gin Close Way Awsorth	2	8	-
136	Allotments east of Main Street Awsorth	10	10	-
35 564	Land At Gin Close Way Awsorth	10	61	-
361	40 Main Street Awsorth	-	-	1
Sub Total		22	79	1
Could be suitable if policy changes				
394	Land to rear of 13-27 The Glebe Cossall	-	20	12
190	North of Barlows Cottages Awsorth	-	20	30
192	West of Awsorth Lane/South of Newtons Lane Cossall	-	58	58
117	Land at Newtons Lane Awsorth	-	60	157
Non Deliverable or Developable				
114	Gin Close Way Awsorth	-	-	-
194	East of The Lane/Main Street Awsorth	-	-	-
333	Land West of Gin Close Way	-	-	-
432	Bennerley Disposal Point Land Between A610 And Gin Close Way	-	-	-
Sub Total		-	158	257
Total	-	22	237	258

Comment on sites of 10 or more

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built	Change to total number since last year
36	Ponderosa Gin Close Way Awsorth	No change, site has stalled after completing 4.	10	-
136	Allotments east of Main Street Awsorth	Planning Permission refused but allowed at appeal for 20 dwellings	20	-
35 564	Land At Gin Close Way Awsorth	Both permissions implemented. Revised scheme approved pending S106 agreement.	71	-1

Key Settlement: Brinsley

Key:	With Extant Planning Permission (as at 1 April 2015)
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years 2013-2018	6-10 Years 2018- 2023	11-15 Years 2023-2028
Deliverable and Developable				
77	44 Mansfield Road Brinsley	1	-	-
678	135 Broad Lane Brinsley	1	-	-
53	Manor Farm Hall Lane Brinsley	2	-	-
55	Merrin Builders 66-70 Hobsic Close Brinsley	-	3	-
81	Oak Tree Cottage 26-28 Cordy Lane Brinsley	-	-	1
200	West of High Street Brinsley	-	-	21
Sub Total	-	4	3	22
Could be suitable if policy changes				
128 ⁶	Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley	-	-	11
376	Land Opposite 28 Church Lane Brinsley	-	24	61
198	East of Church Lane Brinsley	-	50	150
197	North of Cordy Lane Brinsley	-	85	215
Non Deliverable or Developable				
199	North of Hall Lane Brinsley	-	-	-
Sub Total	-	-	159	437
Total	-	4	162	459

No significant changes to last year.

⁶ Since its inclusion in the SHLAA a new dwelling (404) has been built across the original proposed access to the site and therefore this site no longer has road frontage.

Key Settlement: Eastwood

Key:	With Extant Planning Permission (as at 1 April 2015)
	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

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018-2023	2023-2028
Deliverable and Developable				
43	Land at 19 Mill Road Newthorpe	1	-	-
554	16 Derby Road Eastwood	1	-	-
618	31A Nottingham Road Eastwood	1	-	-
624	22 Brookhill Leys Road Eastwood	1	-	-
648	Brook Breasting Farm Narrow Lane Watnall	1		
662	Betfred 75-77 Nottingham Road Eastwood	1	-	-
674	9 Mansfield Road Nether Green Eastwood	1	-	-
82	D R Constructions 35-37 Barber Street Eastwood	2	-	-
272	Car Park Cross Street Eastwood	2	-	-
27	246 Main Street Newthorpe	2	-	-
608 ⁷	Land adjacent to Methodist Church Newthorpe Common Newthorpe	3	-	-
673	Land On The North West Side Of The Man In Space Nottingham Road Eastwood	4	-	-
676	Hall Farm Cockerhouse Road Eastwood	4	-	-
628	Eastwood & District Victory Club Walker Street Eastwood	6	6	-
163	132 Chewton Street Eastwood	6	7	-
147	East of Pinfold Road Newthorpe	20	-	-
125	Land at Church Street Eastwood	22	-	-
134	Springbank Primary School Devonshire Drive Eastwood	23	-	-
129	Telford Drive, Newthorpe	6	18	-
521	Beamlight Automotive Seating Ltd Tricom House Newmanleys Road Eastwood	40	110	-
653	Land off Newmanleys Road Eastwood	40	-	-
34 ⁸	Land off Acorn Avenue Giltbrook	20	47	-
143 ⁹	South of Smithurst Road Giltbrook	36	55	-
138	Walker Street Eastwood	56	84	61
74	Land at 56 Smithurst Road Giltbrook	-	1	-
139	95 South Street Eastwood	-	1	-
478	Lord Nelson 20 Nottingham Road		2	
497	239 Nottingham Road Eastwood	-	2	-
474	Dovecote Bar and Grill 29 Beauvale Newthorpe	-	6	-
349	66 Dovecote Road, Eastwood	-	10	-
508	Hilltop House Nottingham Road Eastwood	-	-	10
130	Church Street Eastwood (Raleigh)	-	-	40
Sub Total	-	299	349	111
Could be suitable if policy changes				

⁷ 2 Applications 1 to convert church to dwelling and 1 to build 2 new dwellings

⁸ Application approved subject to S106 agreement.

⁹ Undertook engineering works on site and applied for certificate of lawfulness to demonstrate that this constitutes commencement.

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2014/15

514	Hall Farm Cockerhouse Road Eastwood	-	20	20
204	North of 4 Mill Road Beauvale	-	24	64
3	Wade Printers Baker Road Newthorpe	-	56	144
208	West of Moorgreen	-	72	190
206	E of Baker Rd/N of Nottm Road Giltbrook	-	80	203
203	Nether Green East of Mansfield Rd Eastwood	-	85	215
413	Mansfield Road, Nether Green	-	110	280
Non Deliverable or Developable				
102	Land at Horse and Groom Moorgreen	-	-	-
126	Sun Inn, 6 Derby Road, Eastwood	-	-	-
146	Chewton Street Newthorpe	-	-	-
205	East of Greenacres Close Newthorpe	-	-	-
213	Mansfield Road Park Play Area Mansfield Road Eastwood	-	-	-
256	Land at Engine Lane, Lower Beauvale, Eastwood	-	-	-
492	43 Moorgreen Newthorpe	-	-	-
496	Greasley Beauvale D H Lawrence Primary School Beauvale Newthorpe			
506	Land Rear Of Poplar Farm 1 Moorgreen Newthorpe	-	-	-
517	T B C Engineering Services Bailey Grove Road Eastwood	-	-	-
519	Land Off Thorn Drive And West Of The Pastures Thorn Drive Newthorpe	-	-	-
Sub Total	-	-	447	1116
Total	-	299	796	1227

Change to dwelling numbers from last year

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built	Change to total number since last year
129	Telford Drive, Newthorpe	Planning application for 25 dwellings to include the demolition of an existing dwelling (Net 24) currently pending consideration.	24	+ 10
New small sites				+13
Total Gains				+23
519	Land at Thorn Drive and West of Pastures	Planning application withdrawn unlikely to come forward for development.	0	- 33
496	D H Lawrence Primary School	2012 enquiry for residential redevelopment. Since then a school have started operating from the building therefore unlikely to come forward.	0	- 10
163	132 Chewton Street Eastwood	Allocated in the 2004 Local Plan. Permission for 13 new dwelling (revised scheme) granted subject to S106.	13	- 7
628	Eastwood & District Victory Club Walker Street Eastwood	2015 extant permission for 12 bungalows. Loss of 1 from previous 2014 enquiry.	12	-1
Sites removed from supply due to lack of development interest.				-10
Total Losses				-61
Total				-38

Update on sites of 10 or more (not included in previous table)

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built
147	East of Pinfold Road Newthorpe	Extant outline planning permission for 20 dwellings granted 2014.	20
125	Land at Church Street Eastwood	Extant planning application for 22 dwellings currently under construction.	22
134	Springbank Primary School Devonshire Drive Eastwood	Planning application for conversion of the school into 19 apartments and 4 new dwellings currently under construction.	23
521 653	Newmanleys Road Eastwood	Two extant outline applications for 150 & 40 granted permission in 2015.	190
34	Land off Acorn Avenue Giltbrook	2015 application for 67 dwellings (revised scheme) approved subject to S106.	67
143	South of Smithurst Road Giltbrook	Commenced work on site 2015.	91
138	Walker Street Eastwood	Extant 2015 permission. Application refused but allowed at appeal for 140 dwellings. Remainder of site is considered to be able to accommodate the residual 61.	201

Key Settlement: Kimberley

Key:	With Extant Planning Permission (as at 1 April 2015)
	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

