

Broxtowe Borough Council -

**Housing Delivery Test
Action Plan**

2019

August 2019

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Introduction

Background – The Housing Challenge

The Government has laid emphasis on its commitment to improved housing delivery both through the introduction of the Housing White Paper 2017 and the subsequent Housing Delivery Test 2018. The importance of providing sustainable homes is further exemplified and given significant weight in the revised National Planning Policy Framework (NPPF) 2019, which notes that ‘Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development’.

“This country doesn’t have enough homes. That’s not a personal opinion or a political calculation. It’s a simple statement of fact.” (The Housing White Paper)

Due to projected population increases in England (as depicted in Figure 1 below) demand for houses is at an all-time high and the challenges facing the UK housing market have reached a turning point, which has inevitably resulted in pressure on Local Authorities to deliver more houses. Specifically, for the Broxtowe area, data from the Office of National Statistics shows that the projected population for the Borough by 2028 is 118,700. This is an increase of 5400 people, equivalent to just under 5%, when compared to the projected figure of 113,300 for 2018. Indeed, this rise is further visible when compared to the 2011 census figures (depicted in the Aligned Core Strategy) which evidenced Broxtowe’s population to be 109,500 people in 2011. It is important that the Borough prepares for increases by delivering the appropriate amount of homes to accommodate the expanding population.

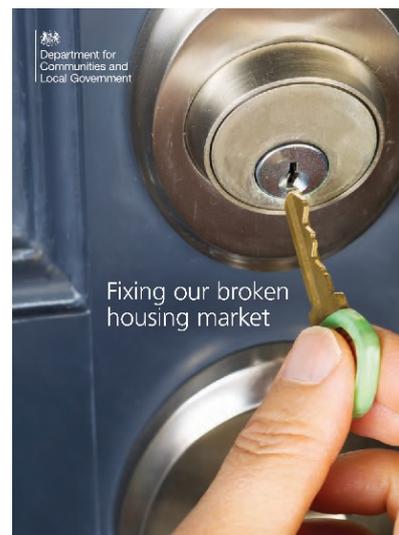
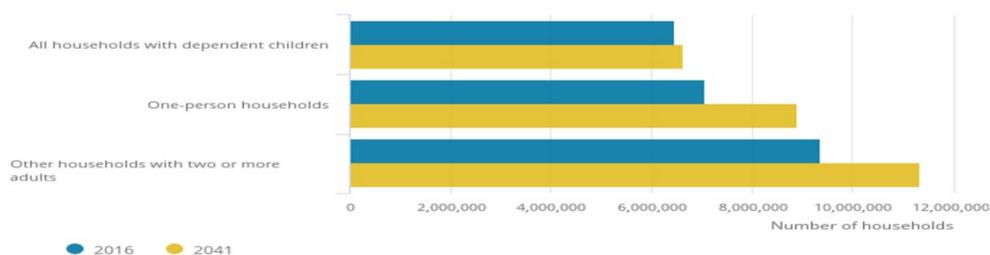


Figure 1: Number of households by household type, England 2016 and 2041



Source: Office for National Statistics

The Housing Delivery Test

The Housing Delivery Test is a recently established mechanism produced by the Government to be used by Local Authorities to calculate their housing delivery over a 3-year period, and in doing so, will also determine whether targets have been met.

Where delivery targets are not met, the Government has introduced a set of implications which are explained in Figure 2 below.

Figure 2: Table showing the consequences of failing the Housing Delivery Test

Delivery rate (%)	Penalty
<p><95%</p>	<p style="text-align: center;">Action Plan</p> <p>The Council must produce an Action Plan to identify the causes of under-delivery and the necessary actions to address it.</p>
<p><85%</p>	<p style="text-align: center;">Buffer</p> <p>As well as producing an Action Plan, the Council must add a 20% buffer of additional deliverable sites for housing.</p>
<p><25% *</p> <p>(*increasing to: <45% from November 2019 <75% from November 2020)</p>	<p style="text-align: center;">Presumption</p> <p>As well as producing an Action Plan and adding a 20% buffer, the Council would also be subject to the Presumption.</p> <p>In determining Planning Applications, the Council must apply the presumption in favour of sustainable development, meaning that planning permission should be granted unless the site is protected under the NPPF or the adverse impacts demonstrably outweigh the benefits.</p>

As a result of these sanctions, it is crucial that Broxtowe does not under-estimate the importance of achieving housing delivery targets, or indeed, the implications of the penalties which the Government have established, which could as an end result, effectively remove the Council's ability to refuse some planning applications (or cause the Council to lose more frequently at appeal).

