

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA)

2016/17

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1. Introduction

In the 2016/17 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 and the brownfield register 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 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 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.

2. Planning Policy Context

National Planning Policy

The NPPF requires 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 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

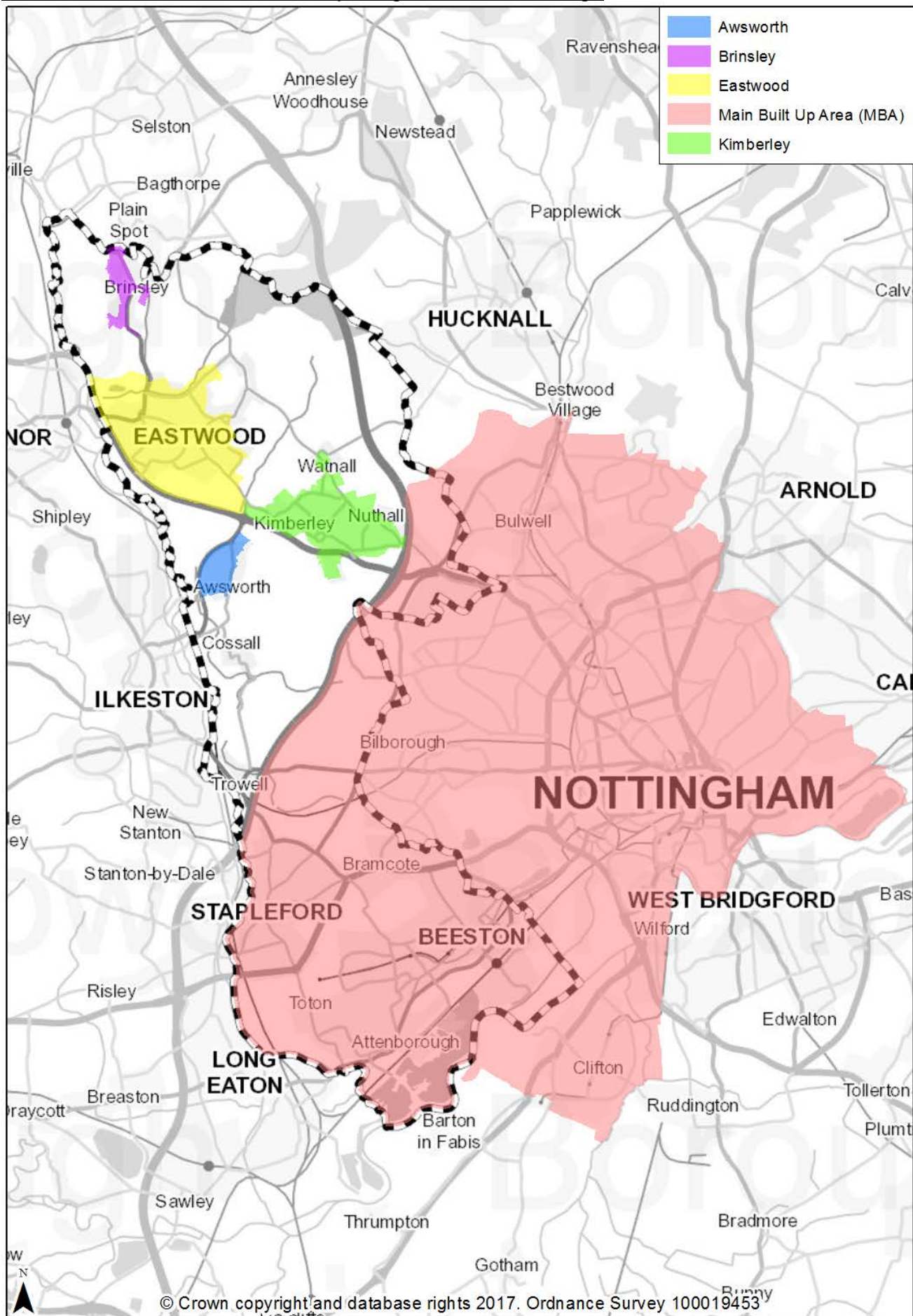
Policy 2 of the Core Strategy details housing provision in Broxtowe with a minimum total requirement of 6150 new homes over the plan period of 2011 to 2028 and sets the housing distribution located in or adjoining the key settlements as shown in the table below:

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.

Plan 1: Urban Settlements and adjoining land in the Borough



3. The SHLAA process

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)³ and Sub-Regional Centre were originally identified through EKOS ARUP⁴. 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 on-going 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 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:

³ Previously referred to as the Principal Urban Area (PUA).

⁴ Nottingham Principal Urban Area SHLAA, EKOS Consulting and ARUP, April 2007

- 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 and including 150	1
Over 150	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 year⁵ 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.

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

⁵ 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.

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.

The average build rate shown in table 7 should be treated as a minimum as there are numerous factors that skew the results to make them appear worse than they actually are. For example in a development may be recorded as spanning 2 monitoring years (financial years) but actually take less than 12 months to complete. In addition smaller sites bring the average build rate down simply because they have fewer dwellings permissioned to be built on them in a year. Some developments build out in less than a year (but are recorded as a year) and where a development has stalled, spanning 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 26 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	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	Build Rates (Years)	Total granted	Average Build Rate (per year)
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
2-6 Giltway Giltbrook	Eastwood				22							1	22	22
Moon and Stars Eastwood	Eastwood				40							1	40	40
Giltbrook Dyers & Cleaners Giltbrook	Eastwood				30	29						2	59	30
Lord Raglan Inn Newthorpe	Eastwood					10						1	10	10
Mission Church of St Mary Eastwood	Eastwood					14						1	14	14
Allotments Main Street Awsworth	Awsworth										20	1	20	20
The Island Eastwood	Eastwood							16				1	16	16
Eastwood & Kimberley Community College	Eastwood							19	17			2	36	18
Eastwood Infant & Junior School, Devonshire Dr	Eastwood								5	10	9	-	24*	-
Church Street Eastwood	Eastwood										22	1	22	22
Smithurst Road Giltbrook	Eastwood											-	91*	-
Mill Road Newthorpe	Eastwood											-	34*	-
Kimberley Road Nuthall	Kimberley						22	2				2	24	12
Hardy Close and Hardy Street, Kimberley	Kimberley									13	13	2	26	13
Chetwynd Barracks Chilwell	MBA	31	43									5	383	77

