



Broxtowe
Borough
COUNCIL

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2023/24



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1. Introduction

The Strategic Housing Land Availability Assessment (SHLAA) is the Council's assessment of future housing delivery for the borough from 1st April 2024 to 31st March 2041. This includes a summary of annual housing completions measured against the Aligned Core Strategy (ACS) target (since 2011), details of the sites within the borough that have planning permission for housing and an assessment of other sites that may be delivered. The latter part of the document calculates the Council's 5-year housing land supply from the information set out earlier in the document.

Broxtowe Borough Council has worked with its partner authorities in the Greater Nottingham area (namely Erewash, Gedling and Rushcliffe Borough Councils and Nottingham City Council) to agree a joint methodology for the assessment of sites that have potential for residential development to help the Council to understand where and when housing could be built in the future and to ensure consistency across the Housing Market Area. The Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs) details the shared methodology which has been used throughout this report.

This document assesses the land supply at a fixed point in time and takes a 'snapshot'. The snapshot for this document is as at 31st March 2024. For the purposes of this snapshot every housing site that benefits from detailed planning permission has been reviewed immediately prior to production of this document to assess its delivery status.

What is the Strategic Housing Land Availability Assessment (SHLAA)?

The SHLAA serves to provide information on available sites. Some of these will provide land to support the delivery of housing that is required to meet need. The SHLAA is the key piece of evidence to inform allocations in the Local Plan and forms the basis of the Brownfield Land Register. Sites are assessed irrespective of the level of need. Therefore, there may be more sites in the SHLAA than would be necessary to meet housing need.

The inclusion of any site in the SHLAA does not guarantee either that planning permission will be granted or that the site will be allocated for residential development.

Assessments are based on information available to the Council, including information which has been submitted by landowners to the Council, and are carried out by planning officers.

Often the information available is less detailed than that required to support a planning application and may not have been the subject of scrutiny by statutory authorities and the public. If you consider any of this information to be incorrect, out of date or if you have further information, please contact the Council's Planning Department (policy@broxtowe.gov.uk).

The SHLAA will normally be reviewed on an annual basis and sites can be nominated for inclusion at any time. There is no limitation on the size of the site included in the SHLAA. However, the Council is unlikely to make allocations of sites of fewer than 10 dwellings.

2. Planning Policy Context

National Planning Policy Framework

Paragraph 72 of the National Planning Policy Framework (NPPF) states:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for five years following the intended date of adoption; and*
- b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.*

The glossary in the NPPF defines deliverable and developable sites: -

Deliverable: *To be considered deliverable, sites for housing 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. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Developable: *To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.*

National Planning Practice Guidance

The National Planning Practice Guidance includes guidance on housing and economic land availability assessment. Paragraph 001 (Reference ID: 3-001-20190722) states:

“An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land. states that “an assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a five year supply of housing land.”

The National Planning Practice Guidance is clear that the SHLAA does not determine whether a site should be allocated for housing. It is the role of the assessment to provide information on the range of sites which are available to meet the Council's requirements but it is for the Local Plan process to determine which of those sites are the most suitable to meet those requirements.

Local Planning Policy

The ACS sets out the housing requirement and other principles guiding the location of development in the borough between 2011 and 2028. Sufficient sites are allocated in the Part 2 Local Plan to meet the objectively assessed housing needs of the Borough to 2028.

Policy 2 of the ACS details housing provision in Broxtowe with a minimum total requirement of 6,150 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: Aligned Core Strategy 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 3,800

Greater Nottingham Strategic Plan (Aligned Core Strategy Review)

Broxtowe Borough Council is working with Greater Nottingham partner authorities to produce the Greater Nottingham Strategic Plan which will extend the housing requirement beyond the current 2028 Plan period until 2041.

The timescales used for the Greater Nottingham Strategic Plan will be 2023 – 2041, therefore, the future delivery tranche timescales in this SHLAA have been adjusted so that the following applies:

- Completions as at 31st March 2024;
- 1 – 5 years = 1st April 2024 – 31st March 2029
- 6 – 10 years = 1st April 2029 – 31st March 2034
- 11 – 17 years = 1st April 2034 – 31st March 2041

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. Direct contact with landowners, developers and other interested parties has also helped to inform the assumptions regarding issues such as build out rates and lead-in times.

Site identification

Many sites adjacent to the Main Built-up Area of Nottingham (MBA) and Sub-Regional Centre were originally identified by EKOS ARUP. In addition, a formal 'call for sites' process has been undertaken in the past. 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 Council's 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.

As part of the Greater Nottingham Strategic Plan work a call for sites was undertaken in 2019 on a Greater Nottingham scale for housing sites suitable for 500+ dwellings. The sites submitted as part of that work are included in the SHLAA assessment.

The Council continues to invite sites for submission and includes a form on the Council's website.

Continued monitoring of planning applications and information collected through on-going discussions with developers and stakeholders are used to create the assessment. 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

Sites that have come forward as a result of planning applications have already been assessed in detail by Planning Officers, where the outcome is considered favourably a further assessment

of the delivery timescale has been undertaken.