Prior to the introduction of this method, Councils assessed their housing delivery through a variety of individual and often untested measures, which produced an inconsistent set of results across the UK. Implementing the new Housing Delivery Test (unless they have evidenced an exceptional and justified reason to do otherwise), will mean that local authorities will be generating standardised data and irregularities will be ironed out, meaning that more accurate and aligned housing requirement figures will be produced nationally.

Assistance on implementing the new test has been provided by the Ministry of Communities and Housing which comes in the form of the 'Housing Delivery Test measurement rulebook and the 'Housing Delivery Test: 2018 Measurement Technical Note'. In the latter of these two documents, the below calculation is given for Local Planning Authorities to apply their figures to, in order to determine their individual housing need and generate delivery percentage.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

The total housing requirement for Broxtowe for a three-year period, as identified by the Government, is 1039.7 this figure is less than the requirements identified as the housing need in Borough's Part 2 Local Plan (1080). From this, it can be asserted that having unrealistic requirements is not an issue, rather, it is the actual delivery of dwellings that has been the key challenge.

The first set of Housing Delivery Test results published in February 2019, identified Broxtowe as having achieved 67% of its overall housing delivery target. This triggered the need for the Council to produce this Housing Delivery Action Plan and add a 20% buffer to the five-year housing land supply.

This Action Plan has been formed in line with Paragraph 75 of the revised 2019 NPPF which states that Councils should 'assess the causes of under delivery and identify actions to increase delivery in future years'.

Purpose, Objectives and Status

Broxtowe Borough Council takes a positive, proactive and pragmatic approach to the delivery of housing for the area. This Action Plan will identify key issues and measures which the Council will take in order to boost delivery of housing within the Borough.

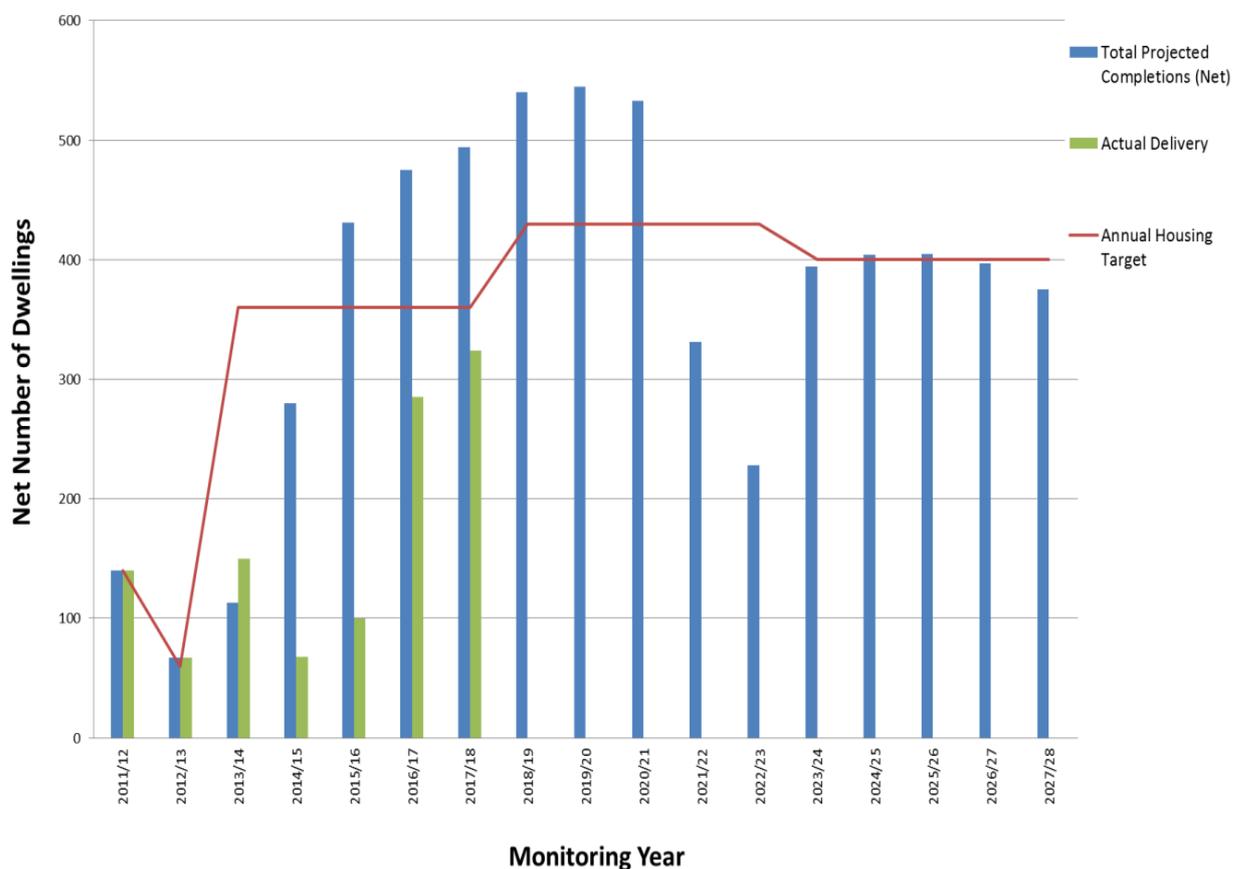
In preparing this document, the Council has analysed and included data from the latest available Strategic Housing Land Availability Assessment (SHLAA) alongside reference to the Site Selection Document (which informs the housing allocations in the Part 2 Local Plan) and the recently examined Part 2 Local Plan.

