

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA)

2015/16

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1. Introduction

In the 2015/16 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. 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).

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). 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.

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 \(2012\)](#)

¹ The National Planning Policy Framework (Communities and Local Government, 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 (ACS) 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. 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	Minimum of 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.

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. Developer Panels and direct contact with landowners, developers and other interested parties has also helped to inform the general assumptions regarding issues such as build out rates and market influences.

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.

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.

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

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

requirements of landowners. Where problems have been identified, then an assessment has been made as to how and when they can realistically be overcome.

Assessing achievability/ viability for housing:

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

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

Overcoming constraints

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

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'.

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 has 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	Assessment required, if submitted by landowner 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 (not within the first 5 years unless evidence states otherwise).	Use Developer Figures*	Assessment Required

*If deemed realistic

Sites that have planning permission or have been allocated through the plan process, where no evidence to the contrary has been submitted by the landowner, 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 market conditions.

The 5 year housing land supply consists of sites that benefit from 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 supply. All large 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 potential delay based on site specific constraints. A tentative approach to the assumptions has been taken to ensure that the delivery of sites is achievable over the plan period.

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

The existing 2004 Broxtowe Local Plan policy is shown in table 3 which was adopted at a time of minimum densities being specified in the then PPG3.

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 on sites where no realistic specific density has been suggested then a 'default' of 30 dwellings per hectare is assumed.

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.

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 7 and 8 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 borough ward area.

Table 5: Housing Market Information by Ward

Ward	Housing Market Info
Attenborough and Chilwell East	Strong
Awsorth, Cossall and Trowell	Moderate
Beeston Central	Strong
Beeston North	Strong
Beeston Rylands	Strong
Beeston West	Strong
Bramcote	Strong
Brinsley	Moderate
Chilwell West	Strong
Kimberley	Moderate
Eastwood Hall	Weak
Eastwood Hilltop	Weak
Eastwood St. Mary's	Weak
Greasley	Moderate
Nuthall East & Strelley	Moderate
Nuthall West & Greasley (Watnall)	Moderate
Stapleford North	Weak
Stapleford South East	Weak
Stapleford South West	Weak
Toton & Chilwell Meadows	Strong

Build Rates

In previous iterations of the SHLAA there was an assumption about short term and long term build rates. However, following the 2014/15 developer panel this assumption was removed, it was considered that on average developers will build 1 market dwelling a week (dependent on market conditions) and may sell land to another developer once the number of dwellings on the site gets above 150 dwellings (shown in table 6).

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

Number of Dwellings on Site	Number of Developers
Up to 150	1
151+	2

The developer panel considered that no more than 2 house builders would build on a single site at any one time; this has introduced a maximum market housing build out rate of 110 dwellings per year⁶ per site.

In addition, where no other information has been provided, assumptions on the delivery have been influenced by the planning status of each site, for example, for large sites with extant Outline permission it is assumed that the site would start delivering in year 3 (following the grant of permission). This allows for the time delay in getting detailed permission approved (including legal agreements), discharging conditions and undertaking preliminary works to the site before building can commence.

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.

⁶ Please note that the affordable housing delivery is calculated as 'in addition' to this and so some sites may deliver marginally above the 100 dwellings a year.

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 table 7 (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 development stalled (due to the scale of the house builder in question). 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.

In some cases recording over monitoring years may skew the actual build rate as a development may span monitoring years without actually taking two or more years to complete. In addition some developments built out in less than a year (but is recorded as a year) and where a development stalled, spanned numerous years as a result, this has skewed the average.

Even allowing for this since 2007 (excluding the sites that are not complete) a completion rate average of 28 dwellings per year has been achieved during an extended period of substantial economic difficulties in the housing market.

Table 7: Historic completion rates on sites of 10 or more dwellings

Site Address	Settlement Area	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	Build Rates (Years)	Total granted	Average Build Rate (per year)	% On-Site Affordable Housing
Ponderosa Gin Close Way Awsworth	Awsworth				3	1			4	6	6	14	2	-
Church Street Eastwood	Eastwood	34									1	34	34	-
Halls Lane Giltbrook	Eastwood				30	41	17				3	88	29	25
2-6 Giltway Giltbrook	Eastwood				22						1	22	22	100
Moon and Stars Eastwood	Eastwood				40						1	40	40	100
Giltbrook Dyers & Cleaners Giltbrook	Eastwood				30	29					2	59	30	25
Lord Raglan Inn Newthorpe	Eastwood					10					1	10	10	100
Mission Church of St Mary Eastwood	Eastwood					14					1	14	14	-
The Island Eastwood	Eastwood							16			1	16	16	100
Eastwood & Kimberley Community College	Eastwood							19	17		2	36	18	100
Eastwood Infant & Junior School, Devonshire Dr	Eastwood								5	10	-	24*	-	-
Kimberley Road Nuthall	Kimberley						22	2			2	24	12	-
Hardy Close and Hardy Street, Kimberley	Kimberley									13	-	26*	-	-
Chetwynd Barracks Chilwell	MBA	31	43								5	383	77	-
Bilborough Road Trowell	MBA	49	3								3	194	65	-
Queens Road Beeston	MBA	55	42	24	25						4	146	37	25
Villa Street Beeston	MBA	12									1	12	12	-
Alderman White School Chilwell	MBA	16	20	20							3	56	19	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	25

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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	3	2	23	12	100
Hassocks Lane, Beeston	MBA								7	19	-	130*	-	43
Total/Average	-	197	119	44	160	117	87	72	74	41	48	1347	28	

*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 a separate assessment of sites of 50 or more dwellings was undertaken. The table below shows that on average sites of over 50, even in weak housing markets such as Eastwood, developers were averaging 30 dwellings per year, however in the strong housing markets of the Main Built-up Area the average build rate for developers was 44 dwellings a year. This is broadly consistent with the advice from the development industry who stated that 1 dwelling a week (i.e. 55 dwellings a year) was their expected build rate and was considered deliverable.

Table 8 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
Giltbrook Dyers & Cleaners Giltbrook	Eastwood	59	2	30
Chetwynd Barracks Chilwell	MBA	383	5	77
Bilborough Road Trowell	MBA	194	3	65
Queens Road Beeston	MBA	146	4	37
Alderman White School Chilwell	MBA	56	3	19
Long Eaton Textiles Beeston	MBA	85	3	28
Total		1011	23	44

Affordable housing build rates:

Where a site is also delivering some affordable dwellings this was considered to affect the build out rate and therefore it was important to assess these separately. The table below shows all sites with on-site affordable dwellings. It is recognised that the previous, more favourable, government regime is no longer in place and so where 100% affordable schemes were being delivered very swiftly (in all cases a maximum of 2 years) we are unlikely to receive applications for 100% affordable dwellings in the future unless the Council is delivering them. However, as shown in table 11 on large sites legal agreements ensure that affordable dwellings are delivered at key trigger points, these are often delivered in addition to the market dwellings.

Table 9: Build out rates for schemes delivering affordable units on-site

Site Address	Settlement Area	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	Build Rates (Years)	Total granted	Average Build Rate (per year)	% On-Site Affordable Housing
Halls Lane Giltbrook	Eastwood				30	41	17				3	88	29	25
2-6 Giltway Giltbrook	Eastwood				22						1	22	22	100
Moon and Stars Eastwood	Eastwood				40						1	40	40	100
Giltbrook Dyers & Cleaners Giltbrook	Eastwood				30	29					2	59	30	25
Lord Raglan Inn Newthorpe	Eastwood					10					1	10	10	100
The Island Eastwood	Eastwood							16			1	16	16	100
Eastwood & Kimberley Community College	Eastwood							19	17		2	36	18	100
Queens Road Beeston	MBA	55	42	24	25						4	146	37	25
Alderman White School Chilwell	MBA	16	20	20							3	56	19	25
36 Nottingham Road Stapleford	MBA					10					1	10	10	100
Long Eaton Textiles Beeston	MBA					12	48	25			3	85	28	25
Hall Drive Chilwell	MBA							10			1	10	10	100
Wyndham Court Field Lane Chilwell	MBA								14		1	14	14	100
Peatfield Court Stapleford	MBA								20	3	2	23	12	100
Hassocks Lane, Beeston	MBA								7	19	-	130*	-	43
Total/Average	-	71	62	44	147	102	65	70	58	22	26	615	24	-

On sites where 100% affordable housing has been developed the average build rate has been 16 dwellings a year (with no sites spanning more than 2 financial years).