Where a site has come forward without the benefit of a planning application the following factors will be considered when assessing a site's suitability for housing:

- Policy Constraints – such as designations, protected areas, existing national and local planning policy;
- Physical constraints or limitations – such as access, infrastructure, ground conditions, flood 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

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

- Delivery factors – including the developers' own phasing, expected timescale for the commencement of development, build out rates (including the likely earliest completion dates and speed of delivery), the size and capacity of the developer and evidence of past delivery rates;
- 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); and
- 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.

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 or where the sites are not suitable or available for residential development they have been assessed as 'Not Deliverable or Developable'.

4. SHLAA Assumptions

Table 2: SHLAA Assumption Overview

Site is deliverable within 5 years if it is:-	Site is developable within 6-10 years or 11-15 years if it is:-	Site could be suitable if it is:-	Site is not deliverable or developable if it is:-
Available now	Available now	Available	Not available
	or Available		
AND	AND	AND	OR
Suitable	Suitable	Could be suitable	Not suitable
AND	AND	AND	OR
Achievable now	Achievable now or Achievable	Achievable now or Achievable	Not achievable

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 has been assessed as part of the application or development plan processes. Sites that have planning permission or that have been allocated are assumed to be deliverable earlier as commitment has been proven through financial investment in the planning process.

The 5-year housing land supply consists of sites that benefit from implemented or extant permissions or have been allocated in the Part 2 Local Plan. All large sites have been assessed on an individual basis and a realistic delivery timescale has been applied. On many large sites the dwelling number included in the five-year supply is lower 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.

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 density assumption has been applied:

Table 3: Density Assumption

	Medium sites 10-49 dwellings	Large sites 50+ dwellings
Main built up area (including Beeston, Bramcote, Stapleford and Toton)	32 dph	35 dph
Higher density settlement (Other towns including Eastwood and Kimberley)	30 dph	33 dph
Lower density settlement (Smaller villages including Cossall, Trowell)	25 dph	No data

Higher densities have been assumed at sites including Toton Strategic Location for Growth and Chetwynd Barracks to reflect the development requirements identified within the Part 2 Local Plan and within the Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document (SPD).

Estimating the delivery timescales on each site

In the majority of cases for large sites, anticipated lead-in times (the time between the date when the site was granted planning permission until the start of construction) and build out rates (the speed at which houses are delivered once construction on site has started) are provided by the developer/agent/landowner. Where this information has not been provided, or as a check to ensure that the timescales are realistic, the following lead-in and build-out assumptions have been applied:

Table 4: Lead-in times

Type of Development	Lead-in Time
New Build	Two years for sites with outline permission One year for sites with full or reserved matters permission
Conversion	One year for all sites
Change of Use	One year for all sites

Where construction has not started within the above timescales, a year will be added to the assumption (from present) until the permission has lapsed.

Table 5: Build-out Rates and Site types

Type of Site	Number of new homes built per year
Small sites (1 - 9 dwellings)	Deliverable within 5 years. As to where in the 5 years, a judgement will be made based upon the date of permission granted, and other factors such as discharge of conditions.
Medium sites (10 – 49 dwellings)	Deliverable within 5 years. As to where in the 5 years, a judgement will be made based upon the date of permission granted, and other factors such as discharge of conditions.
Large sites (50+ dwellings)	A judgement will be made based upon the date of permission granted, and other factors such as discharge of conditions. In the absence of other information, 27 homes per year.

Sites that are expected to deliver fewer than 50 dwellings are easier to bring forward as they have less infrastructure and are less likely to require policy change.

Build out rates of large sites of 50 or more dwellings have been subjected to further assessment which is shown Table 6 below.

Table 6 shows that on average sites of over 50 (where the whole site is complete) were delivering 37 dwellings per year. 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 45 dwellings per year. Given that this should be treated as a minimum (for the reasons set out previously) this is broadly consistent with the advice from the development industry who stated that 1 dwelling a week (i.e. 52 dwellings per year) was their expected build rate and was considered deliverable.

Table 6: 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
Smithurst Road Giltbrook	Eastwood	91	3	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
Hassocks Lane, Beeston	MBA	130	4	33
Field Farm, Stapleford	MBA	165	6	28
Church Lane, Brinsley	Brinsley	69	2	35
Myford, Beeston	MBA	97	3	32
Beeston Business Park	MBA	285	5	57
Kimberley Brewery, Kimberley	Kimberley	106	7	15
Central College, Chilwell	MBA	57	1	57
Total		2011	54	37

5. The Overall Supply

Generally, until 2018 there had been a year on year increase in the number of dwellings granted permission, at which point there was a significant drop (possibly explained by a number of large applications granted in 17/18), this seems to have picked back up again in 19/20 and thru to 23/24.