The Council will consider any barriers which may be preventing housing from being built and will set out actions illustrating how we can ensure delivery on sites that have no current activity. Any further actions to support delivery will also be considered.

Past Housing Delivery Performance

The following graph is taken from the latest published SHLAA report (2017/18) and identifies that between 2011/12 to 2017/18 the Borough was not meeting the housing targets established in the Aligned Core Strategy. However, it should be noted that allocations made in the emerging Part 2 Local Plan (currently at Examination) will increase the land available for development meaning that expected delivery of houses should significantly increase in the coming years. Therefore, it is anticipated that over the coming years the 'Actual Delivery' on Figure 3 will display a much more positive representation.

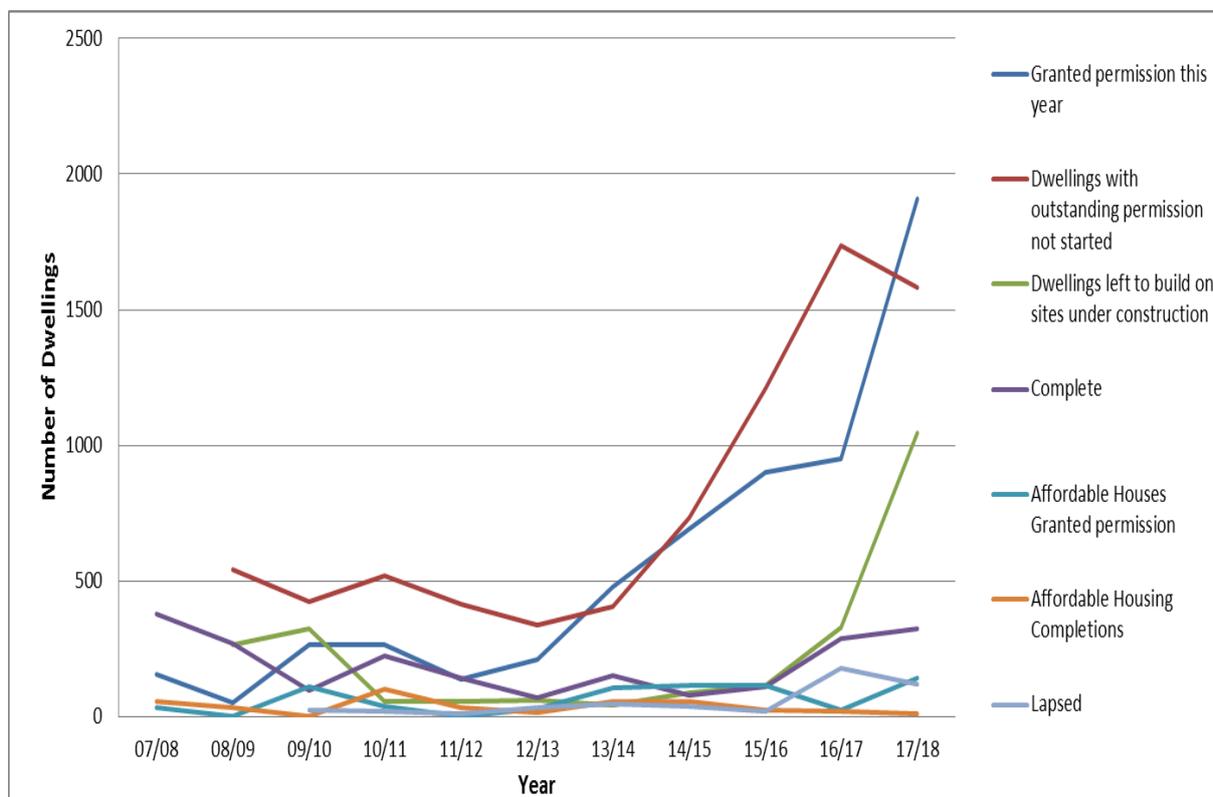
Figure 3: Performance against Core Strategy Housing Trajectory



As with the data above, Figure 4 (below) is taken from the 17/18 SHLAA and shows past delivery of planning permissions in the Borough. From analysing this information, it is evident that there has been a stark increase in developments with granted permissions in recent years, which is a direct reflection of the Council's commitment to the delivery of houses for the Borough.