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years 2013-2018	6-10 Years 2018- 2023	11-15 Years 2023-2028
Deliverable and Developable				
14	Land adjacent Elm Farm Trough Lane Watnall	1	-	-
72	Land at 29 Oak Drive Nuthall	1	-	-
226	Land at Brown's Flatts Kimberley	1	-	-
562	Castle College Church Hill Centre Church Hill Kimberley	1	-	-
547	12 Regent Street Kimberley	1	-	-
569	Systems Instillation Supplies 5A Regent Street Kimberley	1	-	-
606	59 Gilt Hill Kimberley	1	-	-
611	RAF bunker Rear or 140 Main Road Watnall	1	-	-
650	8 Newdigate Street Kimberley	1	-	-
667	Barn to the rear of 48 Awsworth Lane Cossall	1	-	-
670	53 Gilt Hill Kimberley	1	-	-
623	Ex Servicemens Club Station Road Kimberley	2	-	-
629	7 Spencer Drive Nuthall	2	-	-
576	Electricity Substation James Street Kimberley	3	-	-
622	73 Main Street Kimberley	3	-	-
619	4 And 6 Hardy Street Kimberley	4	-	-
631	29 Edward Road Nuthall	4	-	-
599	2, 4 & 6 Oak Lodge Drive Kimberley	5	-	-
145	Land Between 3 And 12 Hardy Close Kimberley	14	9	-
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley	20	108	-
210	Land South East Of 32 To 40 Maws Lane Kimberley	-	12	-
428	Land To Rear Of Chilton Drive Watnall	-	16	-
518	Rear Of 127 Kimberley Road Nuthall	-	20	-
140	Builders Yard, Eastwood Road, Kimberley	-	22	-
218	South of Kimberley Road Nuthall	-	30	-
144	South of Eastwood Road Kimberley	-	40	-
219	West of The Paddocks Nuthall	-	-	19
Sub Total	-	68	257	19
Could be suitable if policy changes				
386	Former Temple Nursery Kimberley Road Nuthall	-	9	-
103	Land east of New Farm Lane Nuthall	-	12	-
610	Land off High Spannia Kimberley	-	18	-
473	Home Farm Nottingham Road Nuthall	-	-	14
131	Church Hill Kimberley	-	16	10
116	Land north of 38 Alma Hill Kimberley	-	15	30
234	Land At New Farm Lane Nuthall	-	20	30
113	Land north of Alma Hill Kimberley	-	28	44
105	Land west of New Farm Lane Nuthall	-	32	48
411	2 High Street Kimberley	-	40	60
285	Land North Alma Hill / West Of Millfield Road Kimberley	-	16	100
271	Gilt Hill Farm Gilt Hill Kimberley	-	50	150
215	Land Adjacent To Kimberley Depot Eastwood Road Kimberley	-	80	200
Non Deliverable or Developable				
228	NW of Chestnut Drive Nuthall	-	-	-
229	North of Gilt Hill Kimberley	-	-	-
112	Land south of Spring Hill Kimberley	-	-	-
118	Land to west of M1 Nuthall	-	-	-
188	Land At Watnall	-	-	-
227	East of Main Road Watnall	-	-	-
364	South of Babbington Lane Kimberley	-	-	-

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2014/15

416	Watnall Bakery, Main Road, Watnall British Bakeries (Northern) Ltd	-	-	-
430	Land Off Laurel Crescent Nuthall	-	-	-
424	South-West Of Motorway, North-East Of Main Road Watnall	-	-	-
494	Long Close Babbington Lane Kimberley	-	-	-
		-	336	686
Total		68	593	705

Change to dwelling numbers from last year

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built	Change to total number since last year
145	Land Between 3 And 12 Hardy Close Kimberley	Extant permission for 22 new build plus a later application approved for additional single dwelling (23 in total). Initial notice received for all of the works.	23	+2
Small site gains				+8
Total Gains				+10
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley	Hybrid application for 122 dwellings approved at the end of 2015. Additional application for 6 was approved earlier in 2014 the site is therefore deliverable and suitable. There has been a reduction from the previously anticipated number of dwellings due to lower density granted permission. It is not now considered that a higher number of dwellings on the site is realistically achievable given the fragile viability of the scheme as approved and the need to maintain the character of the woodland area.	128	-32
228	NW of Chestnut Drive Nuthall	Owned by the County Council the site is considered to be suitable for housing however we have had no interest from the County Council in redeveloping this site.	0	-24
629	7 Spencer Drive Nuthall	Extant permission for 3 dwellings following the demolition of one (2 Net). Previous higher figure based on 2014 enquiry.	2	-11
631	29 Edward Road Nuthall	Extant permission for 5 dwellings following the demolition of one (4 Net). Previous higher figure based on 2014 enquiry.	4	-8
Small site removed because of lack of developer interest				-1
Total Loses				-76
Total				-66

Update on sites of 10 or more (not included in previous table)

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built
210	Land South East Of 32 To 40 Maws Lane Kimberley	Owner keen to bring the site forward – had advised in February 2015 that an outline application would be submitted presently.	12
518	Rear Of 127 Kimberley Road Nuthall	Owner thinks that 6-10 years reasonable timeframe for bringing the site forward (January 2015). This site can only be developed in conjunction with neighbouring site.	20
140	Builders Yard, Eastwood Road, Kimberley	Allocated in the 2004 Local Plan. Owner keen to bring the site forward – had advised in February 2015 that an outline application would be submitted presently.	22
218	South of Kimberley Road Nuthall	Owner thinks that 6-10 years reasonable timeframe for bringing the site forward (January 2015).	30
144	South of Eastwood Road Kimberley	Allocated in the 2004 Local Plan. Adjacent to potential Green Belt release	40
219	West of The Paddocks Nuthall	Landowner keen to see site developed however as yet has had no developer interest due to land value expectations. Unlikely to come forward in the short-term	19

Key Settlement: Main Built-up Area (MBA)

Key:	With Extant Planning Permission (as at 1 April 2015)
	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
	2014 Core Strategy Strategic Location for growth

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018- 2023	2023-2028
Deliverable and Developable				
10	25 Wadsworth Road Stapleford	1	-	-
24	3 The Jardines Bramcote	1	-	-
60	Land at 39 Templar Road Beeston	1	-	-
156	8 Grove Street Beeston	1	-	-
166	205-209 Station Road Beeston	1	-	-
181	14 Temple Drive Nuthall	1	-	-
187	55 Carrfield Avenue Toton	1	-	-
282	Land adjacent 71 Abbey Road Beeston	1	-	-
295	104 Cow Lane Bramcote	1	-	-
373	Land to rear of 58 Temple Drive Nuthall	1	-	-
406	Land Adjacent The Grange Town Street Bramcote	1	-	-
498	1 Burnham Avenue Chilwell	1	-	-
585	61 Hall Drive Chilwell	1	-	-
594	Manor Court House Manor Court Peache Way Bramcote	1	-	-
595	2 - 4 Derby Road Stapleford	1	-	-
601	Toton Post Office 2 Stapleford Lane Toton	1	-	-
607	Shirley Court Norfolk Avenue Toton	1	-	-
609	221 Pasture Road Stapleford	1	-	-
612	54 Hickings Lane Stapleford	1	-	-
633	32 Mottram Road Chilwell	1	-	-
639	19 Montague Street Beeston	1	-	-
661	Ellesmere Drive Trowell	1	-	-
672	7 Bridle Road Bramcote	1	-	-
668	First Floor 57 - 59 High Road Chilwell	1	-	-
669	3 Grangelea Gardens Bramcote	1	-	-
677	88 Cow Lane Bramcote	1	-	-
679	59 Grove Avenue Chilwell	1	-	-
38	61 High Road Beeston	2	-	-
535	Land To The Rear Of 294 Nottingham Road Toton	2	-	-
541	Chilwell Methodist Church Clarkes Lane Chilwell	2	-	-
596	40 Great Hoggett Drive Chilwell	2	-	-
643	180A Derby Road Beeston	2	-	-
644	145A Station Road Beeston	2	-	-
664	40 Bramcote Avenue Chilwell	2	-	-
516	32 Hall Croft Beeston	3	-	-
649	87 Wollaton Road Beeston	3	-	-
660	223 Chilwell Lane Bramcote	3	-	-
671	51 Brookhill Street Stapleford	3	-	-
605	69 Derby Road Bramcote	4	-	-
96	The Beeston Cobbler 184 Station Road Beeston	6	-	-
614	Land to Rear of 98 Church Street Stapleford	6	-	-
574	Land Rear of 89 Inham Road Chilwell	6	-	-
636	73 Chetwynd Road Toton	2	3	-
634	22 High Road Chilwell	9	-	-
51	Units 12-15 Pinfold Trading Estate Nottingham Road Stapleford	10	-	-
297	Hoftons Roberts Yard Beeston	5	5	-
589	84 Broadgate Beeston	11	-	-
635	St Andrews Church Antill Street Stapleford	12	-	-
12	Moult's Yard, 68-70 Nottingham Road, Stapleford	5	10	-
590	The Cow At Beeston Middle Street Beeston	23	-	-