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Bilborough Road Trowell	MBA	49	3								3	194	65
Queens Road Beeston	MBA	55	42	24	25						4	146	37
Villa Street Beeston	MBA	12									1	12	12
Alderman White School Chilwell	MBA	16	20	20							3	56	19
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
Long Eaton Textiles Beeston	MBA					12	48	25			3	85	28
Hall Drive Chilwell	MBA							10			1	10	10
Hoftons & Sons Regent Street Beeston	MBA							12			1	12	12
Wyndham Court Field Lane Chilwell	MBA							14			1	14	14
Peatfield Court Stapleford	MBA							20	3		2	23	12
Maycliffe Hall Stapleford	MBA									12	1	12	12
Hassocks Lane, Beeston	MBA							7	19	78	-	130*	-
Total/Average											53	1389	26

*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	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	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	78	-	130*	-	43
Total/Average	-	71	62	44	147	102	65	70	58	22	78	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 (more than 150 dwellings) 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 2007-2017

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
16/17	951	850	1736	326	285	23	20	180	45	2476	19

Chart 1: showing progress of dwellings with permission

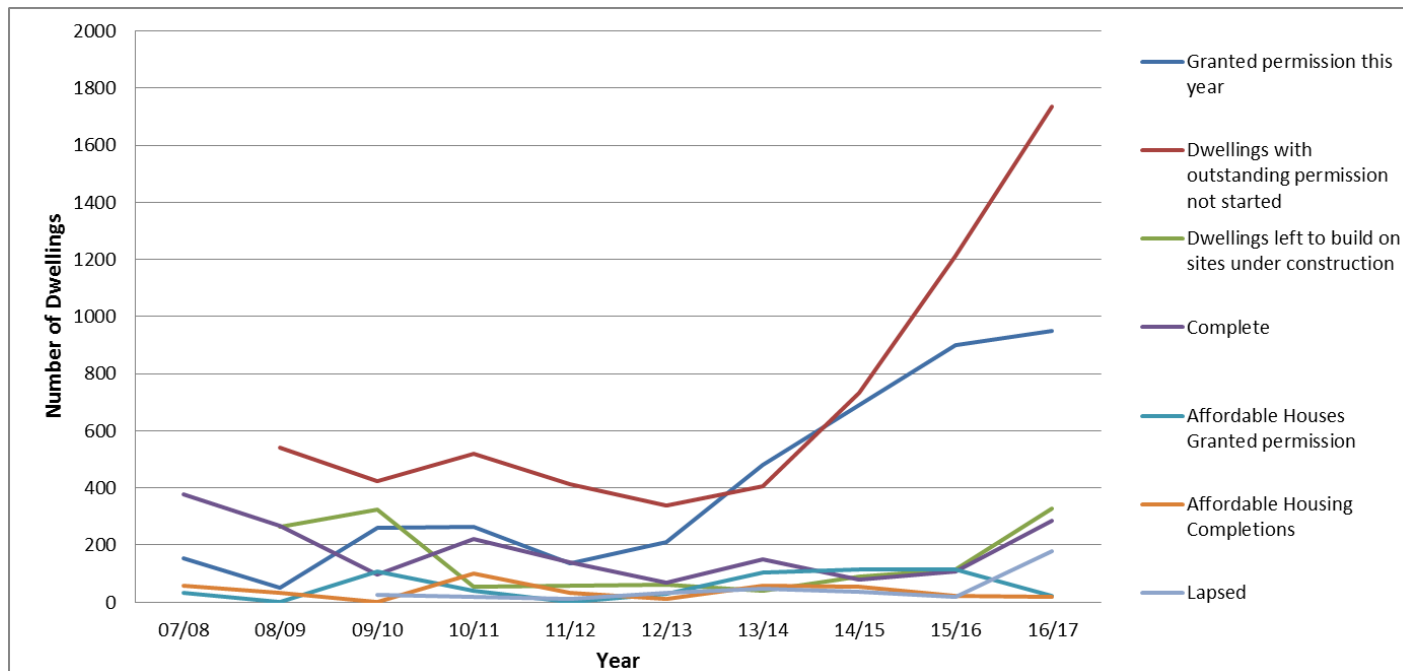
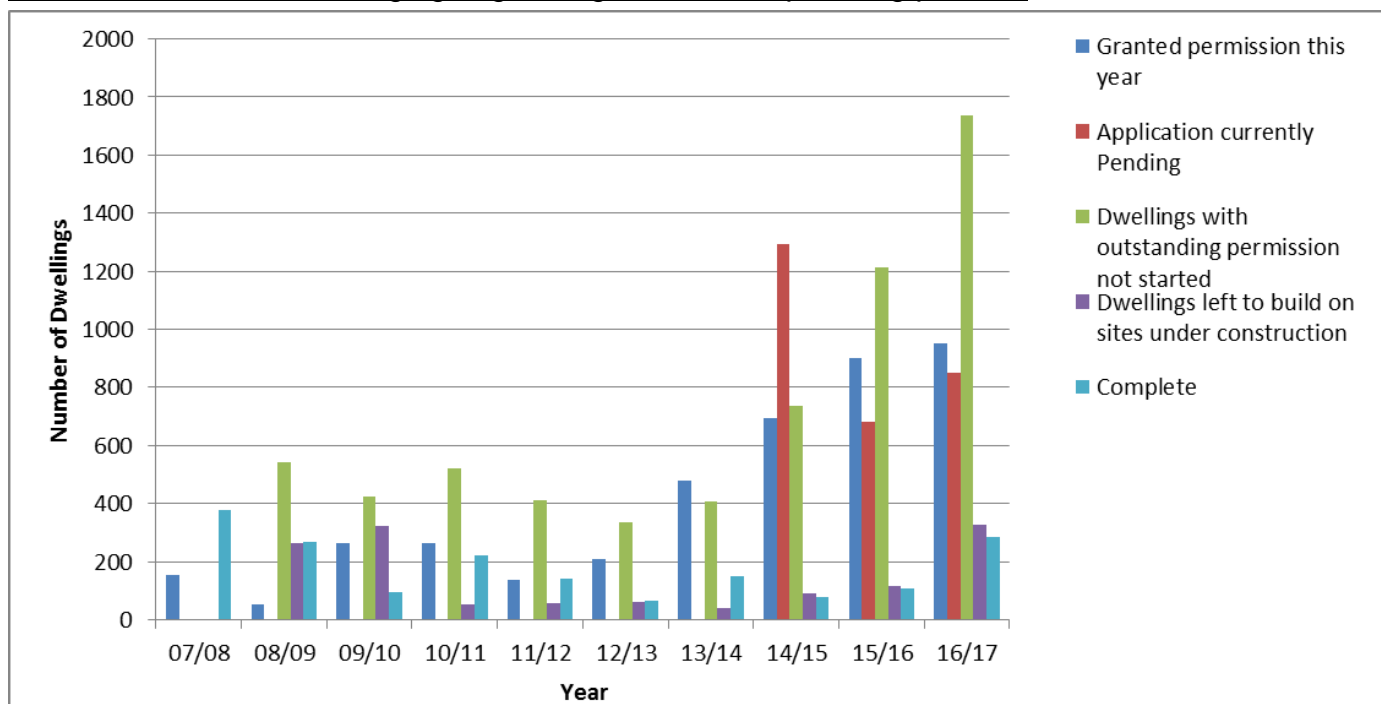