The graph also demonstrates that the lapse rates are relatively and consistently low irrespective of the number of permissions granted in a given year. Since 2009/10 to present, the lapse rates have fluctuated between an average of 8% and 9%. This is in relation to all permissions that lapse, irrespective of the size of the site.

Figure 4: Comparison of Dwelling completions and Permissions



The Council’s current Corporate Plan includes the critical objective of increasing ‘the rate of house building on brownfield sites’, an aim which is importantly aligned with the wider governmental objective. Available sites are monitored, updated annually and published in our Brownfield Register, for which Broxtowe was a pilot authority.

Figure 5: Table showing Developed Brownfield land

Year	Total number of dwellings	% of total completions (Net)
2016-2017	159	59%
2017-2018	256	75%
2018-2019	146	48%

Housing Delivery Analysis

This section reviews the on-going housing delivery challenges faced by the Council and outlines the steps that the Council has and will take in order to address the challenges.

Housing Challenge 1 - Meeting the Housing Requirement

As established in the Aligned Core Strategy, the housing requirement for Broxtowe is a minimum of 6,150 between the years 2011 and 2028. This is shown in the table below.

Figure 6: Table showing Housing requirement for Broxtowe as set out in the Aligned Core Strategy:

	2011-2028	2011-2013	2013-2018	2018-2023	2023-2028
Broxtowe Borough Council	6,150	200	1,800	2,150	2,000

Between 2011 and 2018, 1144 dwellings were completed, leaving an outstanding requirement of a minimum of 5006 dwellings left to be delivered until the end of the plan period. The SHLAA 17/18 demonstrates that 2985 dwellings can be delivered within the existing urban areas of the Borough and therefore, the Council has had to look outside of the existing urban areas for land that could accommodate the residual number of dwellings. Therefore, the biggest hindrance to housing delivery has been a lack of available housing sites within the urban areas.

Broxtowe's Response to Housing Challenge 1

- Produce a Plan to ensure that the Housing Requirement is met

The Council has produced a Part 2 Local Plan to take a plan-led approach in addressing the shortfall of sites available for housing delivery in order to meet the Borough's housing requirement.

The Part 2 Local Plan is currently in its final stages of the Examination process with the Main Modifications consultation having ended on the 9th July, and the Inspector's Report being expected imminently. It is anticipated that the Part 2 Local Plan will be adopted in September 2019. Having an up-to-date Local Plan in place will help to provide a more stable backdrop and context for successful housing delivery to follow.

The adoption of the Plan will also be the trigger to release land for housing development from the Green Belt.

- Allocate Housing Sites to meet the Housing Requirement

The Borough has very tightly drawn Green Belt boundaries which have been the primary constraint to land supply. To resolve this, through the Part 2 Local Plan process, the Council has undertaken a Green Belt Review and has allocated suitable, available and deliverable sites to ensure that the housing target can be met.

The Plan's trajectory shows an estimated delivery of 7,512 homes (which includes a 300 dwelling windfall allowance) within the Borough up to 2028 which equates to an uplift in housing numbers from the Aligned Core Strategy requirement of 22%. This demonstrates that the Borough has taken the issue seriously and has provided enough flexibility in the supply so even if some sites don't deliver as planned then the Aligned Core Strategy requirement can still be met.

Figure 7: Table showing Land Supply as set out in the Part 2 Local Plan:

Settlement	Number of houses built 2011 - 2018	Number of houses on deliverable and developable urban sites (as shown in the SHLAA)	Number of additional houses allocated through the Part 2 local Plan	Core Strategy Requirement	Total Supply
Main Built up Area	677	2072	2380	Minimum 3,800	5129
Awsworth	33	72	250	Up to 350	355
Brinsley	14	29	110	Up to 150	153
Eastwood	314	509	200	Up to 1,250	1023
Kimberley	102	250	143	Up to 600	495
Other Rural	4	53	0	No Requirement	57
				6,150	7212

Broxtowe is also tightly constrained by the Nottingham-Derby Green Belt which prevents the delivery of housing. To ensure that there is sufficient land available for development, the Council has allocated a significant amount (4.8% / 245ha) of Green Belt land for development through the Part 2 Local Plan.