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2014/15

265	Beeston Police Station Chilwell Road Beeston	5	19	-
630	Castle College The Whiteley Mill 39 Nottingham Road Stapleford	24	-	-
150	Beeston Maltings, Dovecote Lane, Beeston	-	56	-
408	Myford Machine Tools Wilmot Lane Beeston	-	81	-
220	Land East of Low Wood Road Nuthall	29	87	-
95	Allotments, Hassocks Lane, Beeston	130	-	-
499	Beeston Business Park Technology Drive Beeston	40	250	20
108	Field Farm Land north of Ilkeston Road Stapleford	100	350	
25	72 Beeston Fields Drive Bramcote	-	1	-
291	Land adjacent 11 Clinton Street Beeston	-	1	-
502	61 Marton Road Chilwell	-	1	-
555	40 Broadgate Beeston	-	1	-
657	64 Beeston Fields Drive	-	1	-
170	1 Fletcher Road Beeston	-	2	-
350	52 Nottingham Road Stapleford	-	2	-
616	72 Brookhill Street Stapleford	-	2	-
651	138 Nottingham Road Nuthall	-	2	-
625	2 Bramcote Lane and 38 Hallams Lane Chilwell	-	2	-
567	201-209 Queens Road Beeston	-	3	-
301	7A Middleton Crescent Beeston	-	3	-
241	Lock Up Garages Middleton Street Beeston	-	4	-
310	Neville Sadler Court Beeston	-	10	-
419	Wadsworth Rd, Stapleford, Nottingham	-	11	-
571	Land Fronting Wollaton Road Beeston	-	12	-
239	Works Bailey Street Stapleford	-	15	-
548	Beeston Van Hire 2 Barton Way Chilwell	-	19	-
261	Brethren Meeting Hall Hillside Road Beeston	-	20	-
449	Beeston Cement Depot Station Road Beeston	-	21	-
343	St Johns College, Peache Way, Bramcote	-	25	-
389	Neville Sadler Court, Beeston	-	27	-
509	Trowell Freight Depot Stapleford Road Trowell	-	33	-
420	Land North of Stapleford Road Trowell, E of M1	-	60	-
258	Land at Lilac Grove, Beeston	-	50	100
195	Former Bartons Bus Depot Queens Road Chilwell	-	250	70
64	Land at Sycamore Court Broadgate Beeston			6
135	Field Lane Chilwell	-	-	34
20	Chetwynd Barracks Chetwynd Road Chilwell	-	-	61
360	Chetwynd Barracks Chetwynd Road Chilwell	-	-	61
237	The Boots Company Beeston site	-	400	-
Sub Total		480	1838	352
Strategic Location for Growth				
133	Land at Toton Lane Stapleford	25	475	-
254	Land East of Toton Lane/Stapleford Lane, Toton	-	24	36
259	Land off Toton Lane, Toton – East	-	40	60
132	Land at Wheatgrass Farm Toton (North of the Tram Line)	-	70	80
680	Land at Wheatgrass Farm Toton (South of the Tram Line)	-	70	80
358	Toton Sidings Derby Road Stapleford	-	120	297
Could be suitable if policy changes				
658	41 Trent Vale Road Beeston	-	2	-
602	The Gables Strelley Lane Strelley	-	20	-
356	East of Field Farm Sidings Lane Bramcote	-	50	76
415	Ashlands Bilborough Road Trowell	-	20	24
412	Chilwell Lane Bramcote (sth of Common Lane)	-	29	45
123	Coventry Lane Bramcote	-	36	38
410	Land South Of 45 Baulk Lane Stapleford	-	32	60
414	Land Behind Sisley Avenue, Stapleford	-	39	60
127	Bramcote Hills Golf Club Thoresby Road Bramcote	-	40	60
403	Bardills Garden Centre Toton Lane Stapleford	-	60	90
111	Land off Moss Drive Bramcote	-	60	90
407	Land Between A52 Stapleford And Chilwell Lane Bramcote	-	90	160
588	Land To The West Of Bilborough Road Strelley	-	88	223
107	Land at Woodhouse Way Nuthall	-	120	180
632	Land at Bramcote Hills Sport & Community College Moor Lane Bramcote	-	128	322
178	Land Between Elton And The Woodards Bilborough Road Trowell	-	200	637
298	Spring Farm Nottingham Road Trowell Moor Trowell	-	394	986
104	Land off Coventry Lane Bramcote	-	400	1000

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2014/15

Non Deliverable or Developable				
109	Low Wood Road Nuthall	-	-	-
110	Land off Moss Drive Bramcote	-	-	-
115	Mill Farm Stapleford	-	-	-
119	Land at Coopers Green Beeston	-	-	-
151	Beeston Marina Riverside Road Beeston	-	-	-
158	Storage Yard Bowden Drive Boulevard Industrial Park Beeston	-	-	-
183	Sports Ground, Bailey Street, Stapleford	-	-	-
191	Land Off Coventry Land And Moor Farm Inn Bramcote	-	-	-
193	Chetwynd Barracks Chetwynd Road Chilwell	-	-	-
196	North of Hall Gardens Bramcote	-	-	-
202	Central Avenue Play Area Central Avenue Stapleford	-	-	-
212	East of Motorway/North of Nottingham Road Nuthall	-	-	-
221	NW of A52 Stapleford Hill Top Farm	-	-	-
230	Lower Regent Street Beeston	-	-	-
232	Sandiacre Road Stapleford	-	-	-
240	West End Street Stapleford	-	-	-
307	116 Station Road Beeston	-	-	-
363	Weirfields South-East of Canal Side Beeston	-	-	-
365	East of Motorway / West of Low Wood Road Nuthall	-	-	-
398	Manor Garage 365 Nottingham Road Toton	-	-	-
417	Land North of Nottingham Rd, Trowell	-	-	-
421	Land at Nottingham Rd Nuthall bounded by A610 & M1	-	-	-
510	Land Rear Of Chilwell Retail Park Barton Lane Attenborough	-	-	-
515	Evelyn Street Beeston	-	-	-
550	Land At High Road Chilwell	-	-	-
Sub Total	-	25	2567	4544
Total	-	505	4406	4896

Change to dwelling numbers from last year

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built	Change to total number since last year
195	Former Bartons Bus Depot Queens Road Chilwell	Advanced pre-application discussions under way. Planning application expected imminently. Applicant has already consulted publically and has the Prince's Trust Foundation involved.	320	+210
499	Beeston Business Park Technology Drive Beeston	2014 hybrid outline application for up to 310 dwellings on business park land currently pending.	310	+25
265	Beeston Police Station Chilwell Road Beeston	2015 planning and Listed Building Consent applications for the demolition of the police station and the construction of 19 units plus the conversion of the grange into 5 apartments currently pending.	24	+14
635	St Andrews Church Antill Street Stapleford	Extant planning application for the conversion of the church into 8 flats and the construction of 4 dwellings on land occupied by garages.	12	+12
571	Land Fronting Wollaton Road Beeston	Hand car wash and vacant space, owned by Webbs training who expressed an interest in bringing the site forward at some point in the future	12	+12
297	Hofton's Roberts Yard Beeston	Planning permission for 8 dwellings lapsed. Two subsequent applications for higher housing numbers (12 & 10) respectively have been refused by committee. Application for 10 dwellings refused but appeal in progress. If the appeal is dismissed it is considered likely that a similar number of dwellings could still be built.	10	+2
Small site gains				+49
Total Gains				+324

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2014/15

51	Units 12-15 Pinfold Trading Estate Nottingham Road Stapleford	Previous application for 50 dwellings superseded by secondary application for supermarket and 10 dwellings.	10	-40
398	Manor Garage 365 Nottingham Road Toton	The Environment Agency has major concerns about the site being used for residential development due to the risk of flooding and a loss of flood storage. The Environment Agency have stated that they will object to future development	0	-27
543	Inham Nook Methodist Church Pearson Avenue Chilwell	2013 Outline application granted subject to the signing of S106 agreement - land ownership issues. Current application pending for 70 bed care home.	0	-24
301	7A Middleton Crescent Beeston	2009 application for 15 dwelling refused. 2015 enquiry for 3 dwellings currently pending.	3	-12
6	N K Motors, 205a Bye Pass Road Chilwell	2012 Outline application withdrawn due to lack of information. Nothing since.	0	-12
343	St Johns College, Peache Way, Bramcote	Advanced pre-application discussions under way – likely to come forward for a minimum of 25 dwellings	25	-10
1	92-106 Broadgate Beeston	Outline permission granted in 2001 for 10 dwellings on the garden land of numerous properties. Unsure if still in same ownership – no contact since previous application.	0	-10
589	84 Broadgate Beeston	Planning permission for the erecting of 12 new dwellings following the demolition of the existing bungalow (i.e. 11 Net dwellings) – site under construction.	11	-1
590	Land Formerly Part Of The Cow Nether Street Beeston	Extant Planning permission for 24 apartments allowed at appeal (Net gain 23)	23	-1
Small site losses				-63
Total Loses				-200
Total				+124

Update on sites of 10 or more (not included in previous table)

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built
310	Neville Sadler Court Beeston	On-going discussions it is likely that the site will come forward in the next 5 years.	10
419	Wadsworth Rd, Stapleford, Nottingham	On-going discussions. County Council own site.	11
239	Works Bailey Street Stapleford	Outline application for 15 new dwellings on previously developed land (old factory) recently lapsed.	15
12	Moult's Yard, 68-70 Nottingham Road, Stapleford	Extant planning permission for 15 new dwellings on land that was previously used as a builder's yard.	15
548	Beeston Van Hire 2 Barton Way Chilwell	On-going discussions, site currently under lease – tenants are searching for new premises.	19
261	Brethren Meeting Hall Hillside Road Beeston	2010 outline permission now lapsed – site is suitable for development.	20
449	Beeston Cement Depot Station Road Beeston	On-going discussions– keen to bring site forward and application expected in 2016. Owners have had developer interest in building the site.	21
630	Castle College The Whiteley Mill 39 Nottingham Road Stapleford	Extant permission for the demolition of the warehouse and the conversion of the mill building into 24 apartments.	24
389	Neville Sadler Court, Beeston	On-going discussion, likely that the site will come forward in the next 5 years.	27
509	Trowell Freight Depot Stapleford Road Trowell	Extant outline permission (33 dwellings). Site is within very close proximity to the proposed HS2 line therefore it is unlikely that anything will happen on the site until details of HS2 are confirmed	33