Chart 2 shows that there has been a year on year increase in the number of dwellings granted permission since 2011/2012. There is also well over 800 dwellings currently pending and therefore this trend seems likely to continue. This demonstrates that despite the poor completion rate this is not down 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. All sites of less than 10 dwellings that lapse have been taken out of the supply entirely and classed as not deliverable unless further discussions (that have warranted a fee to be paid) have taken place following the lapse of the permission. 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 show that the lapse rates are relatively low and seem to be consistent irrespective of the number of permissions granted in a given year. Since 2009/10 to present the lapse rate has been 9%, this is the number of all permissions that lapse irrespective of the size of the site.

Assessing Employment Land for Housing

The NPPF states that there are advantages in undertaking land availability assessments in parallel so that land availability and suitability can be considered across a whole range of land requirements. A review of the existing employment land (including employment allocations from the 2004 Local Plan) was undertaken in 2017 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 - 2017

Year	Net Windfall completions on small sites (excluding gardens)
2011-12	23
2012-13	23
2013-14	37
2014-15	57
2015-16	55
2016-17	37
Total	232

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
2016-17	291
Total	1213 (303 dwgs/ year average)

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 £9.5million 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	Affordable Housing = £0 Open Space = £36,500 ITPS = £0 Junction Improvements = £0	-£1,289,387
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			-£9,746,830

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.

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

	Settlement	Awsorth	Brinsley	Eastwood	Kimberley	MBA	Other Rural	Adjacent Hucknall	Total
	Requirement (2011-2028)	350	150	1250	600	3800	0	0	6150
Completions (Net Gains)	11-12	1	-	98	1	40	-	-	140
	12-13	-	2	18	26	21	-	-	67
	13-14	-	9	45	10	86	-	-	150
	14-15	4	2	26	4	42	-	-	78
	15-16	6	-	22	18	54	-	-	100
	16-17	22	1	48	21	192	1	-	285
	Total	33	14	257	80	435	1	-	820
Requirement minus Completions	317	136	993	520	3365	-1	-	5330	
Specific identified Sites within the Urban Area	Years 2017-18 Capacity	-	-	57	20	235	3	-	315
	Years 2018-23 Capacity	55	6	501	138	1751	53	-	2504
	Years 2023-28 Capacity	17	23	202	171	1472	-	-	1885
	Total	72	29	760	329	3458	56	-	4704
Windfall Allowance	-	-	100	-	200	-	-	300	
Residual Requirement (left to be found)	245	107	133	191	-293	-57	-	362	

Therefore 6150 (requirement) – 5524 (completions + total capacity found on urban sites including Field Farm, Boots & Seven Trent, Strategic Location for Growth at Toton and Chetwynd Barracks), excluding a windfall allowance.

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
Awsorth	-	-	416	416
Brinsley	-	-	596	596
Eastwood	-	-	1173	1173
Kimberley	-	-	1017	1017
MBA	-	-	4322	4322
Other Rural	-	-	70	70
Adjacent Hucknall	-	-	66	66
Total	0	0	7660	7660

6. Large Housing Site Assessment Results

The following tables show the sites and their expected delivery, they are ordered by settlement area and have been sorted based on the start delivery tranche and 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.

