

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA)

2020

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1. Introduction

The Strategic Housing Land Availability Assessment (SHLAA) is the Council's assessment of the future housing delivery for the borough from 1 April 2020 – 31st March 2035. This includes a summary of annual housing completions measured against the Aligned Core Strategy target (since 2011), details of the sites within the borough that benefit from having planning permissions 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 2020. For the purposes of this snapshot every housing site that benefits from detailed planning consent has been reviewed immediately prior to production to assess the delivery status.

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

The SHLAA serves to provide information on a source of sites. Some of these will provide a supply of land to support the delivery of sufficient land for housing that is required to meet the housing need for the Borough. The SHLAA is the key piece of evidence to inform choices of sites for allocation in the Local Plan and forms the basis of the Brownfield Land Register. Sites are assessed through the SHLAA irrespective of the level of housing need. Therefore, there are more sites in the SHLAA than are necessary to be delivered for housing.

The purpose of the SHLAA

The National Planning Policy Framework¹ (NPPF) states that local authorities should positively seek opportunities to meet the development needs of their area, as set out in their Local Plan. In doing so they should annually prepare a SHLAA which 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 years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

Sites that are deliverable are expected to provide housing in the first five years of the plan period. Sites that are developable are expected to be available for

¹ The National Planning Policy Framework (2019)

housing from years 6 to 15 of the plan period but have other constraints that makes delivery unlikely to occur until after 5 years.

The primary role of the SHLAA is to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.

The housing need has been identified (up until 2028) in the Aligned Core Strategy which was adopted by Full Council on the 17th September 2014.

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

Assessments are based on information 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 less than 10 dwellings;

2. Planning Policy Context

National Planning Policy Framework 2019

A revised version of the National Planning Policy Framework was published in February 2019. Paragraph 67 of the National Planning Policy Framework requires Councils to “*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*”.

Councils should seek to identify a supply of specific deliverable sites within the first five years of the plan period and a supply of specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the plan period.

The glossary in the National Planning Policy Framework 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 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 assessment does not determine whether a site should be allocated for housing development. 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 Aligned Core Strategy (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 Core Strategy details housing provision in Broxtowe with a minimum total requirement of 6150 new homes over the plan period of 2011 to 2028 and sets the housing distribution located in or adjoining the key settlements as shown in the table below:

Table 1: 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 3800

Aligned Core Strategy Review (Greater Nottingham Strategic Plan)