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2014/15

135	Field Lane Chilwell	Allocated in the 2004 Local Plan. MOD owned – the MOD is currently reviewing their housing strategy with the aim to sell off a 3 rd of their land. Likely that this site will come forward but not until the end of the plan period.	34
420	Land North of Stapleford Road Trowell, E of M1	On-going discussions with owners. Site is within very close proximity to the proposed HS2 line therefore it is unlikely that anything will happen on the site until details of HS2 are confirmed	60
20	Chetwynd Barracks Chetwynd Road Chilwell	MOD owned – 2002 Outline application withdrawn. The MOD is currently reviewing their housing strategy with the aim to sell off a 3 rd of their land. Likely that this site will come forward but not until the end of the plan period.	61
360	Chetwynd Barracks Chetwynd Road Chilwell	MOD owned – 2002 Outline application withdrawn. The MOD is currently reviewing their housing strategy with the aim to sell off a 3 rd of their land. Likely that this site will come forward but not until the end of the plan period.	61
408	Myford Machine Tools Wilmot Lane Beeston	Extant outline application for mixed use application with agreed S106. Indicative layout showing 81 dwellings.	81
220	Land East of Low Wood Road Nuthall	Outline application for 116 dwellings approved on appeal. 2015 appeal for the removal of the S106 requirements for affordable housing allowed. REM application submitted late 2015 currently pending.	116
95	Allotments, Hassocks Lane, Beeston	Outline application with approved reserved matters application for 130 dwellings on disused allotments. Development is under construction.	130
258	Land at Lilac Grove, Beeston	Allocated for development in the ACS. Currently in operative use until 2017 however Seven Trent expected to cease operation at this point.	150
237	The Boots Company Beeston site	Allocated for development in the ACS. Full application for infrastructure works to facilitate future development approved and currently under construction. Outline application for dwellings approved subject to S106 agreement.	400
108	Field Farm Land north of Ilkeston Road Stapleford	Extant outline application for 450 dwellings - allocated through the ACS which was adopted September 2014. 2015 reserved matters for phase 1 (118 dwellings) currently pending. Has been through a design review	450

Update of Toton Strategic Location for Growth

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built
133	Toton Strategic Location for Growth	Cabinet endorsed an amended masterplan at the meeting on 15/12/15. A planning application for 500 dwellings is to be reported to the Planning Committee on 23/2/15.	500

Other Rural

Key:	With Extant Planning Permission (as at 1 April 2014)
	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

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years 2013-2018	6-10 Years 2018- 2023	11-15 Years 2023-2028
Deliverable and Developable				
154	Marsh Farm Church Lane Cossall	1	-	-
Sub Total	-	1	-	-
Could be suitable if policy changes				
189	Land At Smithfield Avenue Trowell	-	34	36
Non Deliverable or Developable				
214	North and West of Asworth Lane Cossall	-	-	-
216	Lee Sisson And Co Ltd Newtons Lane Cossall	-	-	-
121	Shortwood Farm Trowell	-	-	-
122	Robbinetts Awsworth	-	-	-
223	Adjacent To The Forge Trowell	-	-	-
224	East of Cossall Road Trowell	-	-	-
233	Land To The West of Cossall Road Trowell	-	-	-
235	Land East of M1 Watnall	-	-	-
255	New Farm Lane, Nuthall	-	-	-
334	Land West of Cossall Road Trowell	-	-	-
362	North of Coronation Road Cossall	-	-	-
370	East of Motorway / North of Long Lane Watnall	-	-	-
423	Land Adjacent To Allotments Coronation Road Cossall	-	-	-
425	East Of Motorway/South Of Long Lane Watnall	-	-	-
472	Cossall Industrial Estate Soloman Road Cossall	-	-	-
512	Eagle Mill Ilkeston Road Trowell	-	-	-
Sub Total	-	-	34	36
Total	-	1	34	36

No significant changes to last year.

Adjacent Hucknall

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years 2013-2018	6-10 Years 2018- 2023	11-15 Years 2023-2028
Could be suitable if policy changes				
513	Land Belonging To Stubbing Wood Farm Watnall Road Watnall	-	26	40
Non Deliverable or Developable				
251	Near The Common, Hucknall (field 9758)	-	-	-
Sub Total	-	-	26	40
Total	-	-	26	40

No significant changes to last year.

Appendix 1:

Summary of responses from Broxtowe Matters Article:

- 3 Responses received.
 - 1 Respondent wanted advice but did not want to disclose the location of the site and therefore this was not included in the SHLAA
 - 1 Respondent submitted a site which they wanted the Council to purchase from them to use as garden land for an adjacent property, it was not considered to be suitable for housing development due to its size (long and thin), lack of road access and location (to the rear of a number of existing properties)
 - 1 Respondent submitted a garden site adjacent to an existing development site, after consultation with the neighbouring developer they concluded that it would not be viable to purchase the additional garden land as it would not yield extra housing units.

Developer Panel Meeting Notes:

Strength of Housing Sub Market:

- Need to consider where the sub market sites within a wider context e.g. Greater Nottingham
- Need to consider range of house builders from self-build to large national developers
- Need to understand sales rates
- South Nottinghamshire (towards Leicester) more desirable for development – more value towards the South of the borough – anything further North the Beeston/Bramcote is considered to be a low value area.
- Suggested that we could possibly group sub-markets together more
- Smaller houses more deliverable in weaker markets (e.g. Eastwood)
 - Suggestion that developers don't want to build big houses in low cost areas and therefore this keeps the status quo – self-perpetuating cycle.
- Large-scale re-development is the only way to change the perception of areas (e.g. Gainsborough) – although it was recognised that large scale development takes a long time to deliver and therefore would have to be prepared to lose 5 year land supply arguments in the meantime. Large-scale considered to be 200+ units.
- Current housing market generally quite good and market signals suggest it will remain as such for approximately 2 years – after that unknown.

Affordable housing/ Starter Homes:

- Lots of interest in Starter Homes – cheaper market housing avoiding need for affordable housing which is key for delivery where viability is an issue.
- £180-£200 / sq ft seems reasonable value for house builders
- House builders are currently being offered £50,000/plot for affordable housing which is approximately half that for the same time last year.
- Starter homes are more desirable because house builders know what they will make from one (80% market value) – known risk.
- Starter homes don't have the same implications as 'social housing' with regards to de-valuing neighbouring plots (because of stigma).

Delivery/Viability:

- Broxtowe could consider an approach like that adopted at Basset Law where delivery and contributions are linked e.g. if delivering within a year of permission then affordable housing

contributions drop to 10% - this helped house builders as they can achieve higher sales values as they sell more and more properties and therefore can afford more at a later date

- Commercial values similar to residential for brownfield as it's considered to be lower risk for developers.
- Over 200 units on Greenfield sites can be difficult to deliver because of infrastructure cost.
- Currently landowner expectation is an issue as many perceive the value of their land to be higher than it's worth (because of legacy) and many Greenfield landowners are happy to wait for values to pick up again
- Value of brownfield land depends on what use is on the site beforehand – not knowing and higher level of risk means value is lower
- Even on Greenfield sites the mining legacy throughout the borough increases risk for developer.
- Anything less than a two bed property doesn't make profit – Councils housing officers and RSL's want 1 bed units.

Timings:

- Build rates will depend on type of applicant:
 - House builder will be keen to start as soon as possible
 - Land owner / land trader will want to sell the land once permission has been achieved and therefore there will be a delay in delivery.
- It is unlikely that there would be more than 2 house builders on any site at any one time – they wouldn't want to saturate the market and therefore each house builder would aim to build as many as they can sell – approximately 4 a month (although this depends on market demand)
- Build rate is dependent on value of the area and not developer.
- Higher density would be built quicker as smaller units – developer would want to make their money back faster – approximately 5-6 a month.
- Large units (e.g. 5 bed houses) will take longer to build out as developer wants to build expectation and value. Barratts might achieve higher as they have two 'house types' and therefore might achieve 6 / month – 3 per concept.
- If a large 150+ units site is at detailed planning stage its likely they've already spent £500,000 on fees and £2.5 million on infrastructure and therefore it will take about 6 months to build first house – also likely that they'd sell part of the site off to another house builder to get some of the money back to spread the cost.
- Should investigate Jelsons as they're very reactive to the market and will give an indication of the current market.

Size & Type of Units:

- Depends on developer 'models' – a PLC house builder of Barratts will have set types
- Smaller house builders may have other niche offers e.g. bungalows
- There is an optimum floor area that developers will build because there is a ceiling that people are willing to pay for a unit and so building bigger than this doesn't add value – limited by mortgage companies.
- Should study applications from large house builders because they will apply for what the market is demanding.

COP Powers:

- Considered to be costly and risky and probably wouldn't work, would only want to consider on major schemes.