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				
736	Gardeners Inn Awsworth Lane Cossall	-	-	1
35 564	Land At Gin Close Way Awsworth	-	55	16
Sub Total		0	55	17
Could be suitable if policy changes				
190	North of Barlows Cottages Awsworth	-	-	50
192	West of Awsworth Lane/South of Newtons Lane Cossall	-	-	116
117 394	Land to rear of 13-27 The Glebe Cossall	-	-	250
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		0	0	416
Total	-	0	55	433

Key Settlement: Brinsley

	With Extant Planning Permission
	Planning Permission Pending Consideration
	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	-
53	Manor Farm Hall Lane Brinsley	-	2	-
724	The Farmhouse 51 Cordy Lane Brinsley	-	3	-
81	Oak Tree Cottage 26-28 Cordy Lane Brinsley	-	-	1
733	72 Mansfield Road Brinsley	-	-	1
200	West of High Street Brinsley	-	-	21
Sub Total	-	0	6	23
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	-	0	0	596
Total	-	0	6	619

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				
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	2	-	-
349	66 Dovecote Road, Eastwood	2	8	
129	Mill Road / Telford Drive, Newthorpe	8	25	-
143	South of Smithurst Road Giltbrook	37	54	-
43	Land at 19 Mill Road Newthorpe	-	1	-
662	Belfred 75-77 Nottingham Road Eastwood	-	1	-
714	93 Greenhills Road Eastwood	-	1	-
747	9 Engine Lane Newthorpe	-	1	-
801	Land adjacent to 176 Moorgreen Newthorpe	-	1	-
715	31 Lower Beauvale Newthorpe	-	2	-
777	40 Percy Street Eastwood	-	2	-
648	Brook Breasting Farm Narrow Lane Watnall	-	3	-
775	Betts And Paine Joinery Ltd Great Northern Road Eastwood	-	11	-
163	132 Chewton Street Eastwood	-	13	-
628	Eastwood & District Victory Club Walker Street Eastwood	-	16	-
517	Industrial Units Baily Grove Road Eastwood	-	17	-
147	East of Pinfold Road Newthorpe	-	20	-
653	Land off Newmanleys Road Eastwood	-	40	-
34	Land off Acorn Avenue Giltbrook	-	55	12
521	Beamlight Newmanleys Road Eastwood	-	150	-
138	Walker Street Eastwood	-	80	121
74	Land at 56 Smithurst Road Giltbrook	-	-	1
139	95 South Street Eastwood		-	1
474	Dovecote Bar and Grill 29 Beauvale Newthorpe		-	1
721	215 Nottingham Road Eastwood	-	-	2
673	Land North West Of The Man In Space Nottingham Road Eastwood	-	-	4
508	Hilltop House Nottingham Road Eastwood	-	-	10
790	Eastwood Health Centre Nottingham Road Eastwood		-	10
130	Church Street Eastwood (Raleigh)	-	-	40
Sub Total		57	501	202
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

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Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018-2023	2023-2028
203	Nether Green East of Mansfield Rd Eastwood	-	-	300
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	-	-	-
519	Land Off Thorn Drive And West Of The Pastures Thorn Drive Newthorpe	-	-	-
Sub Total	-	0	0	1173
Total	-	57	501	1375

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 2013-2018	6-10 Years 2018- 2023	11-15 Years 2023-2028
Deliverable and Developable				
611	RAF bunker Rear or 140 Main Road Watnall	1	-	-
760	26 Oak Drive Nuthall	1	-	-
623	Ex Servicemens Club Station Road Kimberley	1	1	-
706	Brewery building adjacent to 4 Brown's Flatts Kimberley	2	-	-
629	7 Spencer Drive Nuthall	2	-	-
622	73 Main Street Kimberley	3	-	-
586	Kimberley Brewery Hardy Street Kimberley	10	112	-
753	61 Newdigate Street Kimberley	-	1	-
786	Babbington House Farm Westby Lane Babbington Village	-	1	-
738	23 Newdigate Street Kimberley	-	2	-
576	Electricity Substation James Street Kimberley	-	3	-
744	125 Eastwood Road Kimberley	-	3	-
631	29 Edward Road Nuthall	-	4	-
599	2, 4 & 6 Oak Lodge Drive Kimberley	-	5	-
690	The Larks Nest Larkfield Road Nuthall	-	6	-
726	32 Dale Road Kimberley	-	-	1
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	-	20	138	171
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 North of A610	-	-	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	-	-	-
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	-	-	-
Sub Total		0	0	1017
Total		20	138	1188

Key Settlement: Main Built-up Area (MBA)