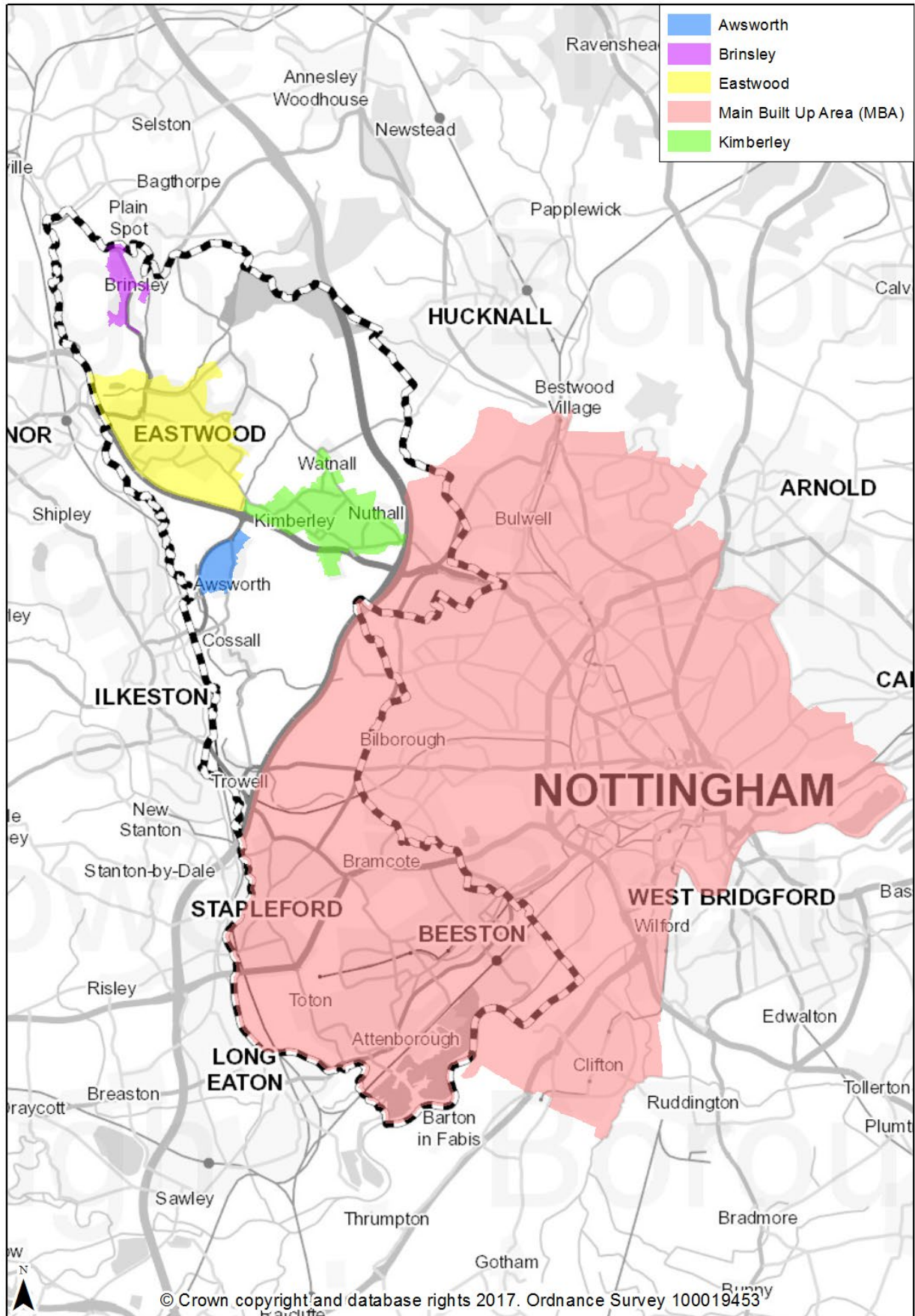
Broxtowe Borough Council are working with Greater Nottingham partner authorities to review the Core Strategy (now called the Greater Nottingham Strategic Plan) which will extend the housing requirement beyond the current 2028 Plan period until 2038 (i.e. an additional 10 years).

The timescales used for this review will be 2020 – 2038, therefore, the future delivery tranche timescales in this SHLAA have been adjusted so that the following applies:

- Completions as at 31st March 2020;
- 0 – 5 years = 1st April 2020 – 31st March 2025;
- 6 – 10 years = 1st April 2025 – 31st March 2030; and
- 11 – 15 years = 1st April 2030 – 31st March 2035.

Table 9 shown later in this document shows the delivery against the existing Local Plan (Aligned Core Strategy) requirement and the capacity found on Specific Sites until 2028.

Plan 1: Urban Settlements and adjoining land in the Borough



3. The SHLAA process

This section summarises the approach Broxtowe Borough Council has taken to the SHLAA assessment.

Information Sources:

Physical site surveys, historic data, the use of Geographic Information Systems (GIS) mapping data, aerial photographs and information on planning applications and enquiries coupled with information offered with the SHLAA submission and responses from other stakeholders are sources of information used for the assessment of each site. 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 within land adjacent to the Main Built-up Area of Nottingham (MBA)² and Sub-Regional Centre were originally identified through EKOS ARUP³. In addition, a formal 'call for sites' was undertaken in October 2007 and March 2012. These both involved advertisements, a mail out to all developers, agents and landowners with an interest in promoting sites for housing or who have been historically active in the HMA and in March 2012 included all those on the Councils' LDF database. In 2015 an article in the Broxtowe Matters Newsletter was sent to every home in the Borough requesting anyone with any land (including large gardens) within the existing urban area, who was interested in potentially re-developing the site, to contact the planning policy team. 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.

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.

² Previously referred to as the Principal Urban Area (PUA).

³ Nottingham Principal Urban Area SHLAA, EKOS Consulting and ARUP, April 2007

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
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 would have been assessed as part of the application/development plan process. Sites in the planning system are assumed to be deliverable earlier as commitment has been proven through financial investment in the planning process.

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 significantly less than the total number of dwellings that the site is expected to deliver, this is as a result of expected delivery timescales spanning delivery tranches and potential delay based on site specific constraints.