Figure 8: Green Belt sites allocated for Housing

Area	Site/Location	Policy	Anticipated dwellings (within Plan period)
Toton	'Land in the Vicinity of the HS2 Station at Toton's Strategic Location for Growth'	3.2	500-800
Bramcote	'Bramcote (East of Coventry Lane)'	3.3	500

Area	Site/Location	Policy	Anticipated dwellings (within Plan period)
Stapleford	'Stapleford (West of Coventry Lane)'	3.4	240
Awsworth	'Land west of Awsworth (inside the bypass)'	4.1	250
Brinsley	'East of Church Lane'	5.1	110
Kimberley	'Land south of Kimberley' including Kimberley Depot' (80.46% of this allocation has been removed from the Green Belt)	7.1	118
			2018

Therefore, the key action to resolve the housing challenge is to adopt the Part 2 Local Plan which would trigger the release of the housing allocations from the Green Belt. Thus, it is anticipated that the adoption of the Part 2 Local Plan will resolve under delivery issues.

Housing Challenge 2: Ensuring the Council has a 5-Year Housing Land Supply

In 2012 the NPPF included a significant requirement that all authorities should be able to demonstrate, at any given point, a 5 year supply of sites that are suitable for development immediately (i.e. it should have a constant stream of implementable planning permissions that equate to 5 years' worth of the Borough's requirement). Where a Council doesn't have a 5 year supply then all of its local policies for delivering housing are out-of-date which means that irrespective of what local policies might say, if a site could be considered to be 'sustainable development' by national policy then planning permission should be granted.

Broxtowe has not had a 5-year land supply for a number of years; the land supply for the last 3 years is shown below:

- 15/16 = 3.6 years
- 16/17 = 3.7 years
- 17/18 = 3.9 years

This has resulted in a number of planning permissions being granted via appeal where the Borough has refused permission e.g. Hempshill Hall (Application ref: 12/00539/OUT) (Appeal ref: 13/00009/APLPI) and Bramcote Ridge (Application ref: 14/00677/OUT) (Appeal ref: 17/00001/APLIH).

Whilst the land supply position has been improving over time, achieving a 5-year land supply amounts to an impossible challenge without additional allocated sites in the Part 2 Local Plan.

Broxtowe's Response to Housing Challenge 2

Broxtowe takes a realistic approach to calculating the 5-year land supply position. This includes;

- only including sites with extant planning permission into the supply;
- applying a Sedgefield approach to the shortfall (i.e. including all of the shortfall in the 5-year supply);
- applying a 20% buffer to the supply (including to the shortfall);
- including an amended windfall allowance (in line with the Local Plan Inspector's comments); and
- applying a lapse rate to the supply based on recent trends.

The Councils within the Nottingham Housing Market Area (HMA), meet regularly and share joint evidence for issues such as housing delivery which affects that HMA area. This includes working towards a shared approach to assumptions for assessing the housing land supply.

As a consequence of the Housing Delivery Test results the Council is required to add a 20% buffer to the five-year housing land supply. This is an action already taken by Broxtowe; this demonstrates that we are taking a sensible approach towards the issue of providing houses for the Borough.

Broxtowe also anticipates lapse rates, based on past evidence, in order to provide a robust methodology to housing delivery. There is no explicit requirement to do this (from the NPPF or anywhere else) and Broxtowe are currently the only Council in the HMA to apply a lapse rate.

For all of the above reasons the Council considers that it takes a robust approach towards calculating the 5-year land supply position, and by extension, the delivery of homes for the Borough.

In order to improve the 5-year land supply position, more suitable sites are required to be available and achievable for development immediately. The Council is addressing this through the allocations made in the Part 2 Local Plan, without these there would not be a 5-year land supply for the Borough. Therefore, the core action to be taken in resolving Broxtowe's current 5-year land supply position is to adopt the Part 2 Local Plan. This is likely to take place in September 2019.

Housing Challenge 3: Flexibility of Supply / Choice of Site

To ensure that the Council meets its housing delivery requirements, there needs to be enough sites available for development and these should also be attractive to a range of different types of house-builders. Therefore, the Council needs to ensure that there is a mix of available sites.

Broxtowe's Response to Housing Challenge 3

Broxtowe has adopted a positive, pragmatic and proactive response to the Borough's individual housing challenge, which includes increasing flexibility.

The Council plans for a mix of large and small sites on both greenfield and brownfield land in a mix of geographical locations and sub-markets, making the best use of all land typologies available whilst prioritising those which are capable of generating the most delivery.