	With Extant Planning Permission (as at 1 April 2017)
	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				
149	68 Trafalgar Road Beeston	1	-	-
304	13 Coventry Lane	1	-	-
373	Land to rear of 58 Temple Drive Nuthall	1	-	-
594	Manor Court House Manor Court Peache Way Bramcote	1	-	-
607	Shirley Court Norfolk Avenue Toton	1	-	-
609	221 Pasture Road Stapleford	1	-	-
633	32 Mottram Road Chilwell	1	-	-
639	19 Montague Street Beeston	1	-	-
672	7 Bridle Road Bramcote	1	-	-
535	Land to rear of 294 Nottingham Road Toton	1	-	-
806	54 Middle Street Beeston	1	1	-
660	223 Chilwell Lane Bramcote	1	2	-
707	The Lodge, 1 & 3 The Bungalows Old Lodge Drive Beeston	1	-	-
750	31 Edward Street Stapleford	1	-	-
808	58 Lilac Crescent Beeston	1	-	-
38	61 High Road Beeston	2	-	-
170	1 Fletcher Road Beeston	2	-	-
442	20 Elm Avenue Attenborough	2	-	-
643	180A Derby Road Beeston	2	-	-
798	192 Station Road Beeston	2	-	-
702	Land at 75 Derby Road Bramcote	3	-	-
763	John Clifford Memorial Baptist Church Dovecote Lane Beeston	3	-	-
729	Garage Block Adjacent 24 Broadgate Avenue Beeston	4	-	-
748	Kingsbridge Way Short Break Service 5 - 11 Kingsbridge Way Bramcote	4	-	-
794	168 Derby Road Stapleford	4	-	-
261	Brethren Meeting Hall Hillside Road Beeston	4	3	-
728	255 - 259 Derby Road Bramcote	5	-	-
780	Gilbert And Hall Ltd Attenborough House 1 - 3 Albion Street Beeston	9	-	-
589	84 Broadgate Beeston	11	-	-
590	The Cow At Beeston Middle Street Beeston	23	-	-
265	Beeston Police Station Chilwell Road Beeston	24	-	-
95	Allotments, Hassocks Lane, Beeston	26	-	-
776	Cambridge House Nottingham Road Stapleford	42	-	-
730	Sinbad Plant Ltd. Hickings Lane, Stapleford	48	-	-
10	25 Wadsworth Road Stapleford	-	1	-
24	3 The Jardines Bramcote	-	1	-
156	8 Grove Street Beeston	-	1	-
406	Land Adjacent The Grange Town Street Bramcote	-	1	-
26	18 Middleton Crescent Beeston	-	1	-
85	Land at 143 Toton Lane Stapleford	-	1	-
649	87 Wollaton Road Beeston	-	1	-
784	Land adjacent to 2 Norfolk Avenue	-	1	-
669	Land adjacent to 4 Grangelea Gardens Bramcote	-	1	-
677	88 Cow Lane Bramcote	-	1	-
700	123 Brookhill Street Stapleford	-	1	-
723	Land Rear of 233 Chilwell Lane Bramcote	-	1	-
758	23 Westray Close Bramcote	-	1	-
764	Rear of 166A Derby Road Stapleford	-	1	-
770	72 - 74 Chilwell Road Beeston	-	1	-
809	54 Trafalgar Road Beeston	-	1	-
810	156 High Road Beeston	-	1	-
225	Land West of 27 Beeston Fields Drive Beeston	-	2	-

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Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018- 2023	2023-2028
712	10 Ireland Avenue Beeston	-	2	-
735	Land Between 33 And 43 Gwenbrook Avenue Chilwell	-	2	-
441	1 Henry Road Beeston	-	2	-
725	2 & 4 Wallett Avenue Beeston	-	2	-
765	150 Derby Road Stapleford	-	2	-
766	5 Court Yard Bramcote	-	2	-
807	29 Toton Lane Stapleford	-	2	-
671	51 Brookhill Street Stapleford	-	3	-
778	237 & 239 Chilwell Lane Bramcote	-	3	-
241	Lock Up Garages Middleton Street Beeston	-	4	-
616	72 Brookhill Street Stapleford	-	4	-
755	2A Lily Grove Beeston	-	7	-
634	22 High Road Chilwell	-	9	-
51	Units 12-15 Pinfold Trading Estate Nottingham Road Stapleford	-	10	-
310	Neville Sadler Court Beeston	-	10	-
746	63 - 65 Chilwell Road Beeston	-	10	-
761	Car Park Wollaton Road Beeston	-	10	-
752	12 - 14 Moore Gate Beeston	-	14	-
12	Moults Yard, 68-70 Nottingham Road, Stapleford	-	15	-
343	St Johns College, Peache Way, Bramcote	-	40	-
408	Myford Machine Tools Wilmot Lane Beeston	-	47	-
127	Bramcote Hills Golf Club Thoresby Road Bramcote	-	100	-
220	Land East of Low Wood Road Nuthall	-	116	-
499	Beeston Business Park Technology Drive Beeston	-	190	120
195	Former Bartons Bus Depot Queens Road Chilwell	-	200	50
108	Field Farm Land north of Ilkeston Road Stapleford	-	290	160
237	The Boots Company Beeston site	-	280	120
25	72 Beeston Fields Drive Bramcote	-	-	1
291	Land adjacent 11 Clinton Street Beeston	-	-	1
791	29A Imperial Road Beeston	-	-	1
350	52 Nottingham Road Stapleford	-	-	4
781	23 Bridle Road Bramcote	-	-	2
516	32 Hall Croft Beeston	-	-	3
796	24 Princess Avenue Beeston	-	-	1
6	N K Motors, 205a Bye Pass Road Chilwell	-	-	12
797	1 Kedleston Close Chilwell	-	-	1
419	Wadsworth Rd, Stapleford, Nottingham	-	-	11
571	Land Fronting Wollaton Road Beeston	-	-	12
239	Works Bailey Street Stapleford	-	-	6
449	Beeston Cement Depot Station Road Beeston	-	-	21
792	Dagfa House School Ltd 57 Broadgate Beeston	-	-	20
150	Beeston Maltings, Dovecote Lane, Beeston	-	-	56
774	Butterley Aggregates Ltd Attenborough Quarry Long Lane Attenborough	-	-	20
771	The Square Beeston	-	-	100
258	Land at Lilac Grove, Beeston	-	-	100
193	Chetwynd Barracks Chetwynd Road Chilwell	-	-	500
Strategic Location for Growth with Planning Permission				
133	Land at Toton Lane Stapleford	-	350	150
Sub Total		235	1751	1472
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
412	Chilwell Lane Bramcote (sth of Common Lane)	-	-	74
415	Ashlands Bilborough Road Trowell	-	-	44
410	Land South Of 45 Baulk Lane Stapleford	-	-	92
254	Land East of Toton Lane/Stapleford Lane, Toton	-	-	60
414	Land Behind Sisley Avenue, Stapleford	-	-	99
259	Land off Toton Lane, Toton – East	-	-	100
358	Toton Sidings Derby Road Stapleford	-	-	100
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