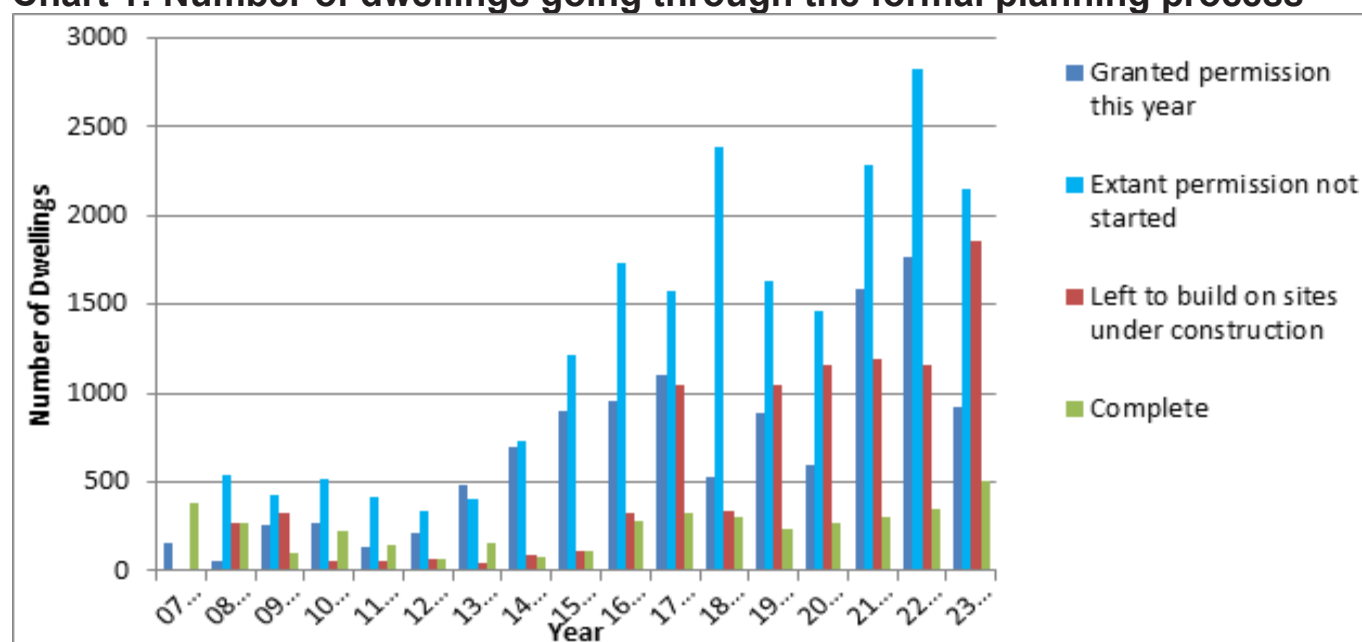
For many years, there has consistently been a large number of dwellings throughout the borough benefitting from extant planning permission, with over 2,500 dwellings with 'live permission' on sites either not started or under construction in 20/21.

A record number of permissions were granted in 22/23, meaning that the number of dwellings with planning permission not started or remaining on sites which are currently under construction is over 4,000.

Table 7: Sites in the planning process from 2007-2024

Year	Granted permission this year	Dwellings with outstanding permission not started	Dwellings left to build on sites under construction	Completed	Affordable Houses Granted permission	Affordable Housing Completions	Lapsed
07/08	155			376	34	56	
08/09	51	541	263	268	0	34	
09/10	262	425	323	95	109	0	24
10/11	265	519	54	222	39	100	17
11/12	136	412	57	140	0	32	11
12/13	209	337	61	67	30	13	34
13/14	479	405	41	150	105	56	46
14/15	692	734	89	78	114	55	36
15/16	901	1,211	114	109	113	23	18
16/17	951	1,736	326	285	23	20	180
17/18	1,098	1,580	1,045	324	140	8	121
18/19	522	2,385	335	302	0	43	26
19/20	888	1,633	1,047	232	21	16	36
20/21	593	1,465	1,162	267	38	38	4
21/22	1,583	2,288	1,195	306	203	40	20
22/23	1,768	2,829	1,164	342	240	71	153
23/24	927	2,149	1,863	500	40	79	152

Chart 1: Number of dwellings going through the formal planning process



Lapsed & Refused Sites

Sites of fewer than 10 dwellings that lapse are usually taken out of the supply 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 in the overall supply 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.

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 2019/20 by the Economic Development team. 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.

A further review of employment sites was undertaken as part of the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (Lichfields, 2021).

Housing Delivery Test Action Plan

The Council has been required to publish a Housing Delivery Test Action Plan as delivery within the area has been below 95% of the housing requirement. The Housing Delivery Test Action Plan identifies the reasons for under-delivery, explores ways to reduce the risk of further under-delivery and sets out measures the authority intends to take to improve levels of delivery, some of which are detailed below.

Partnership working on the SHLAA methodology ensures that there is a balanced portfolio of deliverable sites across the plan area. The Aligned Core Strategies and Strategic Plan work 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 meetings between the HMA councils to ensure consistency.