Table 10: Trigger points for large sites with planning permission

Site	Total Number of Dwellings	Trigger Points for either development of affordable units or for commuted sum	% affordable
Field Farm allocation (11/00758/OUT)	450	Completion of; 90 dwellings = 20 affordable units 180 dwellings = 40 affordable units 270 dwellings = 60 affordable units 360 dwellings = 80 affordable units	25%
Toton Strategic location for growth (12/00585/OUT)	500	Completion of; 100 dwellings = 30 affordable units 200 dwellings = 60 affordable units 300 dwellings = 90 affordable units 400 dwellings = 120 affordable units 500 dwellings = 150 affordable units	30% of the dwellings

Table 11 and Charts 1 and 2 shows that in any one year the number of dwellings with planning permission far outweighs those that are granted or complete and thus there is always a supply of dwellings yet to be built.

Table 11 Shows sites in the planning process from 2007-2016

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	% 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
15/16	901	680	1211	114	109	113	23	18	26	1102	2

Chart 1: showing progress of dwellings with permission

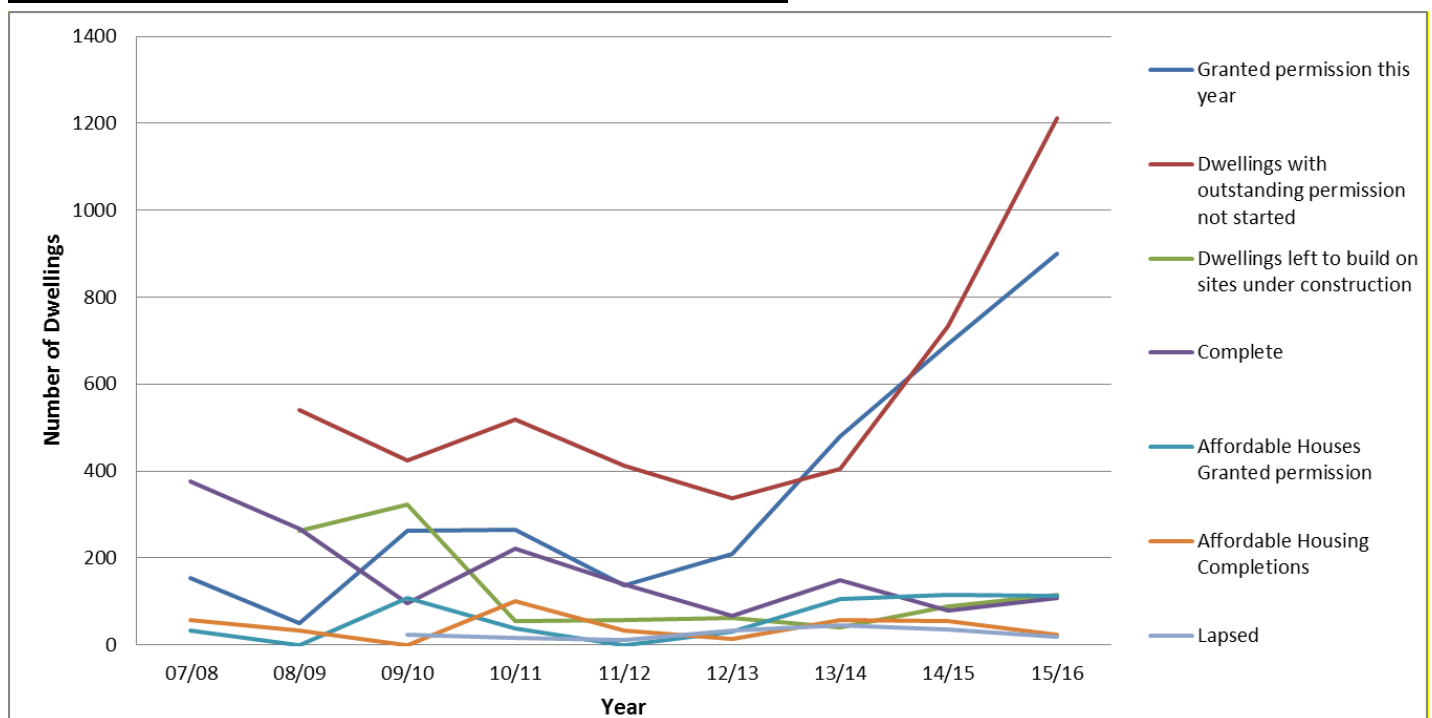
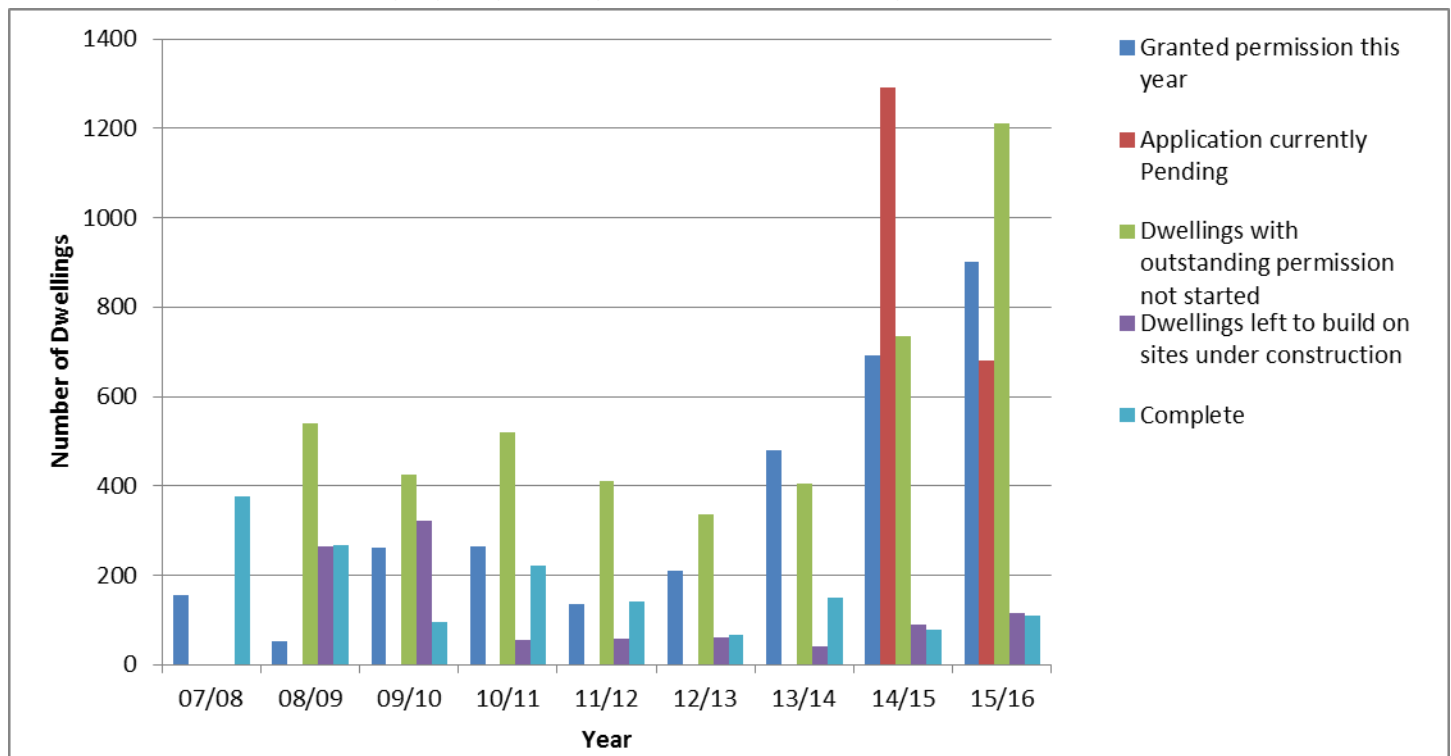


Chart 2 shows that there has been a year on year increase in the number of dwellings granted permission since 2011/2012. There is also well over 600 dwellings currently pending and therefore this trend seems likely to continue. This demonstrates that despite the poor completion rate this is not down 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, unless there is clear evidence that the site will come forward for development and even then a substantial reduction in the number being delivered has been factored in. Refusals may be 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 8%, 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. A review of the existing employment land (including employment allocations from the 2004 Local Plan) was undertaken in 2016 by the Economic Development team (see Appendix 1). The review assessed 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 number of houses provided on small sites (excluding garden land) which were not allocated for development.