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2016/17

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years	6-10 Years	11-15 Years
		2013-2018	2018- 2023	2023-2028
403	Bardills Garden Centre Toton Lane Stapleford	-	-	150
407	Land Between A52 Stapleford And Chilwell Lane Bramcote	-	-	250
680	Land at Wheatgrass Farm Toton (South of the Tram Line)	-	-	150
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	-	-	-
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	-	-	-
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	-	0	0	4322
Total	-	235	1751	5794

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				
532	Uplands Farm Cossall Road Trowell	1	-	-
154	Marsh Farm Church Lane Cossall	2	-	-
661	Ellesmere Drive Trowell	-	1	-
667	Barn to the rear of 48 Awsworth Lane Cossall	-	1	-
727	1 Smithfield Avenue Trowell	-	2	-
795	Grange Farm Robinettes Lane Cossall	-	3	-
737	Former Dry Ski Slope Cossall Industrial Estate Solomon Road Cossall	-	46	-
Sub Total	-	3	53	-
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	-	0	0	70
Total	-	3	53	70

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	-	0	0	66
Total	-	0	0	66

Appendix 1: Summary of the employment site review 2016/17

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: Regeneration Manager Site update (January 2017)

Site	Progress Notes	Application Expected
Moults Yard , Stapleford	The CPO work has been concluded, for the time being. Following some 'chasing' from the Council all pre application planning conditions have been discharged and the site is now unencumbered and ready for development. The Regeneration Manager has previously written to the owners seeking a development timetable, and as yet this has not been forthcoming. Consequently the Chief Solicitor is writing to the land owners to try and garner a response. The Council has received further legal advice on this matter from FTB Chambers, who advised patience in this matter.	2017.
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 in sufficient time to contribute to a 5 year land supply.
The Manor Toton	Following the serving of a Section 215 notice from the Enforcement Office the site has been cleared and tidied up. The site has been recently marketed and sold to a developer. Initial pre application discussions have taken place between the new owner and the Council. Delay is largely due to the requirement for further flooding modelling.	2017.
Cossall Industrial Estate	Application recently submitted. This application seeks 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 areas.	Hybrid application was submitted in April and will be determined in due course.
Beamlight Eastwood	Outline planning permission for 190 dwellings approved subject to a fair few 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 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 imminently. Progress is slow on both sites but moving forward.
Hilltop House	Various developers keen to redevelop this site but it	Discussions have

Eastwood (Former Cash office)	is understood that as yet the site has not been sold. Had positive pre application discussions with some potential purchasers and have spoken to the marketing agents.	taken place between the Council, the Estate Agents and some potential purchasers.
Brinsley High Street	Have spoken to all neighbours and land owners and generic enthusiasm from most for redevelopment of the area. However whilst numerous 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.
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. The CEO, the MP, and Broxtowe Borough Council have all written to Network rail to express their frustrations about this situation overall. The issue about having the site as a freight depot has been largely removed but they are having to check a few other details.	Pre application discussions likely to start around the summer time.
Wadsworth Road, Stapleford	School site is now occupied by the Haven Group who have a 3 year deal and are paying rent for it. The County got a planning agent involved and a small housing scheme was discussed in 2015, however the County do not wish to pursue this, even though the financial returns could be high.	The County Council do not wish to pursue developing the area of open space adjacent to the site. Their reasoning being it is used as operational school land. Therefore this site is unlikely to move forward.
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.
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 20-30mph has been approved. There is therefore no impediment to prevent development commencing.	A few early stage discussions with potential future occupiers has taken place.
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
Kimberley Brewery	There is a current application about the removal of a condition relating to traffic calming which is currently pending consideration.	Discussions are on-going with planning about developing the wider site.
Bartons	On-going discussions about wider redevelopment of the site with planning, with both an enquiry by 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.	Application submitted and consultation on-going. Aiming for a May planning committee currently.
BBPK	No further update	Waiting signing of the S106 agreement.
Field Farm	Reserved matters application recently refused.	Recent appeal decision determined in applicants favour. No impediment to delivery now.
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.
Kimberley Caravans	Discussions are on-going to try and allow the company to expand but retain them within Broxtowe.	Unknown.
Cemex Concrete	Cemex concrete are looking to downsize their operations and to that end the site in Attenborough 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.	Pre application discussions have been initiated.
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 planning drawings are expected in early 2017. Agent has been changed.
Brethren Meeting Hall Beeston	Outline planning permission approved in August 2016 for 6 dwellings (indicative only). It is hoped that this may lead to a further more detailed application in due course.	Discussions ongoing and site is being actively marketed.
Dagfa House School	Discussions with planning and a site meeting (with Regeneration Manager) have taken place. Some concerns raised by the Conservation Officer about the conversion of the school building and the height of the block to be located in the playground. We were generally happy with the proposals for the block located further away from the school. It is likely that they will try and address some of these	Application expected in next few months.

	concerns, as far as they are able, and then come back in with two applications shortly. One for the school conversion and the block near the school and a second for the block which is less controversial. Residential scheme.	
Former Myfords Site	Discussions on-going between the planning department and the agent about moving this site forward.	Hopefully detailed application (outline already approved) will be submitted at some point in 2017.

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 is 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 2017. The 5 years for which the supply is calculated is from 1st April 2017 to 31st March 2022⁶. The base requirement for these years is (360 x1) + (430 x 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

⁶ 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.

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 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 – 2017). 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 ⁷ requirement	2006 Joint Structure Plan requirement	2009 Regional Plan requirement	2014 Aligned Core Strategy requirement	Net Completions	Was the adopted requirement met?
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	✗
2016/17				360	285	✗
Total	2750	2100	3400	1640	2844	✗

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%”.

