



Broxtowe  
Borough  
COUNCIL

# **Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2022/23**



# Contents

1. Introduction	3
2. Planning Policy Context	4
3. The SHLAA process	8
4. SHLAA Assumptions	10
5. The Overall Supply	18
6. Housing Site Assessment Results	22
7. Five-year supply (2023 – 2028)	35
Appendix 1: Sites included in five-year housing land supply calculation:	39
Appendix 2: Summary of the employment site review 2019/20	43

# 1. Introduction

The Strategic Housing Land Availability Assessment (SHLAA) is the Council's assessment of future housing delivery for the borough from 1<sup>st</sup> April 2023 to 31<sup>st</sup> 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 31<sup>st</sup> March 2023. 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](mailto: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 of 69 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<sup>35</sup>; 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 are working with Greater Nottingham partner authorities 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 31<sup>st</sup> March 2023;
- 0 – 5 years = 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2028;
- 6 – 10 years = 1<sup>st</sup> April 2028 – 31<sup>st</sup> March 2033;
- 11 – 15 years = 1<sup>st</sup> April 2033 – 31<sup>st</sup> March 2038; and
- 16-18 years = 1<sup>st</sup> April 2038 – 31<sup>st</sup> 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' 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' 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 was 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 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**

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
<b>AND</b>	<b>AND</b>	<b>AND</b>	<b>OR</b>
Suitable	Suitable	Could be suitable	Not suitable
<b>AND</b>	<b>AND</b>	<b>AND</b>	<b>OR</b>
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 in the planning system 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 where a Statement of Common Ground has established the speed of delivery. 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
<b>Main built up area</b> (Beeston, Bramcote, Stapleford and Toton)	32 dph	35 dph
<b>Higher density settlement</b> (Other towns including Eastwood and Kimberley)	30 dph	33 dph
<b>Lower density settlement</b> (Smaller villages including Cossall, Trowell Greasley)	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**

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. As shown by completions rates in Table 6, since 2007 all small/medium sites in the borough of 50 dwellings or fewer have started and completed development in a year (or just over) apart from the Ponderosa site. 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 rates shown in Table 6 should be treated as minima as numerous factors skew the results to make them appear worse than they actually are. For example, a development may be recorded as spanning two monitoring years (financial years) but actually take less than 12 months to complete because of the time of the year in which the completions are recorded. 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. Many smaller 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.

Build out rates of large sites of 50 or more dwellings have been subjected to further assessment which is shown Table 7 on the following page.

**Table 6: 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	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	Years to Build	Total granted	Average Build Rate (per year)
Ponderosa Gin Close Way Awwsworth	Awwsworth				3	1			4	6								6	14	2
Allotments Main Street Awwsworth	Awwsworth										20							1	20	20
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
The Island Eastwood	Eastwood							16										1	16	16
Eastwood & Kimberley Community College	Eastwood							19	17									2	36	18



Site Address	Settlement	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	Years to Build	Total granted	Average Build Rate (per year)
Infant & Junior School, Devonshire Dr	Eastwood								5	10	9							3	24	8
Church Street Eastwood	Eastwood										22							1	22	22
Smithurst Road Giltbrook	Eastwood											37	50	4				3	91	30
Mill Road Newthorpe	Eastwood											8	26					2	34	17
Great Northern Road	Eastwood												11					1	11	11
Eastwood & District Victory Club	Eastwood												16					1	16	16
Acorn Avenue	Eastwood													4	6	12	10	-	67*	-
TBC Engineering	Eastwood													17				1	17	17
Kimberley Road Nuthall	Kimberley						22	2										2	24	12
Hardy Close and Hardy Street, Kimberley	Kimberley									13	13							2	26	13
Kimberley Brewery	Kimberley											10	27	21	22	3	13	-	135*	-
Chetwynd Barracks Chilwell	MBA	31	43															5	383	77
Bilborough Road Trowell	MBA	49	3															3	194	65

Site Address	Settlement	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	Years to Build	Total granted	Average Build Rate (per year)
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	26						4	130	33