Table 12: 5 Year Net Windfall Completions on Small Sites 2010 - 2016

Year	Net Windfall completions on small sites (excluding gardens)
2011-12	23
2012-13	23
2013-14	37
2014-15	57
2015-16	55
Total	195

Windfall completions have 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 demonstrates that in reality the number of dwellings coming forward on all windfall sites (i.e. not allocated and not in the previous SHLAA) is much higher than that shown above.

Table 13: Dwelling numbers on new sites not included in previous SHLAA

Year	Number of dwellings on all new sites
2013-14	173
2014-15	135
2015-16	614
Total	922

*This includes an additional 378 dwellings at the Chetwynd Barracks site which was not included in its entirety previously.

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. There are regular monitoring meeting between the HMA councils to ensure consistency.

The Council was also a ‘pilot authority’ for the Brownfield Register which the government is looking to implement as a way to bring forward brownfield sites faster.

The council also actively and positively engages in pre-application discussions with developers and supports landowners in submitting applications, 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 has also employed a regeneration manager to support the speedy delivery of brownfield sites; part of this role includes facilitation discussions

between land owners and developers, and has pursued the use of Compulsory Purchase powers and completion orders (See Appendix 2).

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

Table 14: Contributions negotiated to bring sites forward faster

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
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.

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 15: Existing Capacity found on Specific Sites within the Urban Area

	Core Strategy Requirement (2011-2028)	Annual Gains & Losses (2011-2016)						Specific Sites within the Urban Area			Windfall Allowance	Total	Residual Requirement (left to be found)
		Completions (Net Gains)						Years 2016-18 Capacity	Years 2018-23 Capacity	Years 2023-28 Capacity			
		11-12	12-13	13-14	14-15	15-16	Total 11-16						
Awsworth	350	1	-	-	4	6	11	21	50	21	-	103	247
Brinsley	150	-	2	9	2	-	13	4	-	22	-	39	111
Eastwood	1250	98	18	45	26	22	209	117	465	178	100	1069	181
Kimberley	600	1	26	10	4	18	59	53	132	170	-	414	186
MBA	3800	40	21	86	42	54	243	351	1904	1304	200	4002	
Other Rural	0	-	-	-	-	-	-	4	-	-	-	4	-4
Adjacent Hucknall	0	-	-	-	-	-	-	-	-	-	-	-	-
Total	6150	140	67	150	78	100	535	550	2551	1695	300	5631	

Therefore 6150 (requirement) – 5631 (total capacity found on urban sites including Field Farm, Boots & Seven Trent, Strategic Location for Growth at Toton and Chetwynd Barracks).

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 16 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. All of these sites were either included in a ten week 'Issues and Options' consultation over the winter of 2013-14 or in the 'additional sites' consultation which took place in early autumn 2016.

Table 16: Potential capacity on sites that 'could be suitable if policy changes'

	Years 2013-18 Capacity	Years 2018-23 Capacity	Years 2023-28 Capacity	Total Potential Capacity from Green Belt Sites
Awsworth	-	-	498	498
Brinsley	-	-	596	596
Eastwood	-	-	1173	1173
Kimberley	-	-	1017	1017
MBA	-	-	4639	4639
Other Rural	-	-	70	70
Adjacent Hucknall	-	-	66	66
Total	0	0	8059	8059

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: Awsworth

	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				
686	Awsworth Methodist Church The Lane Awsworth	1	-	-
136	Allotments east of Main Street Awsworth	20	-	-
35 564	Land At Gin Close Way Awsworth	-	50	21
Sub Total		21	50	21
Could be suitable if policy changes				
394	Land to rear of 13-27 The Glebe Cossall	-	-	32
190	North of Barlows Cottages Awsworth	-	-	50
192	West of Awsworth Lane/South of Newtons Lane Cossall	-	-	116
117	Land at Newtons Lane Awsworth	-	-	300
Non Deliverable or Developable				
114	Gin Close Way Awsworth	-	-	-
194	East of The Lane/Main Street Awsworth	-	-	-
333	Land West of Gin Close Way	-	-	-
432	Bennerley Disposal Point Land Between A610 And Gin Close Way	-	-	-
Sub Total		-	-	498
Total	-	21	50	519

No substantial change from last year to the numbers found in the existing urban area.

Changes 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
136	Allotments east of Main Street Awsworth	Planning permission refused (14/00644/FUL) for 20 dwellings but was allowed at appeal in July 2015. Site is currently under construction.	20	-
35 564	Land At Gin Close Way Awsworth	Site implemented by access road, part of the scheme revised through a planning application (15/00011/FUL) granted June 2016 following in-depth discussions with the Environment Agency and Seven Trent with regards to mitigating flooding issues.	71	-

Key Settlement: Brinsley

	With Extant Planning 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				
77	44 Mansfield Road Brinsley	1	-	-
678	135 Broad Lane Brinsley	1	-	-
53	Manor Farm Hall Lane Brinsley	2	-	-
81	Oak Tree Cottage 26-28 Cordy Lane Brinsley		-	1
200	West of High Street Brinsley	-	-	21
Sub Total	-	4	-	22
Could be suitable if policy changes				
128	Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley	-	-	11
681	Land to Rear of Clumber Avenue Brinsley	-	-	15
376	Land Opposite 28 Church Lane Brinsley	-	-	85
198	East of Church Lane Brinsley	-	-	200
197	North of Cordy Lane Brinsley	-	-	285
Non Deliverable or Developable				
199	North of Hall Lane Brinsley	-	-	-
Sub Total	-	-	-	596
Total	-	4	-	618

No substantial change from last year to the numbers found in the existing urban area.

Key Settlement: Eastwood

	With Extant Planning Permission
	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				
662	Befred 75-77 Nottingham Road Eastwood	1	-	-
699	21 Nottingham Road Eastwood	1	-	-
704	26 Three Tuns Road Eastwood	1	-	-
741	80-82 Charles Avenue Eastwood	1	-	-
82	D R Constructions 35-37 Barber Street Eastwood	2	-	-
534	Land Rear of 14 Chapel Street Eastwood	2	-	-
709	Assemblies of God Church Nottingham Road	2	-	-
608	Land adjacent to Methodist Church Newthorpe Common Newthorpe	3	-	-
648	Brook Breasting Farm Narrow Lane Watnall	3	-	-
762	Industrial Units Great Northern Road Eastwood	4	5	-
705	23 Nottingham Road Eastwood	5	-	-
134	Springbank Primary School Devonshire Drive Eastwood	9	-	-
34	Land off Acorn Avenue Giltbrook	10	50	7
129	Mill Road / Telford Drive, Newthorpe	10	14	-
163	132 Chewton Street Eastwood	10	3	-
628	Eastwood & District Victory Club Walker Street Eastwood	10	7	-
653	Land off Newmanleys Road Eastwood	10	30	-
143	South of Smithurst Road Giltbrook	11	80	-
125	Land at Church Street Eastwood	22	-	-
43	Land at 19 Mill Road Newthorpe	-	1	-
74	Land at 56 Smithurst Road Giltbrook	-	1	-
139	95 South Street Eastwood	-	1	-
714	93 Greenhills Road Eastwood	-	1	-
715	31 Lower Beauvale Newthorpe	-	1	-
747	9 Engine Lane Newthorpe	-	1	-
673	Land North West Of The Man In Space Nottingham Road Eastwood	-	4	-
474	Dovecote Bar and Grill 29 Beauvale Newthorpe	-	6	-
349	66 Dovecote Road, Eastwood	-	10	-
147	East of Pinfold Road Newthorpe	-	20	-
521	Beamlight Newmanleys Road Eastwood	-	150	-
138	Walker Street Eastwood	-	80	121
508	Hilltop House Nottingham Road Eastwood	-	-	10
130	Church Street Eastwood (Raleigh)	-	-	40
Sub Total	-	117	465	178
Could be suitable if policy changes				
514	Hall Farm Cockerhouse Road Eastwood	-	-	40
204	North of 4 Mill Road Beauvale	-	-	88
3	Wade Printers Baker Road Newthorpe	-	-	200
208	West of Moorgreen	-	-	262
206	E of Baker Rd/N of Nottm Road Giltbrook	-	-	283
203	Nether Green East of Mansfield Rd Eastwood	-	-	300