Within the Part 2 Local Plan, the Council has allocated an extensive mix of sites throughout the Borough. These range from smaller sites in the rural north to the larger sites in the more urban south. Site sizes and dwelling capacities vary from the smallest allocation on Wollaton Road (0.1ha and up to 12 dwellings) to the largest at Toton (154.3ha with capacity for 3000 dwellings – beyond the plan period). The mean average size of sites brought forward in the Part 2 Local Plan is for 281 dwellings within the plan period.

The Council does not just rely on large sites for the delivery of housing and understands that smaller sites cumulatively contribute towards the Borough's future delivery results.

In addition to the above, in the Part 2 Local Plan, Broxtowe has also planned for the delivery of significantly more homes than the minimum figure outlined in the Aligned Core Strategy. This allows sufficient flexibility in supply in recognition of the point that some sites will not come forward at the anticipated pace, and as this occurs the Council will still be able to meet the minimum requirement.

In addition, the Council encourages custom and self-build projects and recognises the importance of having a variety of delivery options available for homes within the Borough. Broxtowe monitors the demand for a range of different development typologies. In October 2018, we updated the process for the Custom and Self-Build register, which we have done in partnership with our neighbouring authorities within Greater Nottingham. The most recent data on the Borough's Custom and Self-Build register shows the following:

Figure 11: Table showing Broxtowe's Custom and Self-Build register figures

	Part 1	Part 2	Decision Pending
Number of applicants	10	10	0

From this data, it can be deduced that there is a small interest and demand for this sort of development. Therefore, the Council will continue to monitor and review this information and take any further actions accordingly.

The Council will promote available sites online (by using an external up-to-date source and database). This will be an effective and proactive way to help match demand with supply in the future.

Broxtowe has taken a leading role in supporting housing delivery with housing committee resolving to take a number of steps in December 2018. These steps are displayed below.

- 1. To approve the recommendation of a house building delivery plan of a minimum of 230 social rented houses over the next 10 years delivered through the HRA**

- 2. That a proposal for resourcing the delivery of this programme through an enhanced Capital Works team be submitted to the Finance and Resources Committee**

- 3. That a proposal for a phased delivery plan to meet the identified affordable rented social housing need in the report be brought to a future meeting based on:**
 - **Land the Council currently owns**
 - **Purchase of already built properties**
 - **A buy-back policy**
 - **Remodelling of existing under-used accommodation**
 - **Judicious use of partnerships where there is a proven business case to use this route to delivery dwellings faster or where additionally can be achieved.**

Housing Challenge 4: Maximising Delivery on urban sites

Delivery within existing urban areas is often more challenging and harder to deliver than sites located outside the urban area. This can be as a result of:

- Uncertainties relating to land contamination and required remediation;
- Neighbouring land use issues;
- Constraints of existing infrastructure;
- Often the sites are smaller and therefore have a lower yield / developer return;
- Often most costly to deliver;
- Sale prices are influenced more heavily by neighbouring house prices (i.e. they will often be lower);
- Less attractive to volume house builders;
- Potential additional costs associated with demolition and waste removal.

Therefore, urban sites can be less appealing to the development industry and can take longer to deliver due to viability issues. As a result of the tightly drawn Green Belt boundaries, the Borough recognises the importance of maximising delivery on urban sites to reduce the impact of meeting the housing need on the Green Belt.

Broxtowe's Response to Housing Challenge 4

Below are some of the key steps which we have taken to support this delivery:

- Early and continuous communication with land owners and developers
- Putting developers directly in touch with house-builders in an effort to unlock stalled sites has sped up development rates
- Departmental restructure created an Economic Development team to be specifically focussed on securing new housing on previously developed sites
- Delivery assumptions have already been tested
- Effective use of Council land such as Beeston Town Centre
- Workshops in the preliminary stages of the Local Plan which included delivery on urban sites.
- HMA wide workshops with the development industry with a view to providing consistency of approach and unblocking obstacles to delivery

Pre-application advice from an experienced Development Management team is a service available to those wishing to have formal guidance prior to submitting a planning application. In addition to this, throughout the planning application process, Planning Officers liaise with relevant consulting bodies such as the Highways Authority and Environmental Health in order to gain specialised advice and information in order to try and reach a positive determination for the applicant.

Additionally, Planning Performance Agreements (these were encouraged for development proposals brought forward for Chetwynd Barracks) further promote joint working between all parties, including statutory consultees and will also assist in focussing the issues that will need to be addressed prior to the submission of a planning application. The result of this is that the process will be more streamlined and efficient, and thus stimulate the pace of development.

Broxtowe Borough Council maintains a positive and interactive relationship with neighbouring authorities, including Nottinghamshire County Council who we often co-operate and work with closely to address infrastructure requirements. Early engagement ensures that any potential obstacles can be pre-empted and a positive and realistic solution can be sought together.