Site Address	Settlement	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	Years to Build	Total granted	Average Build Rate (per year)
Cambridge House Stapleford	MBA											42						1	42	42
Nether Street Beeston	MBA											24						1	24	24
Sinbad Plant Hire Stapleford	MBA											48						1	48	48
84 Broadgate Beeston	MBA											12						1	12	12
Beeston Police Station Beeston	MBA											24						1	24	24
Field Farm, Stapleford	MBA												4	56	46	12	11	-	449*	-
St Johns College Bramcote	MBA												7	8				-	21*	-
Pinfold Trading Estate Stapleford	MBA													10				1	10	-
Dagfa House Beeston	MBA												16	4				2	20	10
Beeston Business Park Beeston	MBA													3	66	78	74	-	310*	-
<b>Total/Average</b>																		<b>76</b>	<b>1,905</b>	<b>25</b>

\*Sites that are not yet complete have not been included in the 'totals' calculations

Table 7 shows that on average sites of over 50 (where the whole site is complete) were delivering 41 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 7: 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
<b>Total</b>		<b>1232</b>	<b>30</b>	<b>41</b>

## 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.

Since 2015 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.

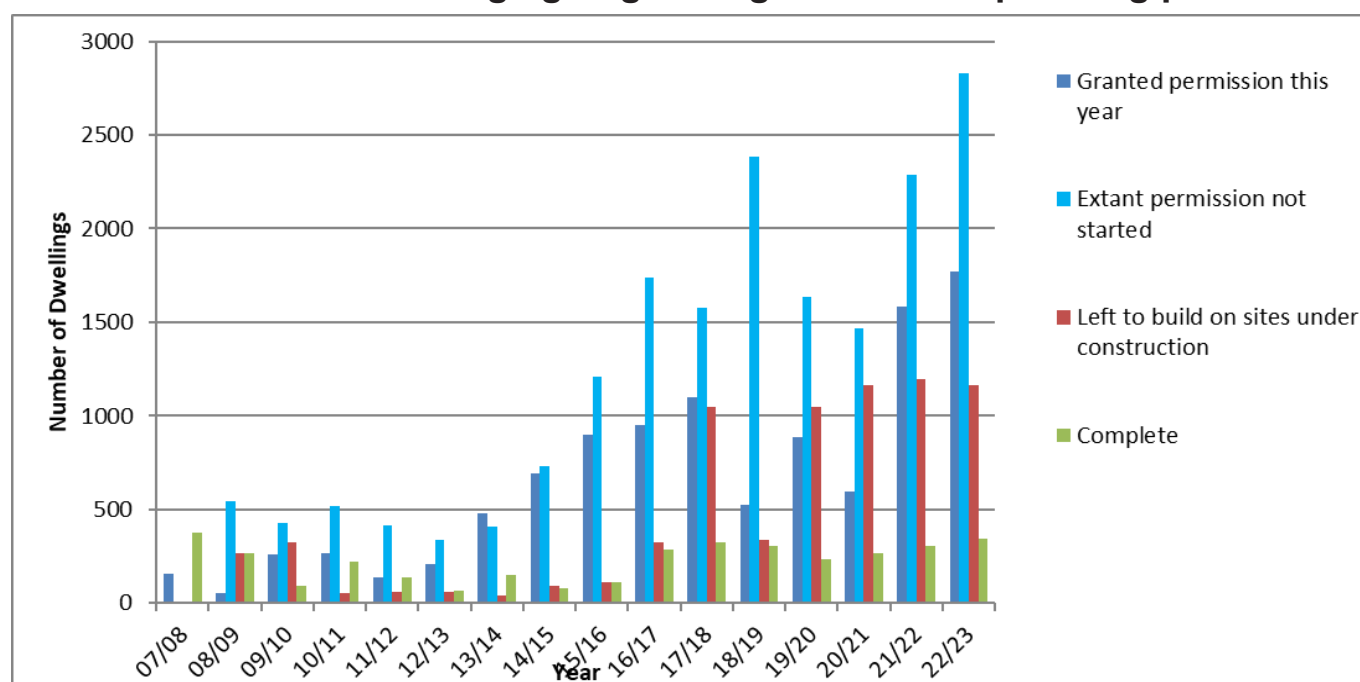
A record number of permissions were granted in 22/23, meaning that the number of dwellings with planning permission not starting or currently under construction is nearly 4,000.

**Table 8: Sites in the planning process from 2007-2023**

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



**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 (see Appendix 2). 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).