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2015/16

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018-2023	2023-2028
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	-	-	-
413	Mansfield Road, Nether Green	-	-	-
492	43 Moorgreen Newthorpe	-	-	-
496	Greasley Beauvale D H Lawrence Primary School Beauvale Newthorpe			
506	Land Rear Of Poplar Farm 1 Moorgreen Newthorpe	-	-	-
517	Industrial Units Baily Grove Road Eastwood	-	-	-
519	Land Off Thorn Drive And West Of The Pastures Thorn Drive Newthorpe	-	-	-
Sub Total	-	-	-	1173
Total	-	117	465	1351

Changes on sites of 10 or more

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built
653	Land off Newmanleys Road Eastwood	Extant outline permission (14/00334/OUT) granted May 2015 for 40 dwellings. Site has been sold and is now owned by a local business that specialise in fast construction pre-fabricated dwellings.	40
34	Land off Acorn Avenue Giltbrook	Extant planning permission implemented with access road, revised application (15/00010/FUL) currently pending for 67 dwellings.	67
143	South of Smithurst Road Giltbrook	The site has extant planning permission (10/00662/FUL) for 91 dwellings revised (16/00382/ROC) to allow for the commencement of development, granted December 2016.	91
163	132 Chewton Street Eastwood	Site has extent planning permission (14/00686/FUL), granted in June 2016.	13
628	Eastwood & District Victory Club Walker Street Eastwood	Extant permission for 12 bungalows granted July 2015. Revised application (16/00646/FUL) is currently pending for 17 dwellings.	17

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2015/16

129	Mill Road / Telford Drive, Newthorpe	Extant permission (15/00767/FUL) for the demolition of an existing dwelling and the construction of 25 new dwellings (net 24) granted November 2016. Demolition of dwelling recently implemented the permission; site has been cleared ready for construction.	24
521	Beamlight Newmanleys Road Eastwood	Site has extant outline permission (14/00335/OUT) for 150 dwellings granted May 2015.	150
138	Walker Street Eastwood	Planning application 13/00784/FUL refused for 140 units based on inadequate highways infrastructure granted at appeal in November 2015 (for a year) which has just lapsed. Ongoing discussion with the County Council who intend on re-configuring the site to provide a new primary school and residential development on the site of the existing school.	140

Key Settlement: Kimberley

	With Extant Planning Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	2004 Local Plan Residential 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				
72	Land at 29 Oak Drive Nuthall	1	-	-
562	Castle College Church Hill Centre Church Hill 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	-	-
665	Chatterley House Hotel Coronation Road Cossall	1	-	-
667	Barn to the rear of 48 Awworth Lane Cossall	1	-	-
670	53 Gilt Hill Kimberley	1	-	-
691	48 High Street Kimberley	1	-	-
623	Ex Servicemens Club Station Road Kimberley	2	-	-
629	7 Spencer Drive Nuthall	2	-	-
689	The (Former) Golden Guinea PH 111 Maws Lane Kimberley	2	-	-
706	Brewery building adjacent to 4 Brown's Flatts Kimberley	2	-	-
738	23 Newdigate Street Kimberley	2	-	-
576	Electricity Substation James Street Kimberley	3	-	-
622	73 Main Street Kimberley	3	-	-
744	125 Eastwood Road Kimberley	3	-	-
599	2, 4 & 6 Oak Lodge Drive Kimberley	5	-	-
690	The Larks Nest Larkfield Road Nuthall	6	-	-
145	Land Between 3 And 12 Hardy Close Kimberley	14	-	-
631	29 Edward Road Nuthall	-	4	-
586	Kimberley Brewery Hardy Street Kimberley	-	128	-
428	Land To Rear Of Chilton Drive Watnall	-	-	6
772	Broxtowe Borough Council Depot Eastwood Road Kimberley	-	-	8
210	Land South East Of 32 To 40 Maws Lane Kimberley	-	-	12
773	Kimberley Caravan And Car Centre Ltd Eastwood Road Kimberley	-	-	13
219	West Of The Paddocks Nuthall	-	-	19
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
Sub Total	-	53	132	170
Could be suitable if policy changes				
386	Former Temple Nursery Kimberley Road Nuthall	-	-	9
103	Land east of New Farm Lane Nuthall	-	-	12
473	Home Farm Nottingham Road Nuthall	-	-	14
610	Land off High Spannia Kimberley	-	-	18
131	Church Hill Kimberley	-	-	26
116	Land north of 38 Alma Hill Kimberley	-	-	45
234	Land At New Farm Lane Nuthall	-	-	50
113	Land north of Alma Hill Kimberley	-	-	72
105	Land west of New Farm Lane Nuthall	-	-	75
411	2 High Street Kimberley	-	-	100
285	Land North Alma Hill / West Of Millfield Road Kimberley	-	-	116
271	Gilt Hill Farm Gilt Hill Kimberley	-	-	200
215	Land Adjacent To Kimberley Depot Eastwood Road Kimberley	-	-	280
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) 2015/16

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018- 2023	2023-2028
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	-	-	-
		-	-	1017
Total		53	132	1187

Changes on sites of 10 or more

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built
586	Kimberley Brewery Hardy Street Kimberley	Extant hybrid application (13/00570/FUL) for outline permission for 78 dwellings and full permission for 44 apartments granted December 2015. Reserved Matters for (phase 1) 25 dwellings (16/00333/REM) granted December 2016. Additional extant planning permission (14/00457/FUL) for the change of use of an existing office building into 6 apartments.	128
145	Land Between 3 And 12 Hardy Close Kimberley	Extant planning application (14/00749/FUL) for 22 new dwellings granted March 2015 plus a later application (15/00318/FUL) for a single dwelling (23 in total) granted July 2015 currently under construction.	23

Key Settlement: Main Built-up Area (MBA)

	With Extant Planning Permission (as at 1 April 2016)
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	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				
2	Land at rear of 189 Cator Lane North Chilwell	1	-	-
26	18 Middleton Crescent Beeston	1	-	-
60	Land at 39 Templar Road Beeston	1	-	-
85	Land at 143 Toton Lane Stapleford	1	-	-
149	68 Trafalgar Road Beeston	1	-	-
156	8 Grove Street Beeston	1	-	-
166	205-209 Station Road Beeston	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	-	-
594	Manor Court House Manor Court Peache Way Bramcote	1	-	-
607	Shirley Court Norfolk Avenue Toton	1	-	-
633	32 Mottram Road Chilwell	1	-	-
639	19 Montague Street Beeston	1	-	-
668	First Floor 57 - 59 High Road Chilwell	1	-	-
669	3 Grangelea Gardens Bramcote	1	-	-
672	7 Bridle Road Bramcote	1	-	-
677	88 Cow Lane Bramcote	1	-	-
707	The Lodge, 1 & 3 The Bungalows Old Lodge Drive Beeston	1	-	-
708	1A Roland Avenue Nuthall	1	-	-
723	Land Rear of 233 Chilwell Lane Bramcote	1	-	-
743	Central Avenue Post Office 99 Central Avenue Beeston	1	-	-
750	31 Edward Street Stapleford	1	-	-
764	Rear of 166A Derby Road Stapleford	1	-	-
770	72 - 74 Chilwell Road Beeston	1	-	-
38	61 High Road Beeston	2	-	-
441	1 Henry Road Beeston	2	-	-
442	20 Elm Avenue Attenborough	2	-	-
535	Land To The Rear Of 294 Nottingham Road Toton	2	-	-
643	180A Derby Road Beeston	2	-	-
644	145A Station Road Beeston	2	-	-
684	145 Station Road Beeston	2	-	-
692	Land adjacent to 29 Cyril Avenue Stapleford	2	-	-
725	2 & 4 Wallett Avenue Beeston	2	-	-
765	150 Derby Road Stapleford	2	-	-
766	5 Court Yard Bramcote	2	-	-
636	73 Chetwynd Road Toton	2	3	-
461	Land On South Side Of St Andrews Church Antill Street Stapleford	3	-	-
591	Castle College Middle Street Centre 10 Middle Street Beeston	3	-	-
649	87 Wollaton Road Beeston	3	-	-
660	223 Chilwell Lane Bramcote	3	-	-
671	51 Brookhill Street Stapleford	3	-	-
696	93 Derby Road Stapleford	3	-	-
605	69 Derby Road Bramcote	4	-	-
616	72 Brookhill Street Stapleford	4	-	-
748	Kingsbridge Way Short Break Service 5 - 11 Kingsbridge Way Bramcote	4	-	-
763	John Clifford Memorial Baptist Church Dovecote Lane Beeston	4	-	-
728	255 - 259 Derby Road Bramcote	5	-	-
96	The Beeston Cobbler 184 Station Road Beeston	6	-	-
693	Land Rear of Bexhill Court Central Avenue Beeston	6	-	-