Other Issues:

- Lack of consistency dealing with the planning system – S106s take too long
- Refusals at Planning Committee add extra cost for developers – perception of the consistency of committee decisions will impact on sites coming forward for development as house builders will focus on ‘easier options’ first.
- Culture of the LPA impacts on applications coming in.
- Large-scale developers will not submit applications 6 months before an election because it’s more likely to be refused.
- Early and genuine engagement with stakeholders is key for bringing sites through the planning system more smoothly – some contrasting opinions as to who should do this (either the developer or the LPA)
- Expectations of community need to be managed by the LPA – we need to ‘sell’ the development to the communities
- We need to understand the national house builders ‘rule book’ – we should consult with Churchill and McCarthy and Stone to find out where they want to build and to find out why they aren’t building in Broxtowe.
- Some house builders are pre-selling prior to submitting their application so as to show support for application at committee – planning committee often only see one side of the argument.
- Broxtowe need to provide a mix of large and small sites – relying too heavily on small sites is a risk because lapse rates are higher
- Broxtowe should consider other means to bring sites forward e.g. shorter permissions – we should think creatively
- Also need to consider cost of developing brownfield sites often off-set with infrastructure costs – need to think about negative impact on amenity and landscape that developing Green Belt sites will have.
- Suggestion that development can enhance Green Belt because it provides access to land that is currently in private ownership.
- We should consider setting up quarterly meeting for developers to talk to planners, chief Exec, Leader of the Council and leader of the opposition (like Gedling do).

CIL

- Pooling issues and knowing where contributions are being spent is slowing down the system
- S106 means that infrastructure is delivered – too early to say if CIL achieves this
- CIL gives certainty to developers which can be beneficial in viability terms although less flexible – often only part funds infrastructure
- Concern that contributions paid directly to Broxtowe (with regard to education) could mean a delay in the County Council receiving the money.
- Also concern that once an admin fee is taken and Neighbourhood Plan authorities have taken their share then the County Council gets less money
- CIL can be complicated and confusing – not sure if it will stand the test of time.
- Should consider CIL for 25 or less dwellings and rely on S106 for the rest
- CIL could help to bring brownfield sites forward as there is a built in allowance for deductions based on existing floorspace.
- CIL should be consistent with neighbouring authorities

Appendix 2

Summary of the employment site review 2012

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		✓		

Appendix 3:

Changes to SHLAA 2014/15 as a result of statutory consultee responses:

Site Reference	Site Name	Consultee comment	Council Response
398	Manor Garage 365 Nottingham Road Toton	<p>Environment Agency (EA):</p> <p><i>The River Erewash adjacent to the site has recently been modelled (2013) for the Environment Agency. The flood model shows the site is located within flood zone 3b (functional floodplain, approx 1:20 year), Flood Zones 3a (1:100 year + 1:100 year + climate change) and flood zone 2 (1:1000 year) from the River Erewash. The attached map of the site shows these zones (flood zone 3b functional floodplain is shown as a green outline, flood zone 3a is shown as a blue outline). The flood zone 2 outline has not been included on the map to distinguish between flood zone 3b and 3a parts of the site.</i></p> <p><i>The Environment Agency has major concerns about the site being used for residential development due to the risk of flooding and a loss of flood storage. Table 3 within the PPG states that more vulnerable (i.e. residential) uses should not be permitted in Flood Zone 3b. If residential dwellings are proposed within this flood zone 3b, it is likely the Environment Agency will object to future development.</i></p> <p><i>Please note that if residential development can be confined to the Flood Zone 3a and Flood zone 2 areas of the site, it must be demonstrated the development is safe and does not increase flood risk to others.”</i></p>	<p>In 2013/14 SHLAA site was in the 6-10 year tranche for delivery. In response to EA comments the site has been removed from delivery tranches and classed as ‘Non Deliverable / Developable’</p>

7. Five year supply

Introduction:

The ability to demonstrate a 5 year housing land supply is necessary to ensure that Core Strategy Housing targets are met and that policies within the Core Strategy are given full weight when appeals are lodged.

National Policy

Paragraphs' 47 – 49 of The National Planning Policy Framework (NPPF) states that;

- 47 *“To boost significantly the supply of housing, local planning authorities should:*
- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
 - identify and update annually a supply of specific deliverable 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;*
 - identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15; for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and 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; and*
 - set out their own approach to housing density to reflect local circumstances.*
- 48 *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.*
- 49 *Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.*

Requirement

Key components of a five year supply

The housing requirement has two aspects; the base requirement (in an up to date local plan) and any necessary additions to it. The additions will amount to applying a 'buffer' as required by the NPPF and any shortfall based on previous years of under-delivery. These are explained below.

The Base Requirement

The advice is in paragraph 30 of the National Planning Practice Guidance (NPPG) states that;

“Housing requirements in up to date local plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted local plans, which have successfully passed through the examination process, unless significant new evidence comes to light”.

The Housing Market Area (HMA) base requirement

Broxtowe is part of the Nottingham HMA (in the Regional Plan this is referred to as the Nottingham Core HMA) which in addition to Broxtowe comprises the full administrative areas of Erewash, Gedling, Nottingham and Rushcliffe. The Broxtowe Core Strategy was adopted in September 2014 and its housing requirement was examined post NPPF as part of the Greater Nottingham Aligned Core Strategies (ACS) that comprise Broxtowe, Gedling and Nottingham. The ACS was published in June 2012 and submitted for examination in June 2013. At paragraph 4.33 (page 17) of the Housing Background paper ([CD/BACK/01](#)) to support the ACS examination it was reported that;

“The objectively assessed housing need of the HMA, taking account of the economic aspirations of the Core Strategies, is 49,950 between 2011 and 2028”.

The Erewash and Rushcliffe Core Strategies were submitted separately but the housing need evidence on which all HMA Core Strategies rely (and summarised above) was prepared jointly across the HMA.

The Broxtowe base requirement

There are now Core Strategies in place across the HMA which in combination contain policies to meet this objectively assessed housing need in full between the years 2011 to 2028. This is shown with required dwelling numbers below-

Broxtowe	6,150
Erewash	6,250
Gedling	7,250
Nottingham	17,150
Rushcliffe	13,150
Total	49,950

The soundness of this provision and distribution was accepted by the Erewash Core Strategy Inspector who issued his [report](#) in January 2014, by the Broxtowe, Gedling and Nottingham Aligned Core Strategies Inspector who issued her [report](#) in July 2014 and by the same Inspector in relation to Rushcliffe who issued her report in December 2014 ([report](#)). All of these Core Strategies are now adopted.

The shared strategy of all five HMA Councils is urban concentration with regeneration. This spatial strategy seeks to maximise the delivery of previously developed urban sites, many of which are in need of regeneration with the associated difficulty and cost in bringing such sites forward, and also recognises the most strategically significant part of the Green Belt is between Derby and Nottingham. It is for these main reasons that the distribution of development includes lower figures in Broxtowe and Erewash when compared to others in the HMA and the chronological order in which development takes place in all three ACS Councils and Rushcliffe is lower in the early years and higher later on to catch up. This allows for the longer lead in time it will take for problems associated with large urban sites to be resolved, minimises unnecessary amendments to Green Belt boundaries and is shown in the table below which appears in Policy 2 of the ACS.

Table 15 Core Strategy Policy 2 Housing Distribution

	2011 to 2028	2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
Broxtowe Borough Council	6,150	200	1,800	2,150	2,000
Gedling Borough Council	7,250	500	2,200	2,400	2,150
Nottingham City Council	17,150	950	4,400	5,950	5,850
Total	30,550	1,650	8,400	10,500	10,000
All years are financial years, April to March. Numbers rounded to the nearest 50.					

The issue of whether lower housing numbers early in the plan and higher ones later amounts to an NPPF compliant approach was debated at length during the ACS examination. The Inspector concluded that it was and as a result of this a Main Modification was made to the ACS to explain in more detail the implications of having a flat (or even) housing trajectory across the whole plan period. This Main Modification comprises the seven bullet points and additional text in paragraph 3.2.10 of the ACS as now [adopted](#). In addition this approach was accepted as the appropriate measure of the housing requirement in a recent appeal decision at Rushcliffe ([APP/P3040/A/14/2227522](#)).

The time frame of this five year housing land supply report is 1 April 2016 – 31 March 2021 in accordance with advice from previous government guidance which has the advantage of giving a full five years against which to measure supply. It is therefore based on known completions data for the period 1 April 2011 to 31 March 2015 and incorporates an assumption for the number of dwellings which will be delivered between 1 April 2015 and 31 March 2016. The 5 years for which the supply is calculated is from 1st April 2016 to 31st March 2021¹⁰. The base requirement for these years is $(360 \times 2) + (430 \times 3) = 2010$.

Addition to the base requirement (5% or 20% buffer)

A buffer of either 5% or 20% will always be required. The requirement is contained in the second bullet of paragraph 47 of the NPPF and necessitates the additional buffer ‘*moved forward from later in the plan period) to ensure choice and competition in the market for land*’ or, where there has been a record of ‘*persistent under-delivery*’ again moved forward from later in the plan period not only to achieve choice and completion, but to ‘*provide a realistic prospect of achieving the planned supply*’.

Paragraph 035 of the NPPG states-

“The approach to identifying a record of persistent under delivery of housing involves questions of judgment for the decision maker in order to determine whether or not a particular degree of under delivery of housing triggers the requirement to bring forward an additional supply of housing.