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 (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 Greasley)	25 dph	No data

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	Six months 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, 41* homes per year.
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* based on updated evidence on sites of 50 or more dwellings (shown in table 7).

The build out rate is determined by the size of the site and is not dictated by the type of development.

Sites that are expected to deliver less than 50 dwellings are easier to bring forward as they have less infrastructure and are less likely to require policy change. As shown by completions rates in table 6 (below), since 2007 all small/medium sites in the borough of 50 dwellings or less 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 a minimum as there are numerous factors that skew the results to make them appear worse than they actually are. For example, a development may be recorded as spanning 2 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. A lot of the 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 below.

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	Years to Build Out	Total granted	Average Build Rate (per year)
Ponderosa Gin Close Way Awsworth	Awsworth				3	1			4	6					6	14	2
Allotments Main Street Awsworth	Awsworth										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
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*	-	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*	-	135*	-
Chetwynd Barracks Chilwell	MBA	31	43												5	383	77

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2019/20

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	Years to Build Out	Total granted	Average Build Rate (per year)
Bilborough Road Trowell	MBA	49	3												3	194	65
Queens Road Beeston	MBA	55	42	24	25										4	146	37
Villa Street Beeston	MBA	12													1	12	12
Alderman White School Chilwell	MBA	16	20	20											3	56	19
Church Street Beeston	MBA		11												1	11	11
Warren Arms Derby Road Stapleford	MBA				10										1	10	10
36 Nottingham Road Stapleford	MBA					10									1	10	10
Long Eaton Textiles Beeston	MBA					12	48	25							3	85	28
Hall Drive Chilwell	MBA							10							1	10	10
Hoftons & Sons Regent Street Beeston	MBA								12						1	12	12
Wyndham Court Field Lane Chilwell	MBA								14						1	14	14
Peatfield Court Stapleford	MBA								20	3					2	23	12
Maycliffe Hall Stapleford	MBA										12				1	12	12
Hassocks Lane, Beeston	MBA								7	19	78	26			4	130	33
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*	-	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*	-	310*	-
Total/Average															76	1905	25

*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 a 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 a 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 a year) was their expected build rate and was considered deliverable.

Table 7 showing build rates of sites with 50 or more dwellings

Site Address	Settlement	Total Dwellings	Number of years site took to build out	Average Build Rate Per Year
Halls Lane Giltbrook	Eastwood	88	3	29
Giltbrook Dyers & Cleaners Giltbrook	Eastwood	59	2	30
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
Total		1232	30	41