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2015/16

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018- 2023	2023-2028
635	St Andrews Church Antill Street Stapleford	8	-	-
297	Hoftons Roberts Yard Beeston	10	-	-
761	Car Park Wollaton Road Beeston	10	-	-
589	84 Broadgate Beeston	11	-	-
713	Maycliffe Hall 3 Toton Lane Stapleford	12	-	-
220	Land East of Low Wood Road Nuthall	16	100	-
590	The Cow At Beeston Middle Street Beeston	23	-	-
265	Beeston Police Station Chilwell Road Beeston	24	-	-
630	Castle College The Whiteley Mill 39 Nottingham Road Stapleford	24	-	-
95	Allotments, Hassocks Lane, Beeston	111	-	-
10	25 Wadsworth Road Stapleford	-	1	-
24	3 The Jardines Bramcote	-	1	-
25	72 Beeston Fields Drive Bramcote	-	1	-
89	Land at 138 Nottingham Road Nuthall	-	1	-
291	Land adjacent 11 Clinton Street Beeston	-	1	-
502	61 Marton Road Chilwell	-	1	-
555	40 Broadgate Beeston	-	1	-
609	221 Pasture Road Stapleford	-	1	-
612	54 Hickings Lane Stapleford	-	1	-
700	123 Brookhill Street Stapleford	-	1	-
170	1 Fletcher Road Beeston	-	2	-
225	Land West of 27 Beeston Fields Drive Beeston	-	2	-
625	2 Bramcote Lane and 38 Hallams Lane Chilwell	-	2	-
712	10 Ireland Avenue Beeston	-	2	-
735	Land Between 33 And 43 Gwenbrook Avenue Chilwell	-	2	-
516	32 Hall Croft Beeston	-	3	-
567	201-209 Queens Road Beeston	-	3	-
702	Land at 75 Derby Road Bramcote	-	3	-
241	Lock Up Garages Middleton Street Beeston	-	4	-
350	52 Nottingham Road Stapleford	-	4	-
746	63 - 65 Chilwell Road Beeston	-	4	-
261	Brethren Meeting Hall Hillside Road Beeston	-	8	-
634	22 High Road Chilwell	-	9	-
51	Units 12-15 Pinfold Trading Estate Nottingham Road Stapleford	-	10	-
310	Neville Sadler Court Beeston	-	10	-
12	Moults Yard, 68-70 Nottingham Road, Stapleford	-	15	-
343	St Johns College, Peache Way, Bramcote	-	40	-
389	Neville Sadler Court, Beeston	-	27	-
408	Myford Machine Tools Wilmot Lane Beeston	-	81	-
258	Land at Lilac Grove, Beeston	-	20	130
499	Beeston Business Park Technology Drive Beeston	-	240	70
195	Former Bartons Bus Depot Queens Road Chilwell	-	290	30
108	Field Farm Land north of Ilkeston Road Stapleford	-	290	160
237	The Boots Company Beeston site	-	320	80
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
449	Beeston Cement Depot Station Road Beeston	-	-	21
150	Beeston Maltings, Dovecote Lane, Beeston	-	-	56
771	The Square Beeston	-	-	100
193	Chetwynd Barracks Chetwynd Road Chilwell	-	-	500
Strategic Location for Growth with Planning Permission				
133	Land at Toton Lane Stapleford	-	400	100
Sub Total		351	1904	1304
Strategic Location for Growth				
254	Land East of Toton Lane/Stapleford Lane, Toton	-	-	60
259	Land off Toton Lane, Toton – East	-	-	100
680	Land at Wheatgrass Farm Toton (South of the Tram Line)	-	-	150
358	Toton Sidings Derby Road Stapleford	-	-	417
Could be suitable if policy changes				
658	41 Trent Vale Road Beeston	-	-	2
602	The Gables Strelley Lane Strelley	-	-	20
123	Coventry Lane Bramcote	-	-	74

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2015/16

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018- 2023	2023-2028
412	Chilwell Lane Bramcote (sth of Common Lane)	-	-	74
415	Ashlands Bilborough Road Trowell	-	-	44
410	Land South Of 45 Baulk Lane Stapleford	-	-	92
414	Land Behind Sisley Avenue, Stapleford	-	-	99
683	Land South Of Blenheim Industrial Estate Nuthall	-	-	120
356	East of Field Farm Sidings Lane Bramcote	-	-	126
111	Land off Moss Drive Bramcote	-	-	150
132	Land at Wheatgrass Farm Toton (North of the Tram Line)	-	-	150
403	Bardills Garden Centre Toton Lane Stapleford	-	-	150
407	Land Between A52 Stapleford And Chilwell Lane Bramcote	-	-	250
107	Land at Woodhouse Way Nuthall	-	-	300
588	Land To The West Of Bilborough Road Strelley	-	-	311
632	Land at Bramcote Hills Sport & Community College Moor Lane Bramcote	-	-	450
104	Land off Coventry Lane Bramcote	-	-	500
178	Land Between Elton And The Woodards Bilborough Road Trowell	-	-	500
298	Spring Farm Nottingham Road Trowell Moor Trowell	-	-	500
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	-	-	-
127	Bramcote Hills Golf Club Thoresby Road Bramcote	-	-	-
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	-	-	-
595	2 - 4 Derby Road Stapleford	-	-	-
652	Land North West Of Hall Gardens Moss Drive Bramcote	-	-	-
Sub Total	-	-	-	4639
Total	-	359	1904	5943

Changes on sites of 10 or more

Site Ref	Site Name	Comment	Total Number of Dwellings left to be built
193	Chetwynd Barracks Chetwynd Road Chilwell	A suitable urban brownfield site surrounded by existing residential uses. Ministry of Defence issued a written statement on the 24th March 2016 stating that they were looking to rationalise their estate. On 7 th November it was confirmed that the site was no longer required for defence purposes and would be disposed of in 2021. MOD has been having on-going discussions with the Council regarding bringing the site forward for development.	+500
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
509	Trowell Freight Depot Stapleford Road Trowell	Confirmation of the HS2 route in the area will impact upon the delivery of this site. Despite having extant planning permission until details can be provided to show that site is still deliverable it is being classed as 'not deliverable or developable'.	-33
420	Land North of Stapleford Road Trowell, E of M1	Confirmation of the HS2 route in the area will impact upon the delivery of this site. Until details can be provided to show that site is still deliverable it is being classed as 'not deliverable or developable'.	- 60
135	Field Lane Chilwell	Allocated in the 2004 Local Plan this allocation now forms part of a larger site (193 Chetwynd Barracks) and as such has been removed and will no longer appear in the SHLAA	-34

Other Rural

	With Extant Planning 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				
154	Marsh Farm Church Lane Cossall	2	-	-
532	Uplands Farm Cossall Road Trowell	1	-	-
661	Ellesmere Drive Trowell	1	-	-
Sub Total	-	4	-	-
Could be suitable if policy changes				
189	Land At Smithfield Avenue Trowell	-	-	70
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	-	-	-	70
Total	-	4	-	70

No significant changes to last year.