Broxtowe's Infrastructure Delivery Plan (IDP) is a live document which supports and provides a key evidence base for the Part 2 Local Plan. Significantly for the Borough's future housing delivery, the IDP states that the sites proposed within the Part 2 Local Plan are viable, and in particular, sites situated within the south of the Borough are 'especially viable', which is partly due to a 'very strong local housing markets'. From this, it may be asserted that Broxtowe has the necessary foundations needed to provide effective and sustainable housing delivery for its areas and their communities.

For major site allocations such as those at Chetwynd and Toton, the IDP has a crucial role in guiding development and demonstrates the Council's commitment to the smooth delivery of allocated sites through an inclusion of a thorough and detailed analysis of sites.

Furthermore, the fact that the IDP is a live document is an additional asset to Broxtowe’s housing delivery potential as it is a document which is monitored and updated regularly and can be continually referred to as a reliable and relevant source of information.

Housing Challenge 5: Viability / Housing Market Factors

Within Broxtowe, there are both affluent areas and pockets of deprivation. In weaker housing markets delivery of housing is often harder to achieve. This is because the return for the developer is often lower whilst the cost of building the houses remains the same. In addition, across the Borough, brownfield sites can often be more challenging to deliver due to uncertainties relating to land contamination and infrastructure provision which can mean that their viability credentials are lower.

Broxtowe’s Response to Housing Challenge 5

We have a sound knowledge and understanding of the different housing markets within the Borough and recognise that local areas have different housing needs and we are able to effectively adapt our approach to housing delivery based upon these distinct needs.

The Part 2 Local Plan contains policies which recognise the different housing markets within the Borough and adjusts the developer requirements accordingly. For example, Policy 15: Housing Size, Mix and Choice which determines the level of affordable housing provision expected (shown in Figure 12). This makes delivery in the weaker housing submarkets more realistic and attractive to developers. Viability issues are factored in to delivery assumptions taken in the SHLAA ensuring that delivery expectations are realistic. Therefore, the key action is to adopt the Part 2 Local Plan.

Figure 12: Table showing Affordable Housing percentage in submarket areas

Area	Affordable Housing percentage
Beeston submarket	30% or more
Eastwood submarket	10% or more
Kimberley submarket	20% or more
Stapleford submarket	10% or more

In addition, to encourage faster housing delivery, Broxtowe has exercised a flexible and lenient stance towards the negotiation of S106 agreements. In total, the Council has reduced the contributions requested by over £9.5million (as evidenced in Figure 13 below) to facilitate development.

Current sites where reduced S106 contributions have been negotiated:

- Beeston Business Park
- Boots
- Beamlight
- South of Smithurst Road
- Kimberley Brewery
- Hempshill Hall

Figure 13: Table showing Negotiated contributions 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

Site	Expected Contributions if viable	Variation	Financial implications agreed by Cabinet or at Appeal
Total			-£9,746,830

Broxtowe has also been proactive in bidding for funding to unlock housing sites. This is where specific sites have stalled and direct intervention has been required to overcome issues and speed up the delivery of houses.

Site Specific Example – Walker Street: Eastwood

Walker Street is a Nottinghamshire County Council owned site and a former secondary school that is located within the Eastwood sub-market, which is a lower value area of Broxtowe. The site is challenging to develop particularly due to significant land-level changes, the solution to which is impacting upon the viability and delivery of the site.

Broxtowe Borough Council and Nottinghamshire County Council worked collaboratively to obtain a funding package. Broxtowe received a total of approximately £30,000 which we were able to use to invest on a Highways Infrastructure Study. Further to this, the County Council received an additional sum, some of which they were able to directly inject into highway improvements in order to make the site more attractive to developers, thus providing an opportunity for new housing.

In addition to the above example, Broxtowe has been proactive in bidding for assistance to ensure delivery of further sites. These are shown in Figure 15 below.

Figure 14: Table showing Bids made by the Council to help with housing delivery

Bid	Date	Location	Successful	Value	Housing units
Homes England (for Transport work)	December 2016	Eastwood (Walker Street)	Yes	£20,000	200
Local Growth Fund	January 2018	Beeston	Yes	£750,000	132+
Homes England Garden Communities Bid	October 2018	Chetwynd Barracks	Pending	£10,000 Professional assistance /advice requested to overcome	1,500

Bid	Date	Location	Successful	Value	Housing units
				specific issues	
Future High Street Fund	March 2019	Eastwood	Pending	£4,000,000	41
Homes England Small Sites Fund	June 2019	Kimberley Depot	Pending	£560,00	118

As well as applying for funding to aid the building of housing (as demonstrated above), Broxtowe would also significantly benefit from further funding bids (which is currently being led by Nottinghamshire County Council, on behalf of the region) that would assist with the smooth and efficient delivery of sites.