The overall supply

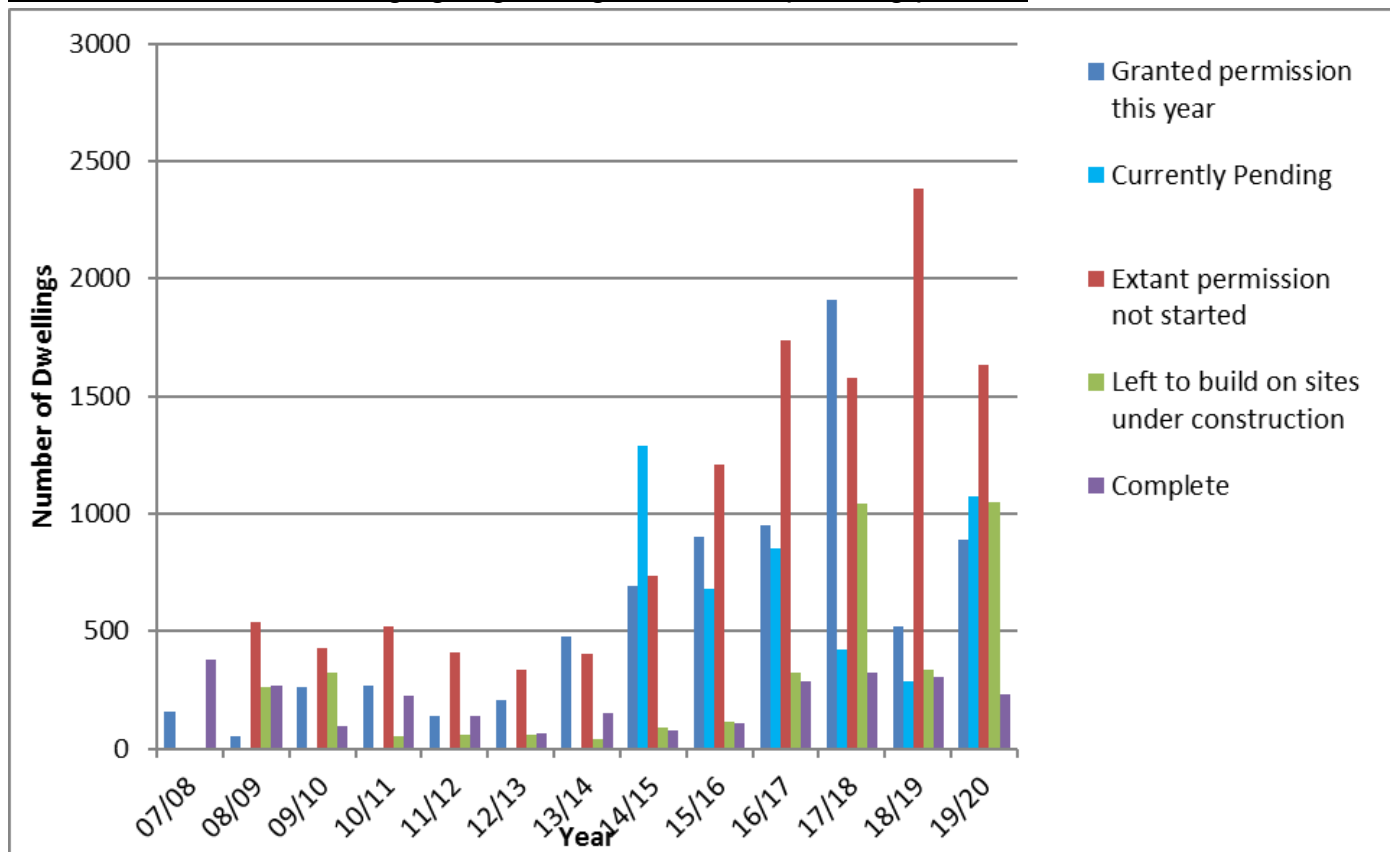
Table 8 and Chart 1 shows that in most years the number of dwellings with planning permission far outweighs those that are granted or complete and thus there is always a supply of dwellings yet to be built.

Table 8: showing sites in the planning process from 2007-2020

Year	Granted permission this year	Application currently Pending	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	1291	734	89	78	114	55	36
15/16	901	680	1211	114	109	113	23	18
16/17	951	850	1736	326	285	23	20	180
17/18	1098	419	1580	1045	324	140	8	121
18/19	522	287	2385	335	302	0	43	26
19/20	888	1071	1633	1047	232	21	16	36

Chart 1 shows that 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 19/20.

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



Lapsed & Refused Sites

No lapsed or refused permissions are included in the first 5-year delivery slot. Sites of less 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 2020 by the Economic Development team (see Appendix 1). The review assessed whether existing employment sites should be retained for employment use (in that they provided appropriate facilities and were adaptable for changing employment needs) or if they would be more suitable and available (in whole or part) for release for residential development.

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 set 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.

5. Summary

The SHLAA is measured separately against the requirements of the Aligned Core Strategy, which together with the other Core Strategies in the HMA provides for the full objectively assessed housing need across the HMA. The Part 2 Local Plan allocated sites to ensure that the Core Strategy requirements were met up until 2028. The following table shows the completions to-date against the requirement and the identified sites in the supply which will ensure that the ACS requirement is met.

Table 9: delivery against the ACS target and Capacity found 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
	Total	34	16	488	162	974	4	-	1678
Requirement minus Completions	316	134	762	438	2826	-4	-	4472	
Specific identified Sites	Years 2020-23 Capacity	176	47	83	85	989	2	-	1382
	Years 2023-28 Capacity	176	87	407	237	3233	64	-	4204
	Total	352	134	490	322	4222	66	-	5586
Windfall Allowance	-	-	100	-	200	-	-	300	
Residual Requirement (left to be found)	-36	0	172	116	-1596	-70	-	-1414	

The table above shows that there is currently under-provision against the ACS requirement at the Settlements of Eastwood and Kimberley. However, there is a buffer of in excess of 1,000 dwellings in the overall plan requirement meaning that overall the requirement for the borough will be met.