Adjacent Hucknall

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018- 2023	2023-2028
Could be suitable if policy changes				
513	Land Belonging To Stubbing Wood Farm Watnall Road Watnall	-	-	66
Non Deliverable or Developable				
251	Near The Common, Hucknall (field 9758)	-	-	-
Sub Total	-	-	-	66
Total	-	-	-	66

No significant changes to last year.

Appendix 1:

Summary of the employment site review 2016

Site Name	Existing Employment Allocation	Retain	Release in part	Release in whole
Chilwell Meadows Business Park Brailsford Way Attenborough	✓	✓		
Eldon Road Business Park Attenborough	✓	✓		
Beeston Business Park Technology Drive Beeston	✓		✓	
Padge Road Boulevard Industrial Park Beeston	✓	✓		
Lilac Grove Beeston		✓		
Boots Campus Lilac Grove Beeston			✓	
Evelyn Street Beeston	✓		✓	
Regent House Lower Regent Street Beeston				✓
The Poplars Beeston	✓	✓		
Simplex Knitting Co 164 Bye Pass Road Chilwell	✓	✓		
Chetwynd Business Park Regan Way Chilwell	✓	✓		
Main Road (Including Fernwood Drive Common Road and British Bakeries Ltd) Watnall	✓	✓		
Barrydale Avenue Beeston	✓			✓
Palmer Drive (Includes Bessell Lane) Stapleford	✓	✓		
Former Dyeworks Site West End Street Stapleford	✓	✓		
Sandiacre Road/Wellington Street Stapleford				✓
Pasture Road (Including Silicone Altimex) Stapleford	✓	✓		
New Road Stapleford	✓	✓		
Hickings Lane Stapleford	✓	✓		
New Road Industrial Estate Stapleford Road Trowell		✓		
Strelley Hall Strelley		✓		
Custom Upholstery Sidings Lane Bramcote				✓
Balloon Wood Industrial Estate Coventry Lane Bramcote		✓		
Eagle Mill Ilkeston Road Trowell		✓		
Cossall Industrial Estate Soloman Road Cossall	✓	✓		
Robinettes Lane Cossall	✓	✓		
Gin Close Way Awsworth	✓	✓		
Home Farm Nottingham Road Nuthall				✓
Phoenix Park Nuthall	✓	✓		
Giltbrook Industrial Park Giltway Giltbrook	✓	✓		
Amber Trading Estate Giltbrook	✓	✓		
Essentra Giltbrook Industrial Park Giltway Giltbrook	✓	✓		
Birch Park Halls Lane Giltbrook	✓	✓		
Newmanleys Road Eastwood	✓			✓
Microlise Engineering Ltd Farrington Way Eastwood	✓	✓		
Meadowbank Court Meadowbank Way Eastwood	✓	✓		
Nottingham 26 Eastwood	✓	✓		
Moorgreen Colliery Site Engine Lane Moorgreen Industrial Park Newthorpe	✓	✓		
Great Northern Road Eastwood				✓
Factory Lane (Including Wilmot Lane & Holly Lane) Chilwell			✓	

Appendix 2:

Site included in the SHLAA (i.e. already counted)		
Site Name	Progress Notes	Application Expected
Brinsley High Street	Have spoken to all neighbours and land owners and generic enthusiasm from most for redevelopment of the area. However whilst several developers have been contacted about this site and some have spoken to the site owners directly, interest is limited. This is due to the need to acquire several sites in order to make a viable scheme and the differing financial aspirations of the land owners.	Discussions on-going.
Nottingham Road Eastwood	Aiming to acquire site and redevelop this prominent location. (Similar scenario with regard to 244-254 High Street Stapleford) Working closely with Town Centres team.	Application unlikely to contribute to a 5 year land supply.
Beamlight Eastwood	Outline planning permission for 190 dwellings approved subject to conditions including remediating issues with regard to adjacent tip site and noise issues of both A610 and Bellwood's Foods factory. Reductions in S106 resolved following both Cabinet and Committee meetings. It is likely that a larger application (numbers wise) will be submitted on the western site in the next few months following a change of ownership. On-going discussions are taking place with regard to resolving the land contamination issues on the larger site to the east. Early in December 2016 further details were submitted to try and resolve the contamination issues on the site in the east and the Environmental Health team is currently working on these.	The eastern site won't come forward until such time as the issue with leachate can be resolved. The western site has changed ownership and applications are expected early this year (2017).
Hilltop House Eastwood (Former Cash office)	Various developers keen to redevelop this site but awaiting a decision from the Police to sell it. Had positive pre application discussions with some potential purchasers and have spoken to the marketing agents.	Police have given the site to land agents who are in the process of marketing the site.
Kimberley Brewery	Compliance of conditions on application 13/00571/LBC prior to demolition are now resolved.	The Application for 25 dwellings was approved at November Planning Committee subject to amendments to the appearance of the dwellings which has

		now been achieved.
Kimberley Caravans	Discussions are on-going to find a site suitable to allow the company to expand but retain them within Broxtowe.	Unknown.
Eastwood Road/ Maws Lane	Early stages of discussions with the owners of the former builders yard on Eastwood Road and the allocated housing site to the south. Discussions have been positive thus far, but very early stages with regard to moving these sites forward.	Pre application expected in early 2017.
Beeston Cement Depot	On-going discussions with Network Rail about bringing this site forward. Network Rail are keen and have been resolving their legal issues over this site for a year or so and recently went through their internal consultation processes to which the Council responded favourably. It is understood that some freight operators have objected to the proposal and Network Rail are working to resolve this.	Application delayed until freight companies' objection can be resolved.
Wadsworth Road, Stapleford	School site is now occupied by the Haven Group and unlikely to come forward for housing for several years, if at all.	No application expected in the near future.
Neville Sadler Court	Site has been recently been sold to private developers for housing redevelopment and the final stages of the land transfer are being discussed. Developers will be contacted in due course with a view to initiate early stage planning discussions.	Discussions on-going.
Moult's Yard , Stapleford	The Council is now waiting for further evidence, and giving opportunity for the land owners to move forward with developing the scheme before pursuing a CPO. This is following the applicant's submission of details relating to planning conditions. The Council has written to the applicants (following the Jobs and Economy committee meeting in November) for a time scale on redevelopment, 3 months has been given to reply to this request.	2017.
Boots	Work underway on access and S106 discussions at an advanced stage.	Reserved matters to be submitted following resolution of S106 agreement which is with the respective highway authorities. BBC has agreed to all requests regarding the content of the S106.
Bartons	On-going discussions about wider redevelopment of the site with planning, with both an enquiry by	Application submitted December

	design event and a public exhibition already taking place. Delay with submission of the planning application largely due to trying to resolve issues with key stakeholders.	2016.
Beeston Business Park	Planning Committee now resolved S106. Decision likely to be issued by Christmas 2016.	
Field Farm	Reserved matters application recently refused.	The appeal hearing on this development took place in December 2016, awaiting the decision.
St Johns College	Planning application currently being considered with main issues relating to the protected open area and conservation.	Amended plans consulted on and heading for committee in Spring 2017.
Brethren Meeting Hall Beeston	Outline planning permission approved in August 2016 for 6 dwellings (indicative only).	Discussions on-going and site is being actively marketed.
Former Myfords Site	Discussions on-going between the planning department and the agent about moving this site forward.	Detailed application (outline already approved) expected early in 2017.
Site not included in the SHLAA but expected to be included in future		
Site Name	Progress Notes	Application Expected
The Manor Toton	Following the serving of a Section 215 notice the site has been cleared and tidied up. The site has been recently marketed and sold to a developer.	2017.
Cossall Industrial Estate	Latter stages of pre-application discussions with planning with the intention of drawing up a hybrid application. This application would seek full planning permission for the parkland (former ski slope) in order to create a new country park to the rear and outline for 48 houses. Discussions with the open space team are on-going to try and obtain an 'understanding' with regard to the future management of open space as part of any application moving forward.	Hybrid application expected February 2017.
Cemex Concrete	Cemex concrete are looking to downsize their operations and site is likely to come forward for redevelopment in the near future. Positive early stage discussions have taken place between the agent and the Regeneration Manager.	2017.
Dagfa House School	Meetings and pre-application advice has taken place	2017.

	with the Regeneration Manager and a Senior Planning Officer to try and move the site forward. Positive discussions thus far.	
Other non-residential Sites		
Site Name	Progress Notes	Application Expected
Mushroom Farm	All pre commencement conditions and legal discussions have been resolved and a recent Non Material Amendment to change the speed limit within the site from 20 to 30mph has been approved. Supplementary deed to agreement for the S106 agreement currently being drafted by the legal team.	Early stages of construction. Underway.