The Council is currently producing a Strategic Employment Land Needs Study which will be published in conjunction with the SHLAA in 2024.

## **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.

The following table shows the completions to-date against the ACS requirement.

It should be noted that, for the purposes of the demonstrating five years' worth of deliverable housing sites, the housing requirement is based on the Standard Methodology. The Standard Methodology calculates the number of homes needed through the application of the standard method set out in national planning guidance produced by the government. The latest Standard Method housing figures sets a target for Broxtowe of 388 new homes per year.

**Table 9: Delivery against ACS target and Capacity on Specific Sites until 2028**

		Settlement	Awsorth	Brinsley	Eastwood	Kimberley	MBA	Other Rural	Adjacent Hucknall	Total
Requirement (2011-2028)			350	150	1250	600	3800	0	0	6150
Net Completions	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
	17-18		-	-	57	22	242	3	-	324
	18-19		1	1	120	38	142	-	-	302
	19-20		-	1	54	22	155	-	-	232
	20-21		-	1	62	23	177	-	-	263
	21-22		-	2	139	7	157	1	-	306
	22-23		-	28	90	13	211	-	-	342
	<b>Total</b>		<b>34</b>	<b>47</b>	<b>779</b>	<b>205</b>	<b>1519</b>	<b>5</b>	<b>-</b>	<b>2589</b>
Requirement minus Completions			316	103	471	395	2281	-5	-	3561
Specific Identified Sites	Years 2023-28 Capacity		137	92	218	100	2281	74	-	2902
Windfall Allowance			-	-	100	-	200	-	-	300
Residual Requirement (left to be found)			179	11	153	295	-200	-79	-	359

## 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

	With Extant Planning Permission
	Under Construction/ Implemented Planning Permission
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Allocated for development in the Local Plan

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
Deliverable and Developable					
736	Gardeners Inn Awsworth Lane Cossall	2	-	-	-
117	Land west of Awsworth (inside the bypass)	135	114	-	-
35	Land off Main Street Awsworth	-	16	-	-
564	Land At Gin Close Way Awsworth	-	49	-	-
Total		137	179	0	0

## Key Settlement: Brinsley

	With Extant Planning Permission
	Under Construction/ Implemented Planning Permission
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Allocated for development in the Local Plan

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
Deliverable and Developable					
1021	Allandale Farm Hall Lane Brinsley	1	-	-	-
1023	Land Adjacent to 43 Cordy Lane	1	-	-	-
53	Manor Farm, Hall Lane, Brinsley	2	-	-	-
198	East of Church Lane Brinsley	88	-	-	-
Total		92	0	0	0



## Key Settlement: Eastwood

	With Extant Planning Permission
	Under Construction/ Implemented Planning Permission
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Allocated for development in the Local Plan

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
Deliverable and Developable					
714	93 Greenhills Road Eastwood	1	-	-	-
897	437 Nottingham Road Giltbrook	1	-	-	-
976	34 Mansfield Road Eastwood	1	-	-	-
992	289 Nottingham Road Eastwood	1	-	-	-
1000	Land To The Rear Of 128 Church Street	1	-	-	-
1004	4 Church Walk Eastwood	1	-	-	-
1013	31 Lower Beauvale Newthorpe	1	-	-	-
1020	15 Castle Street Eastwood	1	-	-	-
1022	Land to the rear of 3-23 Greenhills Road	1	-	-	-
418	Garage Block West Of 10 Midland Road Eastwood	2	-	-	-
856	123 Moorgreen Newthorpe	2	-	-	-
968	Land To The Rear Of 17A Percy Street Eastwood	3	-	-	-
1005	233 - 235 Nottingham Road Eastwood	3	-	-	-
790	Eastwood Health Centre Nottingham Road Eastwood	5	-	-	-
277	Elf Service Station Nottingham Road	6	-	-	-
163	132 Chewton Street Eastwood	7	-	-	-
521	Beamlight Newmanleys Road	11	-	-	-

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
34	Land off Acorn Avenue Giltbrook	35	-	-	-
138	Walker Street Eastwood	135	35	-	-
130	Church Street Eastwood (Raleigh)	-	125	-	-
<b>Total</b>		<b>218</b>	<b>160</b>	<b>0</b>	<b>0</b>