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 endeavours to determine planning applications in a timely manner and has also taken a pragmatic approach to the negotiation of S106 requirements, taking particular note of the viability of sites and current economic climate.

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.

6. 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 key. Where a site has more than one source the most current is used.

Key Settlement: **Awsworth**

	Allocated with No Planning Permission
	Planning Permission Pending Consideration
	Extant Planning Permission (Outline Permission)
	Extant Planning Permission (Full / Reserved Matters)
	Under Construction / Implemented Planning Permission
	Lapsed / Withdrawn / Refused Permission

Site Ref	Site Name	1-5 Years	6-10 Years	11-17 Years
		2024-2029	2029-2034	2034-2041
Deliverable and Developable				
117	Land west of Awsworth (inside the bypass)	249	-	-
35	Land off Main Street Awsworth	-	16	-
564	Land At Gin Close Way Awsworth	-	49	-
Sub Total		249	65	0
Total		249	65	0

Key Settlement: Brinsley

	Allocated with No Planning Permission
	Planning Permission Pending Consideration
	Extant Planning Permission (Outline Permission)
	Extant Planning Permission (Full / Reserved Matters)
	Under Construction / Implemented Planning Permission
	Lapsed / Withdrawn / Refused Permission

Site Ref	Site Name	1-5 Years	6-10 Years	11-17 Years
		2024-2029	2029-2034	2034-2041
Deliverable and Developable				
1023	Land Adjacent to 43 Cordy Lane Brinsley	1	-	-
53	Manor Farm, Hall Lane, Brinsley	2	-	-
198	East of Church Lane Brinsley	46	-	-
Sub Total		49	0	0
Total		49	0	0

Key Settlement: **Eastwood**

	Allocated with No Planning Permission
	Planning Permission Pending Consideration
	Extant Planning Permission (Outline Permission)
	Extant Planning Permission (Full / Reserved Matters)
	Under Construction / Implemented Planning Permission
	Lapsed / Withdrawn / Refused Permission

Site Ref	Site Name	1-5 Years	6-10 Years	11-17 Years
		2024-2029	2029-2034	2034-2041
Deliverable and Developable				
401	Manor House, Moorgreen, Newthorpe	1	-	-
714	93 Greenhills Road Eastwood	1	-	-
992	289 Nottingham Road Eastwood	1	-	-
1004	4 Church Walk Eastwood	1	-	-
1022	Land to the rear of 3-23 Greenhills Road Eastwood	1	-	-
968	Land To The Rear Of 17A Percy Street Eastwood	3	-	-
790	Eastwood Health Centre Nottingham Road Eastwood	5	-	-
277	Elf Service Station Nottingham Road Eastwood	6	-	-
163	132 Chewton Street Eastwood	7	-	-
34	Land off Acorn Avenue Giltbrook	27	-	-
130	Church Street Eastwood (Raleigh)	54	71	-
146	Chewton Street Newthorpe	81	135	35
138	Walker Street Eastwood	168	2	-
Sub Total		356	208	35
Total		356	208	35

Key Settlement: Kimberley

	Allocated with No Planning Permission
	Planning Permission Pending Consideration
	Extant Planning Permission (Outline Permission)
	Extant Planning Permission (Full / Reserved Matters)
	Under Construction / Implemented Planning Permission
	Lapsed / Withdrawn / Refused Permission

Site Ref	Site Name	1-5 Years	6-10 Years	11-17 Years
		2024-2029	2029-2034	2034-2041
Deliverable and Developable				
167	43 Victoria Street Kimberley	1	-	-
995	Land Adjacent to 3 Edinboro Row Kimberley	1	-	-
1018	Land At Knowle House 74 Nottingham Road Kimberley	1	-	-
962	42-44 Main Street Kimberley	2	-	-
969	Land Near Bank Cottage 6 Eastwood Road Kimberley	2	-	-
989	45 - 47 Main Street Kimberley	2	-	-
990	21 Edgwood Road Kimberley	2	-	-
1028	Garages Off Chilton Drive Watnall	2	-	-
576	Electricity Substation James Street Kimberley	3	-	-
690	The Larks Nest Larkfield Road Nuthall	4	-	-
1011	39A Main Street Kimberley	6	-	-
837	Park House 15 Nottingham Road Kimberley	9	-	-
218	South of Kimberley Road Nuthall	25	-	-
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimb	29	-	-
144	South of Eastwood Road Kimberley	-	25	-
131	Land south of Kimberley including Kimberley Depot	-	118	-
Sub Total		89	143	0
Total		89	143	0

Key Settlement: Main Built-up Area (MBA)

	Allocated with No Planning Permission
	Planning Permission Pending Consideration
	Extant Planning Permission (Outline Permission)
	Extant Planning Permission (Full / Reserved Matters)
	Under Construction / Implemented Planning Permission
	Lapsed / Withdrawn / Refused Permission