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 17: 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 (December 2015) appeal decision at Rushcliffe ([APP/P3040/A/14/2227522](#)).

The time frame of this five year housing land supply report is 1 April 2017 – 31 March 2022 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 2016 and incorporates an assumption for the number of dwellings which will be delivered between 1 April 2016 and 31 March 2017. The 5 years for which the supply is calculated is from 1st April 2017 to 31st March 2022⁷. The base requirement for these years is $(360 \times 1) + (430 \times 4) = 2080$.

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

⁷ 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 adoption. The snapshot for assessing the sites was taken on 1st September 2016.

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 – 2016). The figures in bold represent the most recently adopted development plan available at the time.

Table 18: Housing delivery measured against adopted housing requirement

Year	1996 Structure Plan Review / 2004 Broxtowe Local Plan ⁸ 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
2015/16				360	100
Total	2750	2100	3400	1280	2559

In a 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 Inspectorate⁹ 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

⁸ Plan adopted August 2004

⁹ PINS soundness advice visit to the Greater Nottingham Councils, August 2012, Inspector Keith Holland.

suggested that councils review delivery against relevant plans over the past 8-10 years. Evidence of delivery can be put in the context of having suitable available sites but where delivery has not occurred due to market conditions (see table 19).

Table 19: Allocated sites available during recession years (2009 -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 a 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 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 three 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 2017 to 2022, this is shown below.

Table 19: The shortfall - 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
2016/17	360	149	-211
=Total	1640	684	-956

2017/18	360	2080	
2018/19	430		
2019/20	430		
2020/21	430		
2021/22	430		
5 Year Base Requirement		2080	
Base Requirement + Liverpool Approach Shortfall		2080 + 435 =	2515
Base Requirement + Sedgefield Approach Shortfall		2080 + 956 =	3036

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 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 2017 – 2022 is shown below:

Table 20: Housing requirement 2017 – 2022:

Requirement	2080 ((360 x 1) + (430 x 4))
Addition to it (20% buffer)	2496 (2080 x 1.2)
Sedgefield Approach Shortfall	956
Total Requirement	3452

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

Site Status	Awsworth	Brinsley	Eastwood	Kimberley	MBA	Other
Dwellings on sites with Implemented Permission	60		14	6	451	
Dwellings on sites with Extant Planning Permission (non-strategic sites)		2	360	160	101	3
Dwellings on sites with Planning Permission Pending			108		190	
Dwellings on sites Allocated in 2004 Local Plan						
Dwellings on sites where principle of development acceptable					240	
Dwellings on Field Farm Allocated in the Core Strategy					240	
Dwellings on Boots/Severn Trent Strategic Location for Growth in Core Strategy					240	
Dwellings on Toton Strategic Location for Growth in Core Strategy					300	
Total	60	2	482	166	1762	3

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 site¹⁰;
- The Aligned Core Strategy Strategic Location for Growth (both Boots/Seven Trent and Toton)
- Only one site has been included where there is not extant permission but the principal of development is acceptable (Land adjacent to 428 Queens Road West Chilwell).

¹⁰ The site at Field Farm has extant planning permission.

- Only one site has been included where permission has lapsed however the grant of permission was only for a single year and subsequent pre-application discussions have been undertaken with the land owner (who is a local authority).

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).
- All other sites where 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 788 dwellings, these are assessed to be built out beyond 2022 (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 2022. 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 (182)
- Builders Yard Eastwood Road Kimberley (22)
- South of Eastwood Road Kimberley (40)
- Beeston Malting's Dovecote Lane (56)

The total dwelling number that these sites are expected to deliver is 118 (excluding Field Lane Chilwell as this is now being considered as part of the more comprehensive development of Chetwynd Barracks). This does not include any expected delivery for the site at Chewton Street Newthorpe as we have had no further evidence since allocation 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 endorsed a start date of 2018 with delivery on site in 2019. 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. The planning application was approved in February 2016, and as a result 300 dwellings are counted within the 5 year supply.

Field Farm

The site has extant outline planning permission, a reserved matters application for phase 1 (118 dwellings) was refused on design grounds with an appeal currently pending. Due to this delay completions on site have also been delayed until 2018-19. 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 22: Change in delivery assumptions 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 over a third (725) of the housing numbers in the 5 year supply on Greenfield sites. The list of specific sites is shown in table 23.

Table 23: Specific deliverable sites counted in the 5 year land supply

Site Ref	Site Name	Settlement	Number of Dwellings
136	East of Main Street Awsworth	Awsworth	20
564	Land At Gin Close Way Awsworth	Awsworth	40
Total			60
53	Manor Farm, Hall Lane, Brinsley	Brinsley	2
Total			2
662	Betfred 75 - 77 Nottingham Road Eastwood	Eastwood	1
704	26 Three Tuns Road Eastwood	Eastwood	1
714	93 Greenhills Road Eastwood	Eastwood	1
715	31 Lower Beauvale Newthorpe	Eastwood	1
741	80 - 82 Charles Avenue Eastwood	Eastwood	1
747	9 Engine Lane Newthorpe	Eastwood	1
82	D R Construction 35 - 37 Barber Street Eastwood	Eastwood	2
534	Rear Of 14 Chapel Street Eastwood	Eastwood	2
709	Assemblies Of God Church Nottingham Road Eastwood	Eastwood	2
608	Methodist Church Newthorpe Common Newthorpe	Eastwood	3
648	Brook Breasting Farm Narrow Lane Watnall	Eastwood	3
673	Land North West Of The Man In Space Nottingham Road Eastwood	Eastwood	4
705	23 Nottingham Road Eastwood	Eastwood	5
762	Industrail Units Great Northern Road Eastwood	Eastwood	9
125	Land at Church Street Eastwood	Eastwood	11
163	132 Chewton Street Eastwood	Eastwood	13
628	Eastwood & District Victory Club Walker Street Eastwood	Eastwood	17
147	East of Pinfold Road Newthorpe	Eastwood	20
129	Mill Road / Telford Drive, Newthorpe	Eastwood	24
138	Walker Street Eastwood	Eastwood	30
653	Land Off Newmanleys Road Eastwood	Eastwood	40
34	Land off Acorn Avenue Giltbrook	Eastwood	50
143	South of Smithurst Road Giltbrook	Eastwood	91
521	Beamlight Newmanleys Road Eastwood	Eastwood	150
Total			482
72	Land at 29 Oak Drive Nuthall	Kimberley	1
606	Land adjacent 59 Gilt Hill Kimberley	Kimberley	1
611	Rear Of 140 Main Road Watnall	Kimberley	1
665	Chatterley House Hotel Coronation Road Cossall	Kimberley	1
667	Barn to the rear of 48 Awsworth Lane Cossall	Kimberley	1
691	48 High Street Kimberley	Kimberley	1
623	Ex Servicemen's Club Station Road Kimberley	Kimberley	2
629	7 Spencer Drive Nuthall	Kimberley	2
689	The Golden Guinea 111 Maws Lane Kimberley	Kimberley	2
738	23 Newdigate Street Kimberley	Kimberley	2
576	Electricity Substation James Street Kimberley	Kimberley	3
622	73 Main Street Kimberley	Kimberley	3