## Key Settlement: Kimberley

	With Extant Planning Permission
	Under Construction/ Implemented Planning Permission
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Allocated for development in the Local Plan

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
Deliverable and Developable					
167	43 Victoria Street Kimberley	1	-	-	-
638	Land to rear of 9 Edward Road Nuthall	1	-	-	-
995	Land Adjacent to 3 Edinboro Row	1	-	-	-
1018	Land At Knowle House 74 Nottingham Road	1	-	-	-
962	42-44 Main Street Kimberley	2	-	-	-
969	Land Near Bank Cottage 6 Eastwood Road	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	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	39	-	-	-
144	South of Eastwood Road Kimberley	-	25	-	-

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
131	Land south of Kimberley and Kimberley Depot	-	118	-	-
<b>Total</b>		<b>100</b>	<b>143</b>	<b>0</b>	<b>0</b>

## Key Settlement: Main Built-up Area (MBA)

	With Extant Planning Permission
	Under Construction/ Implemented Planning Permission
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Allocated for development in the Local Plan

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
Deliverable and Developable					
7	Land adjacent 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	-	-	-
291	Land adj. 11 Clinton Street 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	-	-	-
781	23 Bridle Road Bramcote	1	-	-	-
796	24 Princess Avenue Beeston	1	-	-	-
802	Nuthall Chiropractic Clinic 23 Horsendale Avenue	1	-	-	-

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
813	89 Sunnyside Road Chilwell	1	-	-	-
875	Land Adjacent To 232 Pasture Road Stapleford	1	-	-	-
888	9 Hallams Lane Chilwell	1	-	-	-
924	15 Lambeth Court Beeston	1	-	-	-
967	Land adjacent 378 High Road Chilwell	1	-	-	-
996	Land Adjacent to 5 Stornoway Court Alford Close Beeston	1	-	-	-
1002	18 Bramcote Drive Beeston	1	-	-	-
1009	Land Adjacent 32 Ullswater Crescent Bramcote	1	-	-	-
1016	Land Adjacent 12 Arundel Drive Bramcote	1	-	-	-
1017	Land At 12 Farndon Drive Toton	1	-	-	-
1024	27 Muriel Road Beeston	1	-	-	-
441	1 Henry Road Beeston	2	-	-	-
658	41 Trent Vale Road Beeston	2	-	-	-
887	Land To The Rear Of 13 Rutland Avenue Toton	2	-	-	-
896	8th Beeston Scout Group Headquarters	2	-	-	-
923	Land Adjacent 271A-271D Ilkeston Road Stapleford	2	-	-	-
986	Rear Of 36 Derby Road Stapleford	2	-	-	-
1019	Land To The Rear Of 47 Toton Lane Stapleford	2	-	-	-
1025	63 Frederick Road Stapleford	2	-	-	-
1027	1 Fountains Court Humber Road Beeston	2	-	-	-
446	42 Derby Road Beeston	3	-	-	-
894	21 Barratt Lane Attenborough	3	-	-	-
911	88 Cow Lane Bramcote	3	-	-	-



Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
920	45 Town Street, Bramcote	3	-	-	-
974	18 Uldale Court Chilwell	3	-	-	-
1010	The Grange Nursing Home Elm Avenue Attenborough	3	-	-	-
834	32 High Road Toton	4	-	-	-
909	90, 92, 94, 98 And 100 High Road Beeston	4	-	-	-
1008	Fishpond Cottage 51 Ilkeston Road Bramcote	5	-	-	-
895	232 Queens Road Beeston	6	-	-	-
1003	129-131 High Road Beeston	7	-	-	-
1030	Land Off Karen Gardens Chilwell	7	-	-	-
310	Land adjacent Neville Sadler Court Beeston	8	-	-	-
612	54 Hickings Lane Stapleford	8	-	-	-
1026	New Vernon House Vernon Avenue	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	-	-	-
891	Royal Oak Inn 22 Villa Street Beeston	10	-	-	-
918	198 Cator Lane Chilwell	10	-	-	-
6	N K Motors, 205a Bye Pass Road, Chilwell	12	-	-	-
242	Land To The Rear Of Clayton Court Queens Road Bees	13	-	-	-
839	3 and 7 - 11 Villa Street Beeston	17	-	-	-
998	Sandiccliffe Accident Repair Centre Nottingham Road	24	-	-	-