Site Ref	Site Name	1-5 Years	6-10 Years	11-17 Years
		2024-2029	2029-2034	2034-2041
Deliverable and Developable				
7	Land adj 142A Pasture Road Stapleford	1	-	-
24	3 The Jardines Bramcote	1	-	-
68	Land at 203 Stapleford Road Trowell	1	-	-
225	Land Adjacent 27 Beeston Fields Drive Beeston	1	-	-
320	21 Peveril Road Beeston	1	-	-
336	28 Park Road, Chilwell	1	-	-
406	Land Adjacent The Grange, Town St, Bramcote	1	-	-
448	5 Dunsmore Close Beeston	1	-	-
515	Evelyn Street Beeston Nottinghamshire	1	-	-
526	Garage Blocks West End Beeston	1	-	-
538	Land Adjacent 40 Long Lane Attenborough	1	-	-
669	Land adjacent to 4 Grangelea Gardens Bramcote	1	-	-
700	123 Brookhill Street Stapleford	1	-	-
802	Nuthall Chiropractic Clinic 23 Horsendale Avenue Nuthall	1	-	-
813	89 Sunnyside Road Chilwell	1	-	-
888	9 Hallams Lane Chilwell	1	-	-
1002	18 Bramcote Drive Beeston	1	-	-
887	Land To The Rear Of 13 Rutland Avenue Toton	2	-	-
986	Rear Of 36 Derby Road Stapleford	2	-	-
1025	63 Frederick Road Stapleford	2	-	-
1027	1 Fountains Court Humber Road Beeston	2	-	-
1033	Gayrigg Court Chilwell	2	-	-
446	42 Derby Road Beeston	3	-	-
894	21 Barratt Lane Attenborough	3	-	-
924	15 Lambeth Court Beeston	3	-	-
974	18 Uildale Court Chilwell	3	-	-
1032	Selside Court Chilwell	3	-	-

Site Ref	Site Name	1-5 Years	6-10 Years	11-17 Years
		2024-2029	2029-2034	2034-2041
350	52 Nottingham Road Stapleford	4	-	-
1031	Felton Close Chilwell	4	-	-
1008	Fishpond Cottage 51 Ilkeston Road Bramcote	5	-	-
1003	129-131 High Road Beeston	7	-	-
1030	Land Off Karen Gardens Chilwell	7	-	-
1026	New Vernon House Vernon Avenue Beeston	8	-	-
544	Methodist Church Wollaton Road Beeston	9	-	-
878	Jerusalem Church, Grove Street, Beeston	9	-	-
928	147 - 151 Queens Road Beeston	9	-	-
1015	The Raven Group Ellis Grove Beeston	9	-	-
241	Lock Up Garages Middleton Street Beeston	10	-	-
408	Myford Machine Tools Wilmot Lane Beeston	10	-	-
891	Royal Oak Inn 22 Villa Street Beeston	10	-	-
918	198 Cator Lane Chilwell	10	-	-
1035	Land Off Bramcote Drive Beeston	10	-	-
6	N K Motors, 205a Bye Pass Road, Chilwell	12	-	-
310	Land adjacent Neville Sadler Court Beeston	12	-	-
242	Land To The Rear Of Clayton Court Queens Road Bees	13	-	-
1006	Broadgate House Broadgate Beeston	13	-	-
1029	Beeston Lodge Nursing Home Meadow Road Beeston	14	-	-
839	3 and 7 - 11 Villa Street Beeston	15	-	-
998	Sandcliffe Accident Repair Centre Nottingham Road Stapleford	15	-	-
343	St Johns College, Peache Way, Bramcote	25	-	-
499	Beeston Business Park Technology Drive Beeston	25	-	-
892	The Magpie 187 Toton Lane Stapleford	30	-	-
997	72 - 78 Nottingham Road Stapleford	30	-	-
956	Chetwynd Barracks, Chetwynd Road, Chilwell	50	500	700
836	Central College Nottingham High Road Chilwell	80	-	-
220	Land East of Low Wood Road Nuthall	108	8	-
958	East of Coventry Lane, Bramcote	111	185	174
195	Former Bartons Bus Depot Queens Road West Chilwell	124	97	-
108	Field Farm Land north of Ilkeston Road Stapleford	202	82	-
237	The Boots Company Beeston site	214	183	-

Site Ref	Site Name	1-5 Years	6-10 Years	11-17 Years
		2024-2029	2029-2034	2034-2041
959	West of Coventry Lane, Coventry Lane, Stapleford	229	-	-
957	Toton Strategic Location for Growth	250	500	700
771	The Square Beeston	419	-	-
571	Land Fronting Wollaton Road Beeston	-	12	-
258	Severn Trent, Land at Lilac Grove, Beeston	-	100	-
Sub Total		2154	1667	1574
Total		2154	1667	1574

Key Settlement: Other Rural

	Allocated with No Planning Permission
	Planning Permission Pending Consideration
	Extant Planning Permission (Outline Permission)
	Extant Planning Permission (Full / Reserved Matters)
	Under Construction / Implemented Planning Permission
	Lapsed / Withdrawn / Refused Permission