Beyond 2028

The Greater Nottingham Strategic Plan which is currently being prepared will set the housing requirement for the Greater Nottingham Housing Market Area (which includes Broxtowe) beyond the current Plan Period (2028).

Table 10 shows the potential capacity of all other sites (not included as allocations in the Part 2 Local Plan) of the 'could be suitable if policy changes' sites (i.e. those located in the Green Belt).

Table 10: Potential capacity on sites that 'could be suitable if policy changes'

	Years 2028-30 Capacity	Years 2030-35 Capacity	Total Potential Capacity from Green Belt Sites
<i>Awsworth</i>	132	118	250
<i>Brinsley</i>	306	216	522
<i>Eastwood</i>	450	710	1160
<i>Kimberley</i>	623	288	911
<i>MBA</i>	1112	1575	2687
<i>Other Rural</i>	70		70
<i>Adjacent Hucknall</i>	66		66
<i>Total</i>	2759	2907	5666

6. Large Housing Site Assessment Results

The following tables show the sites and their expected delivery, they are ordered by settlement area and have been sorted based on the start delivery tranche and total dwelling numbers deliverable. The tables have been coloured to show the source of the site (or part of) as per the key. Where a site has more than one source the most current is used.

Key Settlement: Awsworth

	With Extant Full Planning Permission
***	With Extant Outline 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
Deliverable and Developable				
925	11 Station Road, Awsworth	1		
736***	Gardeners Inn Awsworth Lane Cossall	3		
35 564	Land At Gin Close Way Awsworth	49	16	
117	Land West of Awsworth (inside the bypass)	249		
Sub Total		302	16	0
Could be suitable if policy changes (within the Green Belt)				
190	North of Barlows Cottages Awsworth		50	
192	West of Awsworth Lane/South of Newtons Lane Cossall		82	118
Not Deliverable or Developable				
114	Gin Close Way Awsworth			
194	East of The Lane/Main Street Awsworth			
333	Land West of Gin Close Way			
432	Bennerley Disposal Point Land Between A610 And Gin Close Way			
854	Land To West Of Crabcroft Farm Awsworth Lane Awsworth			
Sub Total		0	132	118
Total	-	302	148	118

Key Settlement: Brinsley

	With Extant Full Planning Permission
***	With Extant Outline 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
Deliverable and Developable				
53	Manor Farm Hall Lane Brinsley	2		
919	Land Adjacent To 1 Moor Road Brinsley	2		
198	East of Church Lane Brinsley	110		
81	Oak Tree Cottage 26-28 Cordy Lane Brinsley		1	
200	West of High Street Brinsley		21	
Sub Total	-	114	22	0
Could be suitable if policy changes (within the Green Belt)				
128	Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley		11	
681	Land to Rear of Clumber Avenue Brinsley		40	
862	Land South of Main Street Brinsley		50	
376	Land Opposite 28 Church Lane Brinsley		82	3
902	East of Church Lane Brinsley		82	8
197	North of Cordy Lane Brinsley		82	205
Non Deliverable or Developable				
199	North of Hall Lane Brinsley			
Sub Total	-	0	306	216
Total	-	114	328	216