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
343	St Johns College, Peache Way, Bramcote	25	-	-	-
997	72 - 78 Nottingham Road Stapleford	30	-	-	-
892	The Magpie 187 Toton Lane Stapleford	31	-	-	-
1006	Broadgate House Broadgate Beeston	39	-	-	-
150	Beeston Maltings, Dovecote Lane, Beeston	46	-	-	-
408	Myford Machine Tools Wilmot Lane Beeston	63	-	-	-
499	Beeston Business Park Technology Drive Beeston	89	-	-	-
220	Land East of Low Wood Road Nuthall	116	-	-	-
959	West of Coventry Lane, Coventry Lane, Stapleford	120	49	-	-
195	Former Bartons Bus Depot Queens Road West Chilwell	135	86	-	-
108	Field Farm Land north of Ilkeston Road Stapleford	155	155	10	-
836	Central College Nottingham High Road Chilwell	163	-	-	-
956	Chetwynd Barracks, Chetwynd Road, Chilwell	200	500	500	300
237	The Boots Company Beeston site	397	-	-	-
771	The Square Beeston	419	-	-	-
571	Land Fronting Wollaton Road Beeston	-	12	-	-
258	Severn Trent, Land at Lilac Grove, Beeston	-	100	-	-
958	East of Coventry Lane, Bramcote	-	250	220	-
957	Land In The Vicinity Of The HS2 Station At Toton	-	400	500	300
<b>Total</b>		<b>2281</b>	<b>1552</b>	<b>1230</b>	<b>600</b>

## Other Rural

	With Extant Planning Permission
	Under Construction/ Implemented Planning Permission
	Planning Permission Pending Consideration
	Lapsed / Withdrawn/ Refused Permission
	Not Allocated & with No Planning Permission
	Allocated for development in the Local Plan

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years	16-18 Years
		2023-2028	2028-2033	2033-2038	2038-2041
Deliverable and Developable					
937	23 Moorgreen Newthorpe	1	-	-	-
980	Field House Farm Cossall Road Trowell	4	-	-	-
1001	Babbington Hall Westby Lane Babbington Village	5	-	-	-
737	Former Dry Ski Slope Cossall Industrial Estate	64	-	-	-
Total		74	0	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 6,766 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: Non-implementation rate**

	Small sites 1-9 dwellings			Large sites 10+ dwellings			Overall lapse rate
	Number of dwellings with extant permission at 31 <sup>st</sup> March	Number of dwellings lapsed	Lapse rate	Number of dwellings with extant permission at 31 <sup>st</sup> 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%
<b>Average Last 10 Years</b>	<b>240</b>	<b>15</b>	<b>6%</b>	<b>1,567</b>	<b>46</b>	<b>3%</b>	<b>4%</b>

## 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 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 219.

**Table 11: Historic Windfall Completions**

Year	Small sites 1-9 dwellings	Medium sites 10-49 dwellings	Large sites 50+ dwellings	Total
2009/10	61	-	-	61
2010/11	86	75	-	161
2011/12	37	47	-	84
2012/13	26	36	48	110
2013/14	92	47	25	164
2014/15	65	67	7	139
2015/16	68	22	19	109
2016/17	143	15	78	236
2017/18	102	205	26	333
2018/19	104	76	54	234
2019/20	58	108	31	197
2020/21	71	79	75	225
2021/22	49	111	144	304
2022/23	66	43	145	254
<b>Total</b>	<b>1028</b>	<b>931</b>	<b>652</b>	<b>2,611</b>
<b>10 Year Average</b>	<b>82</b>	<b>77</b>	<b>60</b>	<b>219</b>

## Supply Calculation

The above totals cumulate to a total Housing Supply of 6,766 dwellings through to 2041. An annual windfall allowance of 219 dwellings is added after year 3. 15 years of windfall will create a total windfall allowance of 3,285.

When factoring in a lapse rate of 4% on identified sites, this leads to a total housing supply through to 2041 of  $(6,766 \times 0.96) + 3,285 = \mathbf{9,780}$ .

## 7. Five-year supply (2023 – 2028)

### The Base Requirement

Paragraph 77 of the 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 old<sup>42</sup>”

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 calculates the number of homes needed through the application of the standard method set out in national planning guidance produced by the government. The latest Standard Method housing figures sets a target for Broxtowe of 388 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.

