

## **M4A1 Table 5: Housing Trajectory**

- **Review the housing trajectory following further evidence in relation to delivery rates from site promoters.**

The Council has amended the Trajectory (shown on the following page) in line with the Statements of Common Ground and other Statements where necessary, please see Toton (Policy 3.2), Walker Street, Eastwood (Policy 6.1) and Brinsley (Policy 5.1). With regards to other representations the Council does not consider that any other amendments to the trajectory are required. With regards to Oxalis comments for development at Field Farm; construction of the site is underway and the Council maintains its position regarding build assumptions.

The position regarding 5 year supply remains as considered during the Examination. The overall whole plan supply has increased by 300 homes 7549.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
MBA SHLAA Sites	40	21	86	42	54	192	242	112	315	416	314	268	387	186	74			2749
Chetwynd Barracks													100	100	100	100	100	500
Toton Strategic Location for Growth									50	100	100	100	100	50	100	100	100	800
Bramcote (east of Coventry Lane)										100	100	100	100	100				500
Stapleford (west of Coventry lane)										100	100	40						240
Severn Trent (Lilac Grove)																50	50	100
The Square Beeston											66	66						132
Beeston Maltings													50	6				56
Beeston Cement Depot													40					40
Wollaton Road													12					12
Awsorth SHLAA Sites	1			4	6	22				15	20	20	6	5	6			105
Land West of Awsorth (iunside the Bypass)										50	100	100						250
Brinsley SHLAA Sites		2	9	2		1		1	2	3			1	1	21			43
East of Church Lane Brinsley										45	45	20						110
Eastwood SHLAA Sites	98	18	45	26	22	48	57	141	78	103	70	20	51	45	1			823
Walker Street Eastwood										50	75	75						200
Kimberley SHLAA Sites	1	26	10	4	18	21	22	39	58	41	4	4	85	19				352
Land South of Kimberley inc. Kimberley Depot														18	50	50		118
Land South of Eastwood Road Kimberley											40							40
Eastwood Road Builders Yard Kimberley													22					22
Other Rural SHLAA sites						1	3		4	46					3			57
Windfall Allowance													60	60	60	60	60	300
Past Completions (Net)	140	67	150	78	100	285	324											1144
Total Projected Completions	140	67	150	78	100	285	324	293	507	1069	1034	813	1014	590	415	360	310	7549
Cumulative Completions	140	207	357	435	535	820	1144	1437	1944	3013	4047	4860	5874	6464	6879	7239	7549	7549
PLAN – Annual Housing Target	140	60	360	360	360	360	360	430	430	430	430	430	400	400	400	400	400	6150
PLAN - Housing Traget (Cumulative)	140	200	560	920	1280	1640	2000	2430	2860	3290	3720	4150	4550	4950	5350	5750	6150	6150
MONITOR - Dwellings above or belkow cumulative housing target	0	7	-203	-485	-745	-820	-856	-993	-916	-277	327	710	1324	1514	1529	1489	1399	1399
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

## M4A2

- Provide a note on the methodology for calculating the 5 year land supply, including the approach to shortfall and buffer, of other neighbouring authorities (within the Housing Market Area).

The Councils in the Housing Market Area have a shared approach to assessing the housing supply with the lead Officers on each Councils SHLAA meeting quarterly to share best practice. There are different approaches to the 5 year land supply based on local circumstances; these are shown in the table below.

Authority	Liverpool (L) or Sedgefield (S)	Buffer	Buffer Applied to Shortfall?	Discount applied?	Windfalls included?
Ashfield District Council	S	5%	No shortfall	Yes 6.6% on unimplemented large sites & 27.6% on all small sites	No
Broxtowe Borough Council	S	20%	No	Yes 9% currently calculated on all sites	Yes 200
Erewash Borough Council	S	20%	No	No	Yes 236
Gedling Borough Council	S	20%	Yes	No	No
Nottingham City Council	Do both	5%	No shortfall	No	Yes 535
Rushcliffe Borough Council	S	20%	Yes	No	Yes 208

### 5 Years Land Supply Position:

The Aligned Core Strategy five year supply the requirement is  $430 \times 5 = 2150$ . There are a number of different approaches/variants for applying the shortfall and buffer as shown in the table above.

For illustrative purposes these differences are shown for Broxtowe in the table below (with Broxtowe's current approach shown in red). Of the eight different approaches there is only one other variant which would result in a higher requirement, this makes the difference of 171 dwellings.

	Sedgefield		Liverpool	
<b>Shortfall</b>	856	856	428	428
Buffer Before	5%	20%	5%	20%
	2258	2580	2258	2580
<b>Requirement</b>	<b>3114</b>	<b>3436</b>	<b>2686</b>	<b>3008</b>
Buffer After	5%	20%	5%	20%
<b>Requirement</b>	<b>3156</b>	<b>3607</b>	<b>2707</b>	<b>3094</b>

The Council maintains its position that it has a robust 5 year land supply. With the Main Modifications to Policy 3.2 (as a result of Actions M7A1 and M7A2) (which increased the supply of houses at Toton to 800) there is an uplift of 22.7% in this Part 2 Local Plan (P2LP) of full plan housing supply (7549) from the Aligned Core Strategy (ACS) minimum requirement (6150). The Main Modifications to Policy 3.1 and 3.2 to include a Masterplan process (as a result of Actions M6A1, M6A2, M7A1 and M7A2) at Toton and Chetwynd are also anticipated to assist delivery potentially more rapidly than shown in the trajectory.