Key Settlement: Eastwood

	With Extant Full Planning Permission
***	With Extant Outline 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
Deliverable and Developable				
860	Land Adjacent To 508 Nottingham Road Giltbrook	1		
926	Land To The Rear Of 12 & 14 Wood Street Eastwood	1		
879	46 Nottingham Road Eastwood	2		
916	40 Barber Street Eastwood	2		
648	Brook Breasting Farm Narrow Lane Watnall	3		
508	Hilltop House Nottingham Road Eastwood	6		
673	The Man In Space Nottingham Road Eastwood	8		
963***	42 - 44 Brookhill Leys Road Eastwood	28		
653	Land off Newmanleys Road Eastwood	50		
34	Land off Acorn Avenue Giltbrook	63		
138	Walker Street Eastwood	80	120	
521	Beamlight Newmanleys Road Eastwood	135	15	
968	Land To The Rear Of 17A Percy Street Eastwood		3	
790	Eastwood Health Centre Nottingham Road Eastwood		5	
163	132 Chewton Street Eastwood		21	
130***	Church Street Eastwood (Raleigh)		125	
Sub Total		379	289	0
Could be suitable if policy changes (within the Green Belt)				
514	Hall Farm Cockerhouse Road Eastwood		40	
204	North of 4 Mill Road Beauvale		82	6
3	Wade Printers Baker Road Newthorpe		82	118
208	West of Moorgreen		82	180
206	E of Baker Rd/N of Nottm Road Giltbrook		82	201
203	Nether Green East of Mansfield Rd Eastwood		82	205
Not Deliverable or Developable				
102	Land at Horse and Groom Moorgreen			
126	Sun Inn, 6 Derby Road, Eastwood			
146	Chewton Street Newthorpe			
205	East of Greenacres Close Newthorpe			
213	Mansfield Road Park Play Area Mansfield Road Eastwood			
256	Land at Engine Lane, Lower Beauvale, Eastwood			
413	Mansfield Road, Nether Green			
492	43 Moorgreen Newthorpe			
496	Greasley Beauvale D H Lawrence Primary School Beauvale Newthorpe			
506	Land Rear Of Poplar Farm 1 Moorgreen Newthorpe			
519	Land Off Thorn Drive And West Of The Pastures Thorn Drive Newthorpe			
Sub Total	-		450	710
Total	-	379	739	710

Key Settlement: Kimberley

	With Extant Full Planning Permission
***	With Extant Outline 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
Deliverable and Developable				
490	1 Watnall Road Nuthall	1		
638	Land to rear of 9 Edward Road Nuthall	1		
786	Babbington House Farm Westby Lane Babbington Village	1		
800	30 Trough Road Watnall	1		
804	Land adjacent to 73b Maple Drive Nuthall	1		
873***	96 Nottingham Road Kimberley	1		
697	Holy Trinity Church, Eastwood Road, Kimberley	2		
962***	42 – 44 Main Street Kimberley	2		
576	Electricity Substation James Street Kimberley	3		
690	The Larks Nest Larkfield Road Nuthall	6		
586	Kimberley Brewery Hardy Street Kimberley	77		
969	Land Near Bank Cottage 6 Eastwood Road Kimberley		3	
210	Land South East Of 32 To 40 Maws Lane Kimberley		12	
219	West of The Paddocks Nuthall		19	
518	Rear Of 127 Kimberley Road Nuthall		20	
144	South of Eastwood Road Kimberley		25	
218	South of Kimberley Road Nuthall		30	
131	Kimberley Depot (inc. Land Adjacent)		118	
Sub Total		96	227	0
Could be suitable if policy changes (within the Green Belt)				
386	Former Temple Nursery Kimberley Road Nuthall		9	
103	Land east of New Farm Lane Nuthall		12	
473	Home Farm Nottingham Road Nuthall		14	
610	Land off High Spannia Kimberley		18	
116	Land north of 38 Alma Hill Kimberley		45	
234	Land At New Farm Lane Nuthall		50	
113	Land north of Alma Hill Kimberley		72	
105	Land west of New Farm Lane Nuthall		75	
411	2 High Street Kimberley		82	18
285	Land North Alma Hill / West Of Millfield Road Kimberley		82	34
215	Land off Church Hill Kimberley (part)		82	118
271	Gilt Hill Farm Gilt Hill Kimberley		82	118
Non Deliverable or Developable				
140	Builders Yard, Eastwood Road, Kimberley			
228	NW of Chestnut Drive Nuthall			
229	North of Gilt Hill Kimberley			
112	Land south of Spring Hill Kimberley			
118	Land to west of M1 Nuthall			
188	Land At Watnall			
227	East of Main Road Watnall			
364	South of Babbington Lane Kimberley			
416	Watnall Bakery, Main Road, Watnall British Bakeries (Northern) Ltd			
430	Land Off Laurel Crescent Nuthall			
424	South-West Of Motorway, North-East Of Main Road Watnall			
494	Long Close Babbington Lane Kimberley			
Sub Total			623	288
Total		96	850	288

Key Settlement: Main Built-up Area (MBA)