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744	125 Eastwood Road Kimberley	Kimberley	3
631	29 Edward Road Nuthall	Kimberley	4
599	2, 4 & 6 Oak Lodge Drive Kimberley	Kimberley	5
690	The Larks Nest Larkfield Road Nuthall	Kimberley	6
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley	Kimberley	128
Total			166
2	Land at rear of 189 Cator Lane North Chilwell	Main Built Up Area	1
10	25 Wadsworth Road Stapleford	Main Built Up Area	1
24	3 The Jardines Bramcote	Main Built Up Area	1
26	18 Middleton Crescent Beeston	Main Built Up Area	1
38	61 High Road Beeston	Main Built Up Area	1
60	Land adjacent to 39 Templar Road Beeston	Main Built Up Area	1
85	Land at 143 Toton Lane Stapleford	Main Built Up Area	1
89	Land at 138 Nottingham Road Nuthall	Main Built Up Area	1
149	68 Trafalgar Road Beeston	Main Built Up Area	1
156	8 Grove Street Beeston	Main Built Up Area	1
406	Land Adjacent The Grange, Town St, Bramcote	Main Built Up Area	1
555	40 Broadgate Beeston	Main Built Up Area	1
594	Land Adjacent To Manor Court House 1 Manor Court Peache Way Bramcote	Main Built Up Area	1
607	Land to South Shirley Court Norfolk Avenue Toton	Main Built Up Area	1
609	221 Pasture Road Stapleford	Main Built Up Area	1
625	2 Bramcote Lane and 38 Hallams Lane Chilwell	Main Built Up Area	1
633	32 Mottram Road Chilwell	Main Built Up Area	1
639	19 Montague Street Beeston	Main Built Up Area	1
669	3 Grangelea Gardens Bramcote	Main Built Up Area	1
672	7 Bridle Road Bramcote	Main Built Up Area	1
700	123 Brookhill Street Stapleford	Main Built Up Area	1
707	The Lodge, 1 & 3The Bungalows Old Drive Beeston	Main Built Up Area	1
708	1A Roland Avenue Nuthall	Main Built Up Area	1
723	Land Rear of 233 Chilwell Lane Bramcote	Main Built Up Area	1
743	Central Avenue Post Office 99 Central Avenue Beeston	Main Built Up Area	1
750	31 Edward Street Stapleford	Main Built Up Area	1
764	Rear of 166A Derby Road Stapleford	Main Built Up Area	1
770	72 - 74 Chilwell Road Beeston	Main Built Up Area	1
225	Land Adjacent 27 Beeston Fields Drive Beeston	Main Built Up Area	2
441	1 Henry Road Beeston	Main Built Up Area	2
442	20 Elm Avenue Attenborough	Main Built Up Area	2
643	180A Derby Road Beeston	Main Built Up Area	2
684	145 Station Road Beeston	Main Built Up Area	2
712	10 Ireland Avenue Beeston	Main Built Up Area	2
725	2 & 4 Walleth Avenue Beeston	Main Built Up Area	2
735	Land Between 33 And 43 Gwenbrook Avenue Chilwell	Main Built Up Area	2
765	150 Derby Road Stapleford	Main Built Up Area	2
766	5 Court Yard Bramcote	Main Built Up Area	2
461	Land On South Side Of St Andrews Church Antill Street Stapleford	Main Built Up Area	3
516	Barrydale Avenue Beeston	Main Built Up Area	3

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591	Castle College Middle Street Centre 10 Middle Street Beeston	Main Built Up Area	3
660	223 Chilwell Lane Bramcote	Main Built Up Area	3
671	51 Brookhill Street Stapleford	Main Built Up Area	3
696	93 Derby Road Stapleford	Main Built Up Area	3
702	Land at 75 Derby Road Bramcote	Main Built Up Area	3
241	Lock Up Garages Middleton Street Beeston	Main Built Up Area	4
350	52 Nottingham Road Stapleford	Main Built Up Area	4
616	72 Brookhill Street Stapleford	Main Built Up Area	4
746	63 - 65 Chilwell Road Beeston	Main Built Up Area	4
748	Kingsbridge Way Short Break Service 5 - 11 Kingsbridge Way Bramcote	Main Built Up Area	4
763	John Clifford Memorial Baptist Church Dovecote Lane Beeston	Main Built Up Area	4
636	73 Chetwynd Road Toton	Main Built Up Area	5
728	255 - 259 Derby Road Bramcote	Main Built Up Area	5
693	Land to rear of Bexhill Court Central Avenue Beeston	Main Built Up Area	6
261	Brethren Meeting Hall Hillside Road Beeston	Main Built Up Area	8
635	St Andrews Church Antill Street Stapleford	Main Built Up Area	8
634	22 High Road Chilwell	Main Built Up Area	9
51	Units 12-15 Pinfold Trading Estate Nottingham Road Stapleford	Main Built Up Area	10
297	Hofton's Roberts Yard Beeston	Main Built Up Area	10
310	Land adjacent Neville Sadler Court Beeston	Main Built Up Area	10
761	Car Park On Corner Of The Poplars Wollaton Road Beeston	Main Built Up Area	10
589	84 Broadgate Beeston	Main Built Up Area	11
713	Maycliffe Hall 3 Toton Lane Stapleford	Main Built Up Area	12
12	Moults Yard, 68-70 Nottingham Road, Stapleford	Main Built Up Area	15
265	Beeston Police Station Chilwell Road Beeston	Main Built Up Area	24
630	Castle College The Whiteley Mill 39 Nottingham Road Stapleford	Main Built Up Area	24
389	Neville Sadler Court, Beeston	Main Built Up Area	27
343	St Johns College, Peache Way, Bramcote	Main Built Up Area	40
95	Allotments, Hassocks Lane, Beeston	Main Built Up Area	56
408	Myford Machine Tools Wilmot Lane Beeston	Main Built Up Area	81
220	Land East of Low Wood Road Nuthall	Main Built Up Area	116
499	Beeston Business Park Technology Drive Beeston	Main Built Up Area	190
108	Field Farm Land north of Ilkeston Road Stapleford	Main Built Up Area	240
195	Land Adjacent To 428 Queens Road West Chilwell	Main Built Up Area	240
237	The Boots Company Beeston site	Main Built Up Area	240
133	Land at Toton Lane Stapleford	Main Built Up Area	300
Total			1790
661	Ellesmere Drive Trowell	Other rural	1
154	Marsh Farm Church Lane Cossall	Other Rural	2
Total			3
Overall Total			2503

Discount

There is not a 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 discount; therefore a pragmatic approach to applying a discount has been taken. Evidence (from 2009 onwards) shows

that on average 8% 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 8% has been applied on unimplemented sites in the supply (excluding the Aligned Core Strategy Housing Allocations) with planning permission to ensure the supply is robust.

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 24: 5 Year Net Windfall Completions on Small Sites 2011 - 2016

Year	Net Windfall completions on small sites (excluding gardens)
2011-12	23
2012-13	23
2013-14	37
2014-15	57
2015-16	55
Total	195

With regard to the inclusion of a windfall allowance in the 5 year supply, using the same methodology as described above, the Hempshill 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 2017 to 31st March 2022 (taken from the adopted Core Strategy) is 2080 dwellings ((360 x 1) + (430 x 4)). First added to this is a buffer of 20% which would take the requirement up to **2496** dwellings (2080 x 1.2) for the respective period. There is also a shortfall of **956** dwellings.

Liverpool Approach to requirement:

Liverpool approach ((956 / 11) x 5) = 435 added to the 5 years in question therefore taking the sum total of the requirement for 1st April 2017 to 31st March 2022 to **2931**.

Sedgefield Approach to requirement:

Sedgefield approach is to include the entire 956 into the 5 years in question therefore taking the sum total of the requirement for 1st April 2017 to 31st March 2022 to **3452**.

Supply

The supply for the same period (i.e. the number of dwellings on specific deliverable sites) is 2503. A 8% discount rate has been applied to all sites with extant planning permission that have not been implemented which takes the figure down to 2318 (2503 – 185). A windfall allowance of 195 was then added taking the sum total for the supply for 1st April 2017 to 31st March 2022 to **2513**.

5 Year supply

Liverpool Approach

((2513 / 2931) x 5) = **4.3 years**

Sedgefield

((2513 / 3452) x 5) = **3.6 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 3.6 years with further permissions needing to be granted in the short term to address this shortfall.

Chart 3: Performance against Core Strategy Housing Trajectory