⁷ Plan adopted August 2004

The stance of the Appeal Inspector in terms of applying a 5% buffer was consistent with advice from the Planning Inspectorate⁸ which is that Councils should prepare supporting evidence to demonstrate that they have not persistently under delivered against past plans. The evidence could take reasonable account of macro-economic factors where housing delivery might have experienced an understandable drop/trough but where housing land has been available. It was suggested that councils review delivery against relevant plans over the past 8-10 years. Evidence 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

⁸ PINS soundness advice visit to the Greater Nottingham Councils, August 2012, Inspector Keith Holland.

*“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 in table 20.

Table 20: 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	285	-75
=Total	1640	820	-820
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 + 410 =	2490
Base Requirement + Sedgefield Approach Shortfall		2080 + 820 =	2900

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 21: 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	820
Total Requirement	3316

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 22: Sites 'planning status' counted in the 5 years supply.

Site Status	Awsworth	Brinsley	Eastwood	Kimberley	MBA	Other
Dwellings on sites with Implemented Permission	35		132	11	156	1
Dwellings on sites with Extant Planning Permission (non-strategic sites)		3	195	147	609	52
Dwellings on sites with Planning Permission Pending		3	114		191	
Dwellings on sites Allocated in 2004 Local Plan			30			
Dwellings on sites where principle of development acceptable					10	
Dwellings on Field Farm Allocated in the Core Strategy					240	
Dwellings on Boots/Severn Trent Strategic Location for Growth in Core Strategy					200	
Dwellings on Toton Strategic Location for Growth in Core Strategy					250	
Total	35	6	471	158	1656	53

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 site⁹;
- The Aligned Core Strategy Strategic Location for Growth (both Boots/Seven Trent and Toton)
- 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).

⁹ The site at Field Farm has extant planning permission.

- Only one site has been included which has not been the subject of a planning application and this site is at advanced stages of pre-application discussion where an application is expected imminently.

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. On the sites included in the 5 year supply there is capacity for a further 953 dwellings to be built, these 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 outline planning application was also amended to 500 dwellings in response to this consultation. The outline 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 but allowed at appeal. 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.

Table 23: 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
2016 (September)	1790	482
2017 (April)	1656	471

Table 24: Specific deliverable sites counted in the 5 year land supply

Site Ref	Site Name	Number of Dwellings
564	Land At Gin Close Way Awsworth	35
Total		35
77	44 Mansfield Road Brinsley	1
53	Manor Farm Hall Lane Brinsley	2
724	The Farmhouse 51 Cordy Lane Brinsley	3
Total		6
43	Land at 19 Mill Road Newthorpe	1
662	Betfred 75-77 Nottingham Road Eastwood	1
704	26 Three Tuns Road Eastwood	1
714	93 Greenhills Road Eastwood	1
741	80-82 Charles Avenue Eastwood	1
747	9 Engine Lane Newthorpe	1
801	Land adjacent to 176 Moorgreen Newthorpe	1
82	D R Constructions 35-37 Barber Street Eastwood	2
534	Land Rear of 14 Chapel Street Eastwood	2
608	Land adjacent to Methodist Church Newthorpe Common Newthorpe	2
709	Assemblies of God Church Nottingham Road	2
715	31 Lower Beauvale Newthorpe	2
777	40 Percy Street Eastwood	2
648	Brook Breasting Farm Narrow Lane Watnall	3
349	66 Dovecote Road, Eastwood	10
775	Betts And Paine Joinery Ltd Great Northern Road Eastwood	11
163	132 Chewton Street Eastwood	13
628	Eastwood & District Victory Club Walker Street Eastwood	16
147	East of Pinfold Road Newthorpe	20
138	Walker Street Eastwood	30
129	Mill Road / Telford Drive, Newthorpe	33
653	Land off Newmanleys Road Eastwood	40
34	Land off Acorn Avenue Giltbrook	35
143	South of Smithurst Road Giltbrook	91
521	Beamlight Newmanleys Road Eastwood	150
Total		471
611	RAF bunker Rear or 140 Main Road Watnall	1
629	7 Spencer Drive Nuthall	2
753	61 Newdigate Street Kimberley	1
760	26 Oak Drive Nuthall	1
786	Babbington House Farm Westby Lane Babbington Village	1
623	Ex Servicemens Club Station Road 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
631	29 Edward Road Nuthall	4
599	2, 4 & 6 Oak Lodge Drive Kimberley	5
690	The Larks Nest Larkfield Road Nuthall	6
586	Kimberley Brewery Hardy Street Kimberley	122
Sub Total		158
10	25 Wadsworth Road Stapleford	1
24	3 The Jardines Bramcote	1
26	18 Middleton Crescent Beeston	1
85	Land at 143 Toton Lane Stapleford	1
149	68 Trafalgar Road Beeston	1
156	8 Grove Street Beeston	1
304	13 Coventry Lane	1
373	Land to rear of 58 Temple Drive Nuthall	1
406	Land Adjacent The Grange Town Street Bramcote	1
535	Land to rear of 294 Nottingham Road Toton	1