The latest Standard Method calculation gives an annual baseline for household growth for Broxtowe of 312.2, with a median affordability ratio of 7.87 to give an adjustment factor of 1.241875, which gives an overall Standard Method Housing figure of 388 Dwellings per annum.

### Housing Delivery Test

The Housing Delivery Test results were published in December 2023, and Broxtowe achieved 83%, meaning that a 20% buffer is required.

Total housing requirement for the 5 years 2023 – 2028:

- Requirement 1,940 (388 x 5)
- Buffer 20%
- Total Requirement 2,328 (1,940 x 1.2)

The total requirement, including a 20% buffer, for 5-year period (2023 – 2028) is **2,328**.

## Supply

All sites in the five-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 period 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 219.**

## Housing Land Supply Calculation

### Requirement

The requirement from 1st April 2023 to 31st March 2028 (as calculated by the Standard Method) is **1,940** dwellings (388 x 5). Added to this is a buffer of 20% which would take the requirement up to **2,328** dwellings (1940 x 1.2) for the respective period.

### Supply

The supply for the same period (i.e. the number of dwellings on specific deliverable sites) is **2,902**. A 4% non-implementation rate has been applied to all sites which takes the figure down to **2,786** (2,902 x 0.96). A windfall allowance of **438** (219 x 2) was then added taking the sum total for the supply for 1st April 2023 to 31st March 2028 to **3,224**.

### 5 Year supply

$((3,224 / 2,328) \times 5) = \mathbf{6.92 \text{ years.}}$

**The 5 year supply of Broxtowe Borough Council is therefore equivalent to 6.92 years.**



## **Small and Medium Sites**

Paragraph 70 of the NPPF states that small and medium size sites are vital to make up the overall housing supply, and that sites of less than 1 hectare should contribute at least 10% of the overall housing requirement. Table 14 shows that on average 82 completed dwellings each year are on small windfall sites, which are on sites which only accommodate 1-9 dwellings so are likely to be on sites of less than 1 hectare. Of the identified sites which make up the 5 Year Housing Land Supply, 246 dwellings are on sites which have a total capacity of 9 or less, as well as a windfall allowance for small sites of 82 dwellings in years 4 and 5, so the total provision from small sites towards the 5 Year Housing Land Supply is 410, which is in excess of the 10% requirement.

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

Site Ref	Site Name	DWGs
736	Gardeners Inn Awsworth Lane Cossall	2
117	Land west of Awsworth (inside the bypass)	135
<b>Sub Total</b>	<b>Awsworth</b>	<b>137</b>
1021	Allandale Farm Hall Lane Brinsley	1
1023	Land Adjacent to 43 Cordy Lane Brinsley NG16 5BY	1
53	Manor Farm, Hall Lane, Brinsley	2
198	East of Church Lane Brinsley	88
<b>Sub Total</b>	<b>Brinsley</b>	<b>92</b>
714	93 Greenhills Road Eastwood	1
897	437 Nottingham Road Giltbrook	1
976	34 Mansfield Road Eastwood	1
992	289 Nottingham Road Eastwood	1
1000	Land To The Rear Of 128 Church Street Eastwood	1
1004	4 Church Walk Eastwood	1
1013	31 Lower Beauvale Newthorpe	1
1020	15 Castle Street Eastwood	1
1022	Land to the rear of 3-23 Greenhills Road Eastwood	1
418	Garage Block West Of 10 Midland Road Eastwood	2
856	123 Moorgreen Newthorpe	2
968	Land To The Rear Of 17A Percy Street Eastwood	3
1005	233 - 235 Nottingham Road Eastwood	3
790	Eastwood Health Centre Nottingham Road Eastwood	5
277	Elf Service Station Nottingham Road Eastwood	6
163	132 Chewton Street Eastwood	7
521	Beamlight Newmanleys Road Eastwood	11
34	Land off Acorn Avenue Giltbrook	35
138	Walker Street Eastwood	135
<b>Sub Total</b>	<b>Eastwood</b>	<b>218</b>
167	43 Victoria Street Kimberley	1
638	Land to rear of 9 Edward Road Nuthall	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