Site Ref	Site Name	1-5 Years	6-10 Years	11-17 Years
		2024-2029	2029-2034	2034-2041
Deliverable and Developable				
980	Field House Farm Cossall Road Trowell	3	-	-
1012	Willoughby Almshouses Church Lane Cossall	4	-	-
1034	24 Pinfold Road Newthorpe	4	-	-
1001	Babbington Hall Westby Lane Babbington Village	5	-	-
737	Former Dry Ski Slope Cossall Industrial Estate Soloman Road Cossall	64	-	-
Sub Total		80	0	0
Total		80	0	0

The above tables identify all sites included within the Housing Supply through to 2041 for the purposes of the preparation of the Greater Nottingham Strategic Plan, broken down into individual settlements and delivery tranches.

The above totals cumulate to a total Housing Supply of 6,669 dwellings through to 2041.

Non-implementation rate

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). However, evidence shows that this does occur when a site's planning permission lapses and therefore in order to ensure that the supply is robust, a pragmatic approach to applying a discount has been taken.

In line with the Greater Nottingham Joint Methodology a discount has been calculated based on lapse rates. This has been calculated for small and large sites and is the number of dwellings with permission lapsed for each year divided by the number of unimplemented dwellings with extant planning permission (excluding those under construction) at 31 March each year.

Table 10: Lapse rate

	Small sites 1-9 dwellings			Large sites 10+ dwellings			Overall lapse rate
	Number of dwellings with extant permission at 31st March	Number of dwellings lapsed	Lapse rate	Number of dwellings with extant permission at 31st March	Number of dwellings lapsed	Lapse rate	
2009/10	241	27	11%	192	-	0%	6%
2010/11	210	18	9%	72	-	0%	6%
2011/12	128	12	9%	61	-	0%	6%
2012/13	186	10	5%	115	24	20%	11%
2013/14	285	27	9%	236	20	8%	9%
2014/15	344	36	10%	398	-	0%	5%
2015/16	324	3	1%	1,598	15	1%	1%
2016/17	231	7	3%	1,554	173	11%	10%
2017/18	256	18	7%	1,984	70	3%	4%
2018/19	248	16	6%	2,140	10	1%	1%
2019/20	158	9	6%	1,728	27	2%	2%
2020/21	168	4	2%	1,297	-	0%	1%
2021/22	178	20	11%	2,110	-	0%	1%
2022/23	205	6	3%	2,624	147	6%	5%
2023/24	201	21	10%	1,948	134	7%	7%
Average Last 10 Years	231	14	6%	1,738	58	3%	4%

Windfalls

Windfall sites are those not identified in the development plan (i.e. sites that come forward for development that have not been allocated in the Core Strategy or Part 2 Local Plan). Paragraph 72 of the 2023 NPPF allows planning authorities to make an allowance for windfall sites in the anticipated housing 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 having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. It should be noted that revisions to the NPPF no longer refer to windfall sites being on previously developed land or consider that exclusions should be made for development in residential gardens.

In line with the Greater Nottingham Joint Methodology the windfall allowance in the 5-year land supply will be based on an annual average of windfall completions on all sites over a ten-year period which will then be included in the 5-year land supply from year 4. The annual average windfall allowance over the previous 10 years is 221. After analysing the housing and completions data, some of these sites were allocated for development in the Local Plan of 2004, so the windfall allowance figure has been lowered to **211 dwellings** per annum to reflect this.

Table 11: Historic Windfall Completions

Year	Total
2014/15	139
2015/16	96
2016/17	236
2017/18	286
2018/19	178
2019/20	176
2020/21	216
2021/22	303
2022/23	253
2023/24	331
Total	2,214
Average	221

Supply Calculation

The above totals cumulate to a total Housing Supply of 6,669 dwellings through to 2041. An annual windfall allowance of 211 dwellings is added after year 3. 14 years of windfall will create a total windfall allowance of 2,954.

A lapse rate of 4% has been applied to all identified sites which are not currently under construction, as per the agreed Greater Nottingham methodology, which removes 190 dwellings from the total supply.

When the above calculations are factored in, this leads to a total housing supply from 2024 through to 2041 of **9,433 dwellings**.

7. Five-year supply (2024 – 2029)

The Base Requirement

Paragraph 77 of the 2023 National Planning Policy Framework sets out that “... local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing.... The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old⁴²”

Footnote 42 states “.... Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.”

Adopted Local Plan

The Broxtowe Core Strategy, which sets the strategic housing target for the Borough, was adopted in September 2014. Therefore, for the purpose of calculating the five-year housing land supply the ‘Standard Method’ should be used as the plan was adopted more than five years ago.

Standard Method

The Standard Method, set out in national planning guidance produced by the government, calculates the number of homes needed. The latest Standard Method housing figure sets a target for Broxtowe of 621 new homes per year. The Standard Method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.