The factors behind persistent under delivery may vary from place to place and. Therefore, there can be no universally applicable test or definition of the term. It is legitimate to

¹⁰ Please note that the 5 year supply timescale does not correspond to the 5 year timeslots set out in the Core Strategy and the SHLAA which are years from expected adoption (i.e. 2013 -14 monitoring year). The snapshot for assessing the sites was taken on 1st September 2015.

consider a range of issues, such as the effect of imposed housing moratoriums and the delivery rate before and after any such moratoriums.

The assessment of a local delivery record is likely to be robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle...'

It is necessary therefore to look back over previous years at Broxtowe to consider whether any under-delivery in the provision of housing is persistent.

It is acknowledged that emerging plans take some time from their draft stage to adoption and nearly always have a 'start date' of several years before they were adopted. The table below shows housing delivery as measured against the most recently adopted development plan available at each year in question (2004 – 2015). The figures in bold represent the most recently adopted development plan available at the time.

Table 16 housing delivery measured against most recently adopted housing requirement

Year	1996 Structure Plan Review / 2004 Broxtowe Local Plan ¹¹ requirement	2006 Joint Structure Plan requirement	2009 Regional Plan requirement	2014 Aligned Core Strategy requirement	Net Completions
2004/5	275	210	340		315
2005/6	275	210	340		381
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	140
2012/13	275	210	340	60	67
2013/14	275	210	340	360	150
2014/15				360	78
Total	2750	2100	3400		

In a recent large housing site appeal decision for Broxtowe (Hempshill Hall), taken in January 2014, the Inspector concluded that;

“Levels of housing delivery within the Borough have been below the level of 340 since 2008/9. However immediately before the recession they had been in excess of that figure. Thus ... the performance in better times shows that this should not be taken as indicating a pattern of persistent under delivery. On that basis, I consider that the requirement should include a buffer of 5%”.

The stance of the Appeal Inspector in terms of applying a 5% buffer was consistent with advice from the Planning Inspectorate¹² which 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

¹¹ Plan adopted August 2004

¹² PINS soundness advice visit to the Greater Nottingham Councils, August 2012, Inspector Keith Holland.

of delivery can be put in the context of having suitable available sites but where delivery has not occurred due to market conditions (see tables 16 and 17).

Table 17 shows the number of allocated sites available during the years most affected by recession between 2009/10 and 2013/14

2004 Local Plan Residential Allocation	Number of dwellings allocated	Status of site	Number of dwellings		Year first allocated for housing	Phase
			granted	built		
H1(d) South of Queens Road/Site of Maltings, Dovecote Lane, Beeston	229	Part developed (04/00900/FUL) – complete 2009/10 Malting building on remaining part of site demolished early 2012	146	146	2004	1
H1(f) Field Lane, Chilwell	50	Still available	-	0	1994	1
H1(g) West of Church Street, Eastwood	24	Extant permission (14/00415/FUL) under construction	22	0	2004	2
H1(h) Walker Street, Eastwood	132	Extant permission (13/00784/FUL)	140	0	2004	1
H1(i) Halls Lane, Giltbrook	88	Site complete 2012/13 monitoring year	88	88	2004	2
H1(j) Dyers & Cleaners site, Hampden Street, Giltbrook	50	Site complete 2011/12 monitoring year.	57	57	2004	1
H1(k) South of Smithurst Road, Giltbrook	92	Extant permission (10/00662/FUL) under construction	91	0	1994	2
H1(l) Builders' yard north of Eastwood Road, Kimberley	22	Still available	-	0	1994	1
H1(m) South of Eastwood Road, Kimberley	40	Still available	-	0	2004	2
H1(n) North-west of Hardy Close, Kimberley	25	Planning permission granted 2013 (12/00574/FUL) – additional dwelling later granted	23	0	2004	2
H1(o) Chewton Street (fringe of former landfill site), Newthorpe	320	Still available	-	0	2004	2
H1(p) East of Pinfold Road, Newthorpe	22	Planning permission granted 2014	20	0	2004	2

This shows that there were sites available during these years on which 811 dwellings could be constructed. This supply was made available in September 2007 when a '[moratorium](#)' on the delivery of these 'phase 2 sites' was lifted. It highly likely that without this moratorium which was in place from the Adoption of the Broxtowe Local Plan in August 2004 until the lifting of the moratorium in September 2007, delivery could well have been higher in these economic boom times. Once the moratorium was lifted there was not time to bring these sites forward for development before the recession hit, but the table above is a very graphic illustration that these sites are fundamentally deliverable ones that are coming forward for development now as the economy improves.

This supports the conclusion of GL Hearn who have reviewed the trajectories of all three aligned Councils in the June 2012 publication version of the Core Strategy as reported in the Housing Market and Economic Prospects paper to support the Core Strategy, and in the case of Broxtowe they conclude that there should be some confidence in the ability to deliver the trajectory. They also point out at paragraph 3.111 of their report that

*“A key issue for this report is the how this will play through into housing delivery. There is a strong correlation between the reduction in overall sales volumes and the reductions in house building. Given that in most areas new-build sales are less than 10% of overall sales in a given period, it is clear that **effective market demand for housing needs to improve to stimulate an increase in house building rather than an increase in land supply.** This is not to say that there is some potential benefit of improving land supply (looking regionally or nationally), but this alone is unlikely to result in a meaningful improvement in housing delivery”*

This is important evidence in terms of the required buffer. A key distinction between the application of a 5% or 20% buffer is the use of a 20% buffer to 'provide a realistic prospect of achieving the planned supply'. The housing requirement figures at 360 per annum in the first five years of the Core Strategy period are the highest figures that have ever been in place in Broxtowe and these are to rise significantly to 430 starting in the 2018/19 monitoring year. In order to achieve these rates of delivery large scale strategic sites are required and the Core Strategy makes provision for the delivery of these sites at Boots/ Severn Trent, Toton, and Field Farm. There is compelling evidence that the delivery of these sites in combination takes some time, with the previously developed site at Boots taking longer to build out than Field Farm and Toton, and that the release of additional sites will not lead to increase in delivery in the short term. In evidence submitted to the February hearing sessions for the Core Strategy ([CD/EX/48](#)) it was acknowledged that a Core Strategy proposal to allocate part of the Toton Strategic Location for development, including a minimum of 500 homes would make the site available for housing more quickly, this would only have a marginally beneficial impact on the overall delivery of housing in Broxtowe Borough. This is explained in more detail in the summary of evidence provided in appendix 14 of CD/EX/48 (see above link).

With reference to all of these points the key issues are whether the shortfall of housing delivery is persistent and whether the application of a 20% buffer will lead to a realistic prospect of achieving the planned supply.

In terms of the persistence of the under delivery there has been a further significant shortfall of housing completions in the two years since the Hemphill Hall Inspector issued her decision with an adopted Core Strategy in place for most of this time and the housing market improving. The appeal Inspector for the housing proposals in Rushcliffe, referred to earlier, applied a 20% buffer in circumstances very similar to that in Broxtowe, both in terms of the amount of the shortfall and the approach in the Core Strategy to relying on large strategic sites to address this shortfall in supply. It is therefore considered that there is no credible way of arguing that the under delivery of housing in Broxtowe is not now persistent.

In terms of whether the application of a 20% buffer would result in a 'realistic prospect' of achieving the planned supply, the significant upturn in planning permissions being granted is helpful. There will be more to do in the allocations in the Broxtowe Part 2 Local Plan, but any argument other than Broxtowe is now a 20% uplift authority would be very difficult to defend as part of a Local Plan examination or planning appeal.

Addition to the base requirement (applying any shortfall)

In circumstances where a shortfall against housing requirements has built up this needs to be applied two ways which are commonly referred to as the Liverpool or Sedgefield approach. The Liverpool Approach spreads any shortfall in supply over the remainder of the plan period which in Broxtowe this would be to 2028. The Sedgefield approach seeks to meet any identified shortfall in full in the five year supply period which would be in the five years from 2016 to 2021, this is shown below.

Table 18: Shortfall against Aligned Core Strategy requirement - Liverpool & Sedgefield

Year	Housing Target	Completions	Shortfall
2011/12	140	140	0
2012/13	60	67	+7
2013/14	360	150	-210
2014/15	360	78	-282
2015/16	360	100	-260
=Total	1280	535	-745

2016/17	360	2010	
2017/18	360		
2018/19	430		
2019/20	430		
2020/21	430		
5 Year Base Requirement		2010	
Base Requirement + Liverpool Approach Shortfall		2010 + 310 =	2320
Base Requirement + Sedgefield Approach Shortfall		2010 + 745 =	2755

The NPPG does now express a preference for the Sedgefield approach but does not preclude Liverpool. The Sedgefield approach has been followed in the overwhelming majority of appeal cases including the recent one at Rushcliffe. It is therefore necessary to apply the shortfall using the Sedgefield approach to the backlog. Although Broxtowe applied the Liverpool approach in earlier versions of the SHLAA this was partly to do with the shortfall previously being much less severe and before our immediate neighbour at Rushcliffe had their appeal decision, which gave a clear view on this matter in very similar circumstances to our own.