Site Ref	Site Name	DWGs
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 Kimberley	39
<b>Sub Total</b>	<b>Kimberley</b>	<b>100</b>
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
291	Land adj. 11 Clinton Street 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
781	23 Bridle Road Bramcote	1
796	24 Princess Avenue Beeston	1
802	Nuthall Chiropractic Clinic 23 Horsendale Avenue Nuthall	1
813	89 Sunnyside Road Chilwell	1
875	Land Adjacent To 232 Pasture Road Stapleford	1
888	9 Hallams Lane Chilwell	1
924	15 Lambeth Court Beeston	1
967	Land adjacent 378 High Road Chilwell	1
996	Land Adjacent to 5 Stornoway Court Alford Close Beeston	1
1002	18 Bramcote Drive Beeston	1
1009	Land Adjacent 32 Ullswater Crescent Bramcote	1
1016	Land Adjacent 12 Arundel Drive Bramcote	1
1017	Land At 12 Farndon Drive Toton	1
1024	27 Muriel Road Beeston	1
441	1 Henry Road Beeston	2
658	41 Trent Vale Road Beeston	2
887	Land To The Rear Of 13 Rutland Avenue Toton	2
896	8th Beeston Scout Group Headquarters Waverley Avenue Beeston	2

Site Ref	Site Name	DWGs
923	Land Adjacent 271A-271D Ilkeston Road Stapleford	2
986	Rear Of 36 Derby Road Stapleford	2
1019	Land To The Rear Of 47 Toton Lane Stapleford	2
1025	63 Frederick Road Stapleford	2
1027	1 Fountains Court Humber Road Beeston	2
446	42 Derby Road Beeston	3
894	21 Barratt Lane Attenborough	3
911	88 Cow Lane Bramcote	3
920	45 Town Street, Bramcote	3
974	18 Ulldale Court Chilwell	3
1010	The Grange Nursing Home 9 Elm Avenue Attenborough	3
834	32 High Road Toton	4
909	90, 92, 94, 98 And 100 High Road Beeston	4
1008	Fishpond Cottage 51 Ilkeston Road Bramcote	5
895	232 Queens Road Beeston	6
1003	129-131 High Road Beeston	7
1030	Land Off Karen Gardens Chilwell	7
310	Land adjacent Neville Sadler Court Beeston	8
612	54 Hickings Lane Stapleford	8
1026	New Vernon House Vernon Avenue	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
891	Royal Oak Inn 22 Villa Street Beeston	10
918	198 Cator Lane Chilwell	10
6	N K Motors, 205a Bye Pass Road, Chilwell	12
242	Land To The Rear Of Clayton Court Queens Road Bees	13
839	3 and 7 - 11 Villa Street Beeston	17
998	Sandcliffe Accident Repair Centre Nottingham Road Stapleford	24
343	St Johns College, Peache Way, Bramcote	25
997	72 - 78 Nottingham Road Stapleford	30
892	The Magpie 187 Toton Lane Stapleford	31
1006	Broadgate House Broadgate Beeston	39
150	Beeston Maltings, Dovecote Lane, Beeston	46
408	Myford Machine Tools Wilmot Lane Beeston	63
499	Beeston Business Park Technology Drive Beeston	89
220	Land East of Low Wood Road Nuthall	116
959	West of Coventry Lane, Coventry Lane, Stapleford	120

Site Ref	Site Name	DWGs
195	Former Bartons Bus Depot Queens Road West Chilwell	135
108	Field Farm Land north of Ilkeston Road Stapleford	155
836	Central College Nottingham High Road Chilwell	163
956	Chetwynd Barracks, Chetwynd Road, Chilwell	200
237	The Boots Company Beeston site	397
771	The Square Beeston	419
<b>Sub Total</b>	<b>Main Built Up Area</b>	<b>2281</b>
937	23 Moorgreen Newthorpe Nottinghamshire	1
980	Field House Farm Cossall Road Trowell	4
1001	Babbington Hall Westby Lane Babbington Village	5
737	Former Dry Ski Slope Cossall Industrial Estate Soloman Road Cossall	64
<b>Sub Total</b>	<b>Other Rural</b>	<b>74</b>
<b>Total</b>		<b>2902</b>

## Appendix 2: Summary of the employment site review 2019/20

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		✓		

Site Name	Existing Employment Allocation	Retain	Release in part	Release in whole
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			✓	





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