Housing Delivery Test

The Housing Delivery Test results were published in December 2023, and Broxtowe achieved 88%, meaning that an action plan is required and not a 20% buffer.

Total housing requirement for the 5 years 2024 – 2029 is therefore: $621 \times 5 = 3,105$

Supply

All sites in the 5 year housing land supply assessment have been identified through the Council’s Strategic Housing Land Availability Assessment (SHLAA) database.

To be included in the 5 year supply a site must be ‘deliverable’, as defined in the NPPF glossary.

In accordance with the agreed Greater Nottingham Methodology only sites that are suitable, available now and achievable now can be included in the 5 year housing land supply, this is defined as:

Suitable:

- Sites with outline or detailed planning permission
- Sites that are currently under construction
- Existing housing allocations
- Sites where there is a resolution to grant permission subject to s106 agreement
- Sites that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
- Sites where pre-application advice suggests the site is suitable
- Previously developed land (brownfield sites) within the urban area

Available Now:

- Sites with outline or detailed planning permission
- Sites that are currently under construction
- Existing housing allocations

Achievable Now:

- Small sites with outline planning permission
- Medium/large sites with outline planning permission with evidence that housing completions will begin on site within five years
- Sites with detailed planning permission
- Sites that are currently under construction
- Other sites assessed on a case-by-case basis (e.g. sites allocated in the Local Plan or where there is a resolution to grant planning permission subject to S106) where there is evidence that the site is likely to come forward within 5 years.

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 Greater Nottingham SHLAA methodology.

Realistic assumptions have been made as to a site's ability to deliver in the 5-year 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;
- Part 2 Local Plan allocations where evidence suggests that delivery on the site will happen within five years;
- Allocated sites with resolution to grant planning permission subject to S106 agreement.

The assumptions on delivery are based upon predicted start dates and build out and are consistent with evidence in the lead-in and build rates section of the SHLAA unless further site specific evidence is available. It has not been an automatic assumption that sites that start delivering houses will complete in the five years in question. The following table shows the supply of deliverable sites included within the Five Year Housing Land Supply.

In line with the Greater Nottingham Joint SHLAA Methodology, a discount has been calculated based on historic lapse rates. This has been calculated for small and large sites and is the number of dwellings with permission lapsed for each year divided by the number of unimplemented dwellings with extant planning permission (excluding those under construction) at 31 March each year. **The average lapse rate for the previous 10 years is 4%.**

In line with the Greater Nottingham Joint Methodology the windfall allowance in the 5-year land supply will be based on an annual average of windfall completions on all sites over a ten-year period which will then be included in the 5-year land supply from year 4. **The annual average windfall allowance over the previous 10 years is 211.**

Housing Land Supply Calculation

Requirement

The requirement from 1st April 2024 to 31st March 2029 (as calculated by the Standard Method) is **3,105** dwellings (621×5). As per Paragraph 78 of the latest NPPF, a 5% buffer should be applied to the requirement, so this increases to **3,260**.

Supply

The supply for the same period (i.e. the number of dwellings on specific deliverable sites) is **2,977**. A 4% non-implementation rate has been applied to all sites which takes the figure down to **2,858** ($2,977 \times 0.96$). A windfall allowance of **422** (211×2) was then added taking the sum total for the supply for 1st April 2024 to 31st March 2029 to **3,280**.

5 Year supply

$((3,280 / 3,260) \times 5) = \mathbf{5.03 \text{ years.}}$

The 5 year supply of Broxtowe Borough Council is therefore equivalent to 5.03 years' requirement.

Appendix 1: Sites included in five-year housing land supply calculation

	Allocated with No Planning Permission
	Planning Permission Pending Consideration
	Extant Planning Permission (Outline Permission)
	Extant Planning Permission (Full / Reserved Matters)
	Under Construction / Implemented Planning Permission
	Lapsed / Withdrawn / Refused Permission

Site Ref	Site Name	DWGs
117	Land west of Awsworth (inside the bypass)	249
Sub Total	Awsworth	249
1023	Land Adjacent to 43 Cordy Lane Brinsley	1
53	Manor Farm, Hall Lane, Brinsley	2
198	East of Church Lane Brinsley	46
Sub Total	Brinsley	49
401	Manor House, Moorgreen, Newthorpe	1
714	93 Greenhills Road Eastwood	1
992	289 Nottingham Road Eastwood	1
1004	4 Church Walk Eastwood	1
1022	Land to the rear of 3-23 Greenhills Road Eastwood	1
968	Land To The Rear Of 17A Percy Street Eastwood	3
790	Eastwood Health Centre Nottingham Road Eastwood	5
277	Elf Service Station Nottingham Road Eastwood	6
163	132 Chewton Street Eastwood	7
34	Land off Acorn Avenue Giltbrook	27
130	Church Street Eastwood (Raleigh)	54
146	Chewton Street Newthorpe	81
138	Walker Street Eastwood	168
Sub Total	Eastwood	356
167	43 Victoria Street Kimberley	1
995	Land Adjacent to 3 Edinboro Row Kimberley	1
1018	Land At Knowle House 74 Nottingham Road Kimberley	1
962	42-44 Main Street Kimberley	2
969	Land Near Bank Cottage 6 Eastwood Road Kimberley	2
989	45 - 47 Main Street Kimberley	2
990	21 Edgwood Road Kimberley	2
1028	Garages Off Chilton Drive Watnall	2
576	Electricity Substation James Street Kimberley	3
690	The Larks Nest Larkfield Road Nuthall	4