The remaining issue to resolve is whether the shortfall is applied before or after the buffer. Paragraph 47 of the NPPF refers to the buffer being '*moved forwards from later in the plan period*' and to it being measured '*against their housing requirements*'. This clearly indicates that the addition of a percentage buffer needs to be taken against the Core Strategy figures before any shortfall is added.

The total housing requirement for the 5 years 2016 – 2021 is shown in table 19 below:

Table 19: Summary of the housing requirement:

Requirement	2010 ((360 x 2) + (430 x 3))
Addition to it (20% buffer)	2412 (2010 x 1.2)
Sedgefield Approach Shortfall	745
Total Requirement	3157

Supply

To be included in the 5 year supply a site must be ‘deliverable’, footnote 11 of the NPPF defines ‘deliverable’ as;

“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. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.

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.

Table 20: Sites ‘planning status’ counted in the 5 years supply.

Site Status	Awsworth	Brinsley	Eastwood	Kimberley	MBA	Other
Dwellings on sites with Implemented Permission	81	1	181	6	134	
Dwellings on sites with Extant Planning Permission (non-strategic sites)	20	4	375	178	332	1
Dwellings on sites with Planning Permission Pending			37		234	
Dwellings on sites Allocated in 2004 Local Plan						
Dwellings on sites where principle of development acceptable			1 ¹³		150	
Dwellings on site with Planning Permission and Allocated in Core Strategy (Field Farm)					325	
Dwellings on site with Planning Permission and Strategic Location for Growth in Core Strategy (Boots/Severn Trent)					240	
Dwellings on site with Permission Pending and Strategic Location for Growth in Core Strategy (Toton)					370	
Total	101	5	594	184	1785	1

Realistic assumptions have been made as to a sites ability to deliver in the 5 years supply in order to have a robust evidence base. The 5 year supply consists of;

- Sites that are currently under construction;
- Sites that have extant planning permission;
- Sites that have planning applications pending consideration where it is considered that the principle of development is acceptable (either because the site was allocated for residential development in the 2004 Local Plan, permission has been granted subject to a S106 or where the applicant engaged in advanced pre-application advice).
- The Aligned Core Strategy allocated site¹⁴;

¹³ Planning permission was refused but the development fell within Permitted Development and so could be undertaken anyway.

¹⁴ The site at Field Farm has extant planning permission.

- The Aligned Core Strategy Strategic Location for Growth (both Boots/Seven Trent and Toton)
- Only one sites has been included where there is not extant permission but the principal of development is acceptable (Land adjacent to 428 Queens Road West Chilwell).

Sites not included in the 5 year supply consist of;

- Outstanding 2004 Local Plan residential allocations where there is not a current planning application (which is; pending, implemented or extant).
- Sites where the planning permission has lapsed;
- Sites where a planning application has been refused (even when the principle of development is acceptable);
- Any site where there is an alternate use still in operation on the site;
- Sites that located in the Green Belt (other than the Strategic Location for Growth at Toton identified in Policy 2 of the Aligned Core Strategy) even where it is considered to 'be suitable if policy changes'

The assumptions on delivery are based upon predicted start dates and build out and are consistent with evidence in the 'build rates' section of the SHLAA. It has not been an automatic assumption that sites that start delivering houses will complete in the 5 years in question. Of the sites included in the 5 year supply there is capacity for a further 722 dwellings, these are assessed to be built out beyond 2021 (i.e. not included in the 5 year supply).

There are a number of 2004 Local Plan residential allocations that have not been included in the 5 year supply (see list below). All of these sites are suitable for housing development and thus it is possible that they might deliver houses prior to 2021. However as previously explained a realistic but cautious approach to the 5 year land supply has been taken so as not to give an overly optimistic impression. These include

- Chewton Street Newthorpe (0)
- Builders Yard Eastwood Road Kimberley (22)
- South of Eastwood Road Kimberley (40)
- Field Lane Chilwell (34)
- Beeston Malting's Dovecote Lane (56)

The total dwelling number that these sites are expected to deliver is 152. This does not include any expected delivery for the site at Chewton Street Newthorpe given the 11 year time period from Allocation without any clear evidence that the site is deliverable.

The delivery timescales on all three Core Strategy strategic sites is consistent with the latest evidence from the respective agents promoting these sites or where necessary a more conservative estimate of delivery has been applied as described below.

Boots

Even allowing that planning permission will be granted when the S106 agreement is signed a 2018 start is considered realistic but cautious given the site remediation and other work to undertake even allowing the availability of significant grant funding to expedite this Enterprise Zone site. Delivery timescales are reviewed by GL Hearn at paragraph 5.35 of their report and the 2018 start date is endorsed. Full application for infrastructure works to facilitate future housing development has been approved and works are currently under construction. An outline application for the dwellings has been approved subject to S106 agreement which is currently being negotiated.

Toton

A Main Modification to the Core Strategy was explicitly intended to improve the delivery this site would make to housing numbers in the early years of the Core Strategy time period and at the time of the GL Hearn work there were no specific dwelling numbers to review at Toton. However,

the Toton Advisory committee and Cabinet considered a draft master-plan for the whole location at their meetings of 15th December and 16th December 2014. This included consideration of the minimum 500 homes to be provided in the manner suggested. A further consultation was undertaken in November 2015 and a revised masterplan was considered and endorsed at Cabinet on 15/12/15. The planning application was also amended to 500 dwellings in response to this consultation. It is expected that the planning application will be reported to committee in February 2016, and as a result 370 dwellings are counted within the 5 year supply.

Field Farm

The site has extant outline planning permission with current reserved matters application for phase 1 (118 dwellings) currently pending. The current plan has been through a Design Review process and completions are expected on the site in 2016-17. Whereas previously it was expected that there would be 100 completions a year this has been revised downwards and as a result the 450 dwellings are no longer expected to be delivered in full within the 5 year time slot.

The delivery of other smaller sites in the supply is robust with reference to the following points;

The geographical spread of sites in the supply,

Evidence from [Three Dragons](#) that the strongest housing submarket in Broxtowe in Beeston and evidence for GL Hearn when examining the Broxtowe trajectories in 2012 was that there does not appear to be an over-reliance on key sites and there should be some confidence in the ability to deliver the trajectory (paragraph 5.37). GL Hearn did identify some risk to delivery in Eastwood with an overall housing requirement of 1,400 dwellings and a significant contribution to the five year supply (at the time) of around 140 homes a year between 2013 and 2016.

As a result of a Main Modification to the Core Strategy the housing requirements in the Main Built up area of Nottingham (mainly the Beeston sub market) was increased from 3,600 dwellings to 3,800, and that delivery in the weaker submarkets of Eastwood and Brinsley were reduced by 150 and 50 homes respectively to 1,250 and 150. In addition assumptions regarding site delivery have been increased in the main built up area of Nottingham as shown in the table below. The very recent increase in delivery in Eastwood is as a result of specific permissions recently granted.

Table 21: Change in delivery assumptions over time between Main Built up Area and Eastwood

Date	Number of Dwellings in the 5 year supply	
	Main Built up Area	Eastwood
2012 (Published Core Strategy)	348	584
2013 (March)	405	539
2013 (September)	564	507
2014 (September)	1730	438
2015 (September)	1785	594

There is also not any over-reliance on Previously Developed sites with approximately half of the 5 year supply (1296) of the housing numbers in the 5 year supply on Greenfield sites. The list of specific sites is shown in table 22.