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594	Manor Court House Manor Court Peache Way Bramcote	1
607	Shirley Court Norfolk Avenue Toton	1
609	221 Pasture Road Stapleford	1
633	32 Mottram Road Chilwell	1
639	19 Montague Street Beeston	1
669	Land adjacent to 4 Grangelea Gardens Bramcote	1
672	7 Bridle Road Bramcote	1
677	88 Cow Lane Bramcote	1
700	123 Brookhill Street Stapleford	1
707	The Lodge, 1 & 3 The Bungalows Old Lodge Drive Beeston	1
723	Land Rear of 233 Chilwell Lane Bramcote	1
750	31 Edward Street Stapleford	1
758	23 Westray Close Bramcote	1
764	Rear of 166A Derby Road Stapleford	1
770	72 - 74 Chilwell Road Beeston	1
784	Land adjacent to 2 Norfolk Avenue	1
794	168 Derby Road Stapleford	4
806	54 Middle Street Beeston	2
808	58 Lilac Crescent Beeston	1
809	54 Trafalgar Road Beeston	1
810	156 High Road Beeston	1
38	61 High Road Beeston	2
170	1 Fletcher Road Beeston	2
225	Land West of 27 Beeston Fields Drive Beeston	2
441	1 Henry Road Beeston	2
442	20 Elm Avenue Attenborough	2
643	180A Derby Road Beeston	2
712	10 Ireland Avenue Beeston	2
725	2 & 4 Walleth Avenue Beeston	2
735	Land Between 33 And 43 Gwenbrook Avenue Chilwell	2
765	150 Derby Road Stapleford	2
766	5 Court Yard Bramcote	2
798	192 Station Road Beeston	2
807	29 Toton Lane Stapleford	2
649	87 Wollaton Road Beeston	1
660	223 Chilwell Lane Bramcote	3
671	51 Brookhill Street Stapleford	3
702	Land at 75 Derby Road Bramcote	3
763	John Clifford Memorial Baptist Church Dovecote Lane Beeston	3
778	237 & 239 Chilwell Lane Bramcote	3
241	Lock Up Garages Middleton Street Beeston	4
616	72 Brookhill Street Stapleford	4
729	Garage Block Adjacent 24 Broadgate Avenue Beeston	4
748	Kingsbridge Way Short Break Service 5 - 11 Kingsbridge Way Bramcote	4
728	255 - 259 Derby Road Bramcote	5
261	Brethren Meeting Hall Hillside Road Beeston	7
755	2A Lily Grove Beeston	7
634	22 High Road Chilwell	9
780	Gilbert And Hall Ltd Attenborough House 1 - 3 Albion Street Beeston	9
51	Units 12-15 Pinfold Trading Estate Nottingham Road Stapleford	10
310	Neville Sadler Court Beeston	10
746	63 - 65 Chilwell Road Beeston	10
761	Car Park Wollaton Road Beeston	10
589	84 Broadgate Beeston	11
752	12 - 14 Moore Gate Beeston	14
12	Moults Yard, 68-70 Nottingham Road, Stapleford	15
590	The Cow At Beeston Middle Street Beeston	23
95	Allotments, Hassocks Lane, Beeston	26
265	Beeston Police Station Chilwell Road Beeston	24
730	Sinbad Plant Ltd. Hickings Lane, Stapleford	48
343	St Johns College, Peache Way, Bramcote	40
776	Cambridge House Nottingham Road Stapleford	42
408	Myford Machine Tools Wilmot Lane Beeston	47
127	Bramcote Hills Golf Club Thoresby Road Bramcote	100
220	Land East of Low Wood Road Nuthall	116
499	Beeston Business Park Technology Drive Beeston	140
195	Former Bartons Bus Depot Queens Road Chilwell	150

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108	Field Farm Land north of Ilkeston Road Stapleford	240
237	The Boots Company Beeston site	200
133	Land at Toton Lane Stapleford	250
Sub Total		1656
532	Uplands Farm Cossall Road Trowell	1
661	Ellesmere Drive Trowell	1
667	Barn to the rear of 48 Awsworth Lane Cossall	1
154	Marsh Farm Church Lane Cossall	2
727	1 Smithfield Avenue Trowell	2
737	Former Dry Ski Slope Cossall Industrial Estate Solomon Road Cossall	46
Sub Total		53
Grand Total		2379

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 9% of permissions granted for dwellings are not implemented (i.e. lapse). Whilst the evidence has been gathered during recession (and it is considered that during economic boom times that the lapse rate would be much lower) a discount rate of 9% has been applied on unimplemented sites in the supply (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 25: 5 Year Net Windfall Completions on Small Sites (excluding gardens) 2011 - 2017

Year	Net number of dwellings complete
2011-12	23
2012-13	23
2013-14	37
2014-15	57
2015-16	55
2016-17	37
Total	232 (average 39 dwellings per year)

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

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

Key changes since last year

- The 5 year supply no longer takes a 'forward look' therefore year 1 on the 5 year supply is the year that you are currently in.
- In previous years the completion data was taken from the end of the financial year and then the status of the site was updated to be 'up-to-date' as at drafting (September). This year the SHLAA has been re-calibrated to take a fixed 'snapshot' as at 31st March 2017 (so that completions and planning status match the same time period).

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 820 dwellings.

Liverpool Approach to requirement:

Liverpool approach ((820 / 10) x 5) = 410 added to the 5 years in question therefore taking the sum total of the requirement for 1st April 2017 to 31st March 2022 to **2906**.

Sedgefield Approach to requirement:

Sedgefield approach is to include the entire 820 into the 5 years in question therefore taking the sum total of the requirement for 1st April 2017 to 31st March 2022 to **3316**.

Supply

The supply for the same period (i.e. the number of dwellings on specific deliverable sites) is **2379**. A 9% discount rate has been applied to all sites (excluding Core Strategy Allocations) with extant planning permission that have not been implemented which takes the figure down to 2262 (2379 – 117). A windfall allowance of 195 was then added taking the sum total for the supply for 1st April 2017 to 31st March 2022 to **2457**.

5 Year supply

Liverpool Approach

((2457 / 2906) x 5) = **4.2 years**

Sedgefield

((2457 / 3316) x 5) = **3.7 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 3.7 years with further permissions needing to be granted in the short term to address this shortfall.

Chart 3: Performance against Core Strategy Housing Trajectory