Site Ref	Site Name	DWGs
1011	39A Main Street Kimberley	6
837	Park House 15 Nottingham Road Kimberley	9
218	South of Kimberley Road Nuthall	25
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley	29
Sub Total	Kimberley	89
7	Land adj 142A Pasture Road Stapleford	1
24	3 The Jardines Bramcote	1
68	Land at 203 Stapleford Road Trowell	1
225	Land Adjacent 27 Beeston Fields Drive Beeston	1
320	21 Peveril Road Beeston	1
336	28 Park Road, Chilwell	1
406	Land Adjacent The Grange, Town St, Bramcote	1
448	5 Dunsmore Close Beeston	1
515	Evelyn Street Beeston Nottinghamshire	1
526	Garage Blocks West End Beeston	1
538	Land Adjacent 40 Long Lane Attenborough	1
669	Land adjacent to 4 Grangelea Gardens Bramcote	1
700	123 Brookhill Street Stapleford	1
802	Nuthall Chiropractic Clinic 23 Horsendale Avenue Nuthall	1
813	89 Sunnyside Road Chilwell	1
888	9 Hallams Lane Chilwell	1
1002	18 Bramcote Drive Beeston	1
887	Land To The Rear Of 13 Rutland Avenue Toton	2
986	Rear Of 36 Derby Road Stapleford	2
1025	63 Frederick Road Stapleford	2
1027	1 Fountains Court Humber Road Beeston	2
1033	Gayrigg Court Chilwell	2
446	42 Derby Road Beeston	3
894	21 Barratt Lane Attenborough	3
924	15 Lambeth Court Beeston	3
974	18 Uildale Court Chilwell	3
1032	Selside Court Chilwell	3
350	52 Nottingham Road Stapleford	4
1031	Felton Close Chilwell	4
1008	Fishpond Cottage 51 Ilkeston Road Bramcote	5
1003	129-131 High Road Beeston	7
1030	Land Off Karen Gardens Chilwell	7
1026	New Vernon House Vernon Avenue Beeston	8
544	Methodist Church Wollaton Road Beeston	9
878	Jerusalem Church, Grove Street, Beeston	9
928	147 - 151 Queens Road Beeston	9
1015	The Raven Group Ellis Grove Beeston	9

Site Ref	Site Name	DWGs
241	Lock Up Garages Middleton Street Beeston	10
408	Myford Machine Tools Wilmot Lane Beeston	10
891	Royal Oak Inn 22 Villa Street Beeston	10
918	198 Cator Lane Chilwell	10
1035	Land Off Bramcote Drive Beeston	10
6	N K Motors, 205a Bye Pass Road, Chilwell	12
310	Land adjacent Neville Sadler Court Beeston	12
242	Land To The Rear Of Clayton Court Queens Road Bees	13
1006	Broadgate House Broadgate Beeston	13
1029	Beeston Lodge Nursing Home Meadow Road Beeston	14
839	3 and 7 - 11 Villa Street Beeston	15
998	Sandiccliffe Accident Repair Centre Nottingham Road Stapleford	15
343	St Johns College, Peache Way, Bramcote	25
499	Beeston Business Park Technology Drive Beeston	25
892	The Magpie 187 Toton Lane Stapleford	30
997	72 - 78 Nottingham Road Stapleford	30
956	Chetwynd Barracks, Chetwynd Road, Chilwell	50
836	Central College Nottingham High Road Chilwell	80
220	Land East of Low Wood Road Nuthall	108
958	East of Coventry Lane, Bramcote	111
195	Former Bartons Bus Depot Queens Road West Chilwell	124
108	Field Farm Land north of Ilkeston Road Stapleford	202
237	The Boots Company Beeston site	214
959	West of Coventry Lane, Coventry Lane, Stapleford	229
957	Toton Strategic Location for Growth	250
771	The Square Beeston	419
Sub Total	Main Built Up Area	2154
980	Field House Farm Cossall Road Trowell	3
1012	Willoughby Almshouses Church Lane Cossall	4
1034	24 Pinfold Road Newthorpe	4
1001	Babbington Hall Westby Lane Babbington Village	5
737	Former Dry Ski Slope Cossall Industrial Estate Soloman Road Cossall	64
Sub Total	Other Rural	80
Total		2977

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Planning and Economic Development
Broxtowe Borough Council,
Foster Avenue,
Beeston,
Nottingham
NG9 1AB

Telephone 0115 917 7777
Email: policy@broxtowe.gov.uk