Figure 15: Table showing funding bids being led by Nottinghamshire County Council

Bid	Date	Location	Successful	Value
HIF Bid	March 2019	Toton	Pending	£100m

Key Actions: The Council will continue to monitor housing developments to identify stalled sites as well as to liaise with landowners to see if delivery issues can be overcome such as through being flexible with the approach taken to contributions and to continue to maximise the input from external funding streams generated from Bids.

Housing Challenge 6: Political and Community Sensitivity

One of the main challenges in bringing sites forward is reconciling the need to build new homes with the political and community aspirations for an area. This can often be a barrier to delivery and can slow the planning process down.

Broxtowe's Response to Housing Challenge 6

Broxtowe encourages local communities to plan for their own areas and promotes the production of Neighbourhood Plans. The Council currently has, and closely works with, 9 active Neighbourhood Forums and Parish Councils who are each at various stages in the Neighbourhood Plan production process, with 1 Neighbourhood Plan (Nuthall) already 'made'.

The Council has provided 4 training events to encourage Plan production and has ensured that these have been delivered by independent experts to build trust between the Planning team and the communities, and to assist with the difficult task of preparing Neighbourhood Plans that help to deliver growth in a way that has broad support in the local community. The Council's collaborative approach helps to steer local groups to develop policies which seek to deliver the housing development required through the Core Strategy in a manner that takes into account local ambitions set out in these Neighbourhood Plans.

Although, the Neighbourhood Plans being prepared in the Borough currently offer no further additional sites for development beyond those allocated in the Part 2 Local Plan, in most instances the Neighbourhood Plans have supported the development of the Local Plan allocations. The Neighbourhood Plan groups have also worked co-operatively with landowners and developers in order to ensure the planning process and development aspirations are realistic and achievable. This has helped the local communities understand the key issues faced by the Borough and has also resolved issues with development schemes prior to a planning application being submitted.

The Council has also ensured early engagement with the local community, political Members and key stakeholders through the use of workshops and meetings which has been an effective interactive activity to iron out key issues from an early stage of plan preparation to boost housing delivery.

Examples of workshops

- Greater Nottingham Housing Delivery workshops
- Developer Panels and workshops to test assumptions on the inclusion of sites (mainly with planning permission)
- HMA wide workshops to investigate barriers to housing delivery and how they may be resolved
- Workshops and the Design Council for the East Midlands (OPUN) to secure greater public buy in to housing development greater Nottingham

New Council Members are given the necessary training to assist them in making sound and effective decisions on planning applications and planning policy. This will ultimately create more certainty and stability for the development industry, and thus, will have a positive effect upon the Borough's housing delivery.

Further to this, particularly for larger and potentially complicated sites, such as Chetwynd and Toton, Committee members are briefed and forearmed with the relevant issues, including a site visit, prior to an application being received. The Council prides itself on its organised and pre-empting attitude and approach to possible challenges, and this is an approach that we will continue to exhibit in relation to the issue of housing delivery.

Broxtowe will continue to work with the Members, communities and key stakeholder groups to ensure that the decision-making process is streamlined and effective.

Management, Implementation and Monitoring arrangements

Broxtowe's effective and consistent monitoring of information and data not only assists the Council in identifying past trends and patterns, but also helps enable us to anticipate and prepare for potential problems and have readily available solutions to overcome these.

The Council monitors housing delivery information through a range of different systems and measures. For example, an Annual Authority Monitoring report is published annually which provides detailed information and gross figures in relation to planning permission for strategic sites as well as completions by dwelling size, type and tenure. The Council conducts sites visits to monitor the progress of developments to ensure that housing delivery information is accurate and up-to-date.

In order to successfully implement the proposals and actions set out within this Plan, employees of Broxtowe Borough Council will exercise a co-operative and co-ordinated approach and will also ensure that this project is monitored effectively whilst always maintaining up-to-date knowledge of legislation and the Borough's housing delivery position.

The Planning Policy team will be responsible for reviewing this Action Plan annually. This will be conducted following the Government's publication of the Housing Delivery Test results which are due to be released each November. Throughout the reviewing process, the team will consider any potential additions to the Action Plan and whether any amendments are necessary, and will make such adjustments accordingly.

The Council welcomes any suggestions on possible future actions to help support house building within the Broxtowe Borough boundary. You can contact the Planning Policy team by using the following details:

Telephone: 0115 917 7777 (request to be put through to Planning)
Email: Policy@broxtowe.gov.uk
Postal address: Broxtowe Borough Council
Planning Policy
Council Offices
Foster Avenue
Beeston
NG9 1AB