Table 22: Specific deliverable sites counted in the 5 year land supply

Site	Site Name	Status	Settlement	Number
36	Ponderosa Gin Close Way Awsworth	Under Construction	Awsworth	10
35	Land off Main Street Awsworth	Under Construction	Awsworth	16
136	East of Main Street Awsworth	Extant	Awsworth	20
564	Land At Gin Close Way Awsworth	Under Construction	Awsworth	55
77	44 Mansfield Road Brinsley	Extant	Brinsley	1
81	Oak Tree Cottage, 26-28 Cordy Lane, Brinsley	Under Construction	Brinsley	1
678	135 Broad Lane Brinsley	Extant	Brinsley	1
53	Manor Farm, Hall Lane, Brinsley	Extant	Brinsley	2
43	Land at 19 Mill Road Newthorpe	Extant	Eastwood	1
74	Land at 56 Smithurst Road Giltbrook	Under Construction	Eastwood	1
554	16 Derby Road Eastwood	Under Construction	Eastwood	1
618	31A Nottingham Road Eastwood	Under Construction	Eastwood	1
662	Betfred 75 - 77 Nottingham Road Eastwood	Refused	Eastwood	1
27	246 Main Street Newthorpe	Under Construction	Eastwood	2
82	D R Construction 35 - 37 Barber Street Eastwood	Extant	Eastwood	2
272	Car Park Cross Street Eastwood	Extant	Eastwood	2
674	9 Mansfield Road Nether Green Eastwood	Extant	Eastwood	2
608	Methodist Church Newthorpe Common Newthorpe	Extant	Eastwood	3
673	Land On The North West Side Of The Man In Space Nottingham Road Eastwood	Extant	Eastwood	4
628	Eastwood & District Victory Club Walker Street Eastwood	Extant	Eastwood	12
134	Springbank Primary School Devonshire Drive Eastwood	Under Construction	Eastwood	13
163	132 Chewton Street Eastwood	PCO	Eastwood	13
147	East of Pinfold Road Newthorpe	Extant	Eastwood	20
125	Land at Church Street Eastwood	Under Construction	Eastwood	22
129	Telford Drive, Newthorpe	PCO	Eastwood	24
653	Land Off Newmanleys Road Eastwood	Extant	Eastwood	40
34	Land off Acorn Avenue Giltbrook	Under Construction	Eastwood	50
143	South of Smithurst Road Giltbrook	Under Construction	Eastwood	91
138	Walker Street Eastwood	Extant	Eastwood	140
521	Beamlight Automotive Seating Ltd Tricom House	Extant	Eastwood	149
14	Land adj Elm Farm Trough Lane Watnall	Under Construction	Kimberley	1
72	Land at 29 Oak Drive Nuthall	Extant	Kimberley	1
547	12 Regent Street Kimberley	Under Construction	Kimberley	1
562	Castle College Church Hill Centre Church Hill Kimberley	Under Construction	Kimberley	1
569	System Installation Supplies 5A Regent Street Kimberley	Under Construction	Kimberley	1
606	Land adjacent 59 Gilt Hill Kimberley	Extant	Kimberley	1
611	Rear Of 140 Main Road Watnall	Under Construction	Kimberley	1
650	8 Newdigate Street Kimberley	Under Construction	Kimberley	1
667	Barn to the rear of 48 Awsworth Lane Cossall	Extant	Kimberley	1
670	53 Gilt Hill Kimberley	Extant	Kimberley	1
623	Ex Servicemens Club Station Road Kimberley	Extant	Kimberley	2
629	7 Spencer Drive Nuthall	Extant	Kimberley	2
576	Electricity Substation James Street Kimberley	Extant	Kimberley	3
622	73 Main Street Kimberley	Extant	Kimberley	3
619	4 and 6 Hardy Street Kimberley	Extant	Kimberley	4
631	29 Edward Road Nuthall	Extant	Kimberley	4
599	2, 4 & 6 Oak Lodge Drive Kimberley	Extant	Kimberley	5
145	Land Between 3 And 12 Hardy Close Kimberley	Extant	Kimberley	23

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2014/15

586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley	Extant	Kimberley	128
10	25 Wadsworth Road Stapleford	Extant	MBA	1
24	3 The Jardines Bramcote	Extant	MBA	1
60	Land at 39 Templar Road Beeston	Extant	MBA	1
156	8 Grove Street Beeston	Extant	MBA	1
166	205 - 209 Station Road Beeston	Extant	MBA	1
187	55 Carrfield Avenue Toton	Extant	MBA	1
282	Land adj 71 Abbey Road, Beeston	Under Construction	MBA	1
295	104 Cow Lane Bramcote	Under Construction	MBA	1
373	Land To Rear 58 Temple Drive, Nuthall	Under Construction	MBA	1
406	Land Adjacent The Grange, Town St, Bramcote	Extant	MBA	1
498	1 Burnham Avenue Chilwell	Under Construction	MBA	1
585	61 Hall Drive Chilwell	Under Construction	MBA	1
594	Land Adjacent To Manor Court House 1 Manor Court Peache Way Bramcote	Extant	MBA	1
595	2 - 4 Derby Road Stapleford	Extant	MBA	1
601	Toton Post Office 2 Stapleford Lane Toton	Under Construction	MBA	1
607	Land to South Shirley Court Norfolk Avenue Toton	Extant	MBA	1
609	221 Pasture Road Stapleford	Extant	MBA	1
612	54 Hickings Lane Stapleford	Extant	MBA	1
633	32 Mottram Road Chilwell	Extant	MBA	1
639	19 Montague Street Beeston	Extant	MBA	1
661	Ellesmere Drive Trowell	Extant	MBA	1
668	First Floor 57 - 59 High Road Chilwell	Extant	MBA	1
669	3 Grangelea Gardens Bramcote	Extant	MBA	1
672	7 Bridle Road Bramcote	Extant	MBA	1
677	88 Cow Lane Bramcote	Extant	MBA	1
38	61 High Road Beeston	Extant	MBA	2
535	294 Nottingham Road Toton	Under Construction	MBA	2
643	180A Derby Road Beeston	Extant	MBA	2
644	145A Station Road Beeston	Extant	MBA	2
516	Barrydale Avenue Beeston	Extant	MBA	3
649	87 Wollaton Road Beeston	Extant	MBA	3
660	223 Chilwell Lane Bramcote	Extant	MBA	3
671	51 Brookhill Street Stapleford	Extant	MBA	3
605	69 Derby Road Bramcote	Extant	MBA	4
636	73 Chetwynd Road Toton	Extant	MBA	5
96	184 Station Road Beeston	Extant	MBA	6
614	Land To Rear Of 98 Church Street Stapleford	Under Construction	MBA	6
634	22 High Road Chilwell	Extant	MBA	9
51	Units 12-15 Pinfold Trading Estate Nottingham Road Stapleford	PCO	MBA	10
297	Hofton's Roberts Yard Beeston	PCO	MBA	10
589	84 Broadgate Beeston	Under Construction	MBA	11
635	St Andrews Church Antill Street Stapleford	Extant	MBA	12
12	Moults Yard, 68-70 Nottingham Road, Stapleford	Extant	MBA	15
590	Land Formerly Part Of The Cow Nether Street Beeston	Extant	MBA	23
265	Beeston Police Station Chilwell Road Beeston	PCO	MBA	24
630	Castle College The Whiteley Mill 39 Nottingham Road Stapleford	Extant	MBA	24

408	Myford Machine Tools Wilmot Lane Beeston	Extant	MBA	81
95	Allotments, Hassocks Lane, Beeston	Under Construction	MBA	109
220	Land East of Low Wood Road Nuthall	Extant	MBA	116
195	Land Adjacent To 428 Queens Road West Chilwell	Pre-Application	MBA	150
499	Beeston Business Park Technology Drive Beeston	PCO	MBA	190
237	The Boots Company Beeston site	PCO	MBA	240
108	Field Farm Land north of Ilkeston Road Stapleford	Extant	MBA	325
133	Strategic Location for Growth Toton	PCO	MBA	370
154	Marsh Farm Church Lane Cossall	Extant	Other Rural	1
				2670

Discount

There is not requirement in the NPPF or NPPG to apply a discount to the supply of deliverable sites (i.e. an assumption that a proportion of the sites in the 5 year supply will not be delivered). A high court judgment in relation to a site in Hinckley in Leicestershire resulted in the Inspectors decision being quashed solely on the lack of consideration of an appropriate buffer, therefore a pragmatic approach to applying a discount has been taken. Evidence (from 2009 onwards) shows that on average 9% of permissions granted for dwellings are not implemented (i.e. lapse). Whilst the evidence has been gathered during recession (and it is considered that during economic boom times that the lapse rate would be much lower) a discount rate of 9% has been applied on unimplemented sites in the supply with planning permission to ensure the supply is robust. Note the discount has not been applied to the Aligned Core Strategy Housing Allocation Sites.

Windfalls

The NPPF states 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. 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”.

Table 23: 5 Year Net Windfall Completions on Small Sites 2010 - 2015 (sites not allocated)

Year	Net Windfall completions on small sites (excluding gardens)
2010-11	62
2011-12	23
2012-13	23
2013-14	37
2014-15	57
Total	202

With regard to the inclusion of a windfall allowance in the 5 year supply, using the same methodology as described above, the Hempsill Hall Inspector concluded that:

‘Given the high levels of provision on windfall sites in previous years, and having regard to the advice in paragraph 48 of the Framework, this seems to be a reasonable approach.’

Conclusion

Requirement

The requirement from 1st April 2016 to 31st March 2021 (taken from the adopted Core Strategy) is 2010 dwellings ((360 x 2) + (430 x 3)). First added to this is a buffer of 20% which would take the requirement up to 2412 dwellings (2010 x 1.2) for the respective period. There is also a shortfall of 745 dwellings.

Liverpool Approach to requirement:

Liverpool approach ((745 / 12) x 5) = 310 added to the 5 years in question therefore taking the sum total of the requirement for 1st April 2016 to 31st March 2021 to **2722**.

Sedgefield Approach to requirement:

Sedgefield approach is to include the entire 745 into the 5 years in question therefore taking the sum total of the requirement for 1st April 2016 to 31st March 2021 to **3157**.

Supply

The supply for the same period (i.e. the number of dwellings on specific deliverable sites) is 2670. A 9% discount rate has been applied to all sites with extant planning permission that have not been implemented which takes the figure down to 2588 (2670 – 82). A windfall allowance of 202 was then added taking the sum total for the supply for 1st April 2016 to 31st March 2021 to **2790**

5 Year supply

Liverpool Approach

$((2790/2722) \times 5) = 5.12 \text{ years}$

Sedgefield

$((2790/3157) \times 5) = 4.4 \text{ years.}$

As mentioned previously the Liverpool approach is not considered to be defensible in the Part 2 Local Plan Examination, given the extent of the shortfall in Broxtowe, and the Rushcliffe appeal decision referred to earlier.

The 5 year supply of Broxtowe Borough Council is therefore 4.4 years with further permissions needing to be granted in the short term to address this shortfall.

Performance against Core Strategy Housing Trajectory