	With Extant Full Planning Permission
***	With Extant Outline 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
Deliverable and Developable				
10 ***	25 Wadsworth Road Stapleford	1		
24 ***	3 The Jardines Bramcote	1		
85	Land at 143 Toton Lane Stapleford	1		
291	Land adjacent 11 Clinton Street Beeston	1		
320	21 Peveril Road Beeston	1		
406	Land Adjacent The Grange Town Street Bramcote	1		
448	5 Dunsmore Close Beeston	1		
526	Garage Block West End Beeston	1		
538 ***	40 Long Lane Attenborough	1		
669	Land adjacent to 4 Grangelea Gardens Bramcote	1		
677	Land adjacent to 88 Cow Lane Bramcote	1		
700	123 Brookhill Street Stapleford	1		
723	Land Rear of 233 Chilwell Lane Bramcote	1		
796 ***	24 Princess Avenue Beeston	1		
813 ***	89 Sunnyside Road Chilwell	1		
825	164 Toton Lane Stapleford	1		
828	78 Lower Road Beeston	1		
844	Sean's Shop 66A Derby Road Stapleford	1		
855	3 Queens Road East Beeston	1		
875 ***	Land Adjacent To 232 Pasture Road Stapleford	1		
880	Land adjacent to 22 Claremont Avenue, Bramcote	1		
906	33 & 33A Humber Road Beeston	1		
911	88 Cow Lane Bramcote	1		
924 ***	15 Lambert Court Beeston	1		
932	137-139 Queens Road Beeston	1		
951	Deepak foodstore, 6 Barn Croft, Chilwell	1		
967 ***	Land adjacent 378 High Road, Chilwell	1		
978	5 City Road Beeston	1		
981	Poundmart 71 - 73 High Road Beeston	1		
982	The Durham Ox 83 High Road Beeston	1		
983	Works Bailey Street Stapleford	1		
225	Land West of 27 Beeston Fields Drive Beeston	2		
323	41a Meadow Lane Chilwell	2		
465	25 Toton Lane Stapleford	2		
531	Beeston Market Willoughby Street Beeston	2		
658 ***	41 Trent Vale Road Beeston	2		
660	223 Chilwell Lane Bramcote	2		
712	10 Ireland Avenue Beeston	2		
735	Land Between 33 And 43 Gwenbrook Avenue Chilwell	2		
725	2 & 4 Wallett Avenue Beeston	2		
765	150 Derby Road Stapleford	2		
781 ***	23 Bridle Road Bramcote	2		
838	4 The Home Croft Bramcote	2		
847 ***	88 Nottingham Road Stapleford	2		
908	65 Dovecote Lane Beeston	2		
914	214 – 218 Pasture Road Stapleford	2		
915	68 Trafalgar Road Beeston	2		
755	2A Lily Grove Beeston	3		
766	5 Court Yard Bramcote	3		
778	237 & 239 Chilwell Lane Bramcote	3		
791	29A Imperial Road Beeston	3		
894	21 Barratt Lane Attenborough	3		
903	134 – 136 Brookhill Street Stapleford	3		

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2019/20

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
920	45 Town Street, Bramcote	3		
923 ***	Land Adjacent 271A-271D Ilkeston Road Stapleford	3		
818	Garage Block Redwood Crescent	4		
834 ***	32 High Road Toton	4		
896	8th Beeston Scout Group Headquarters Waverley Avenue Beeston	4		
909	90, 92, 94, 98 And 100 High Road Beeston	4		
907	50 Nottingham Road Stapleford	5		
913	Southfields Farm Common Lane Bramcote	5		
912	Rockaway Hotel 209 Station Road Beeston	7		
878 ***	Jerusalem Church Grove Street Beeston	8		
928	147 – 151 Queens Road Beeston	9		
746	63 - 73 Chilwell Road Beeston	10		
891	Royal Oak Inn 22 Villa Street Beeston	10		
918 ***	198 Cator Lane Chilwell	10		
965	1 Queens Road East Beeston	10		
6	N K Motors, 205a Bye Pass Road Chilwell	11		
310	Neville Sadler Court Beeston	12		
12	Moults Yard, 68-70 Nottingham Road, Stapleford	15		
260	Windsor Garage Ellis Grove Beeston	15		
839	3 and 7 - 11 Villa Street Beeston	17		
343	St Johns College, Peache Way, Bramcote	22		
408	Myford Machine Tools Wilmot Lane Beeston	72		
220	Land East of Low Wood Road Nuthall	116		
771	The Square Beeston	132		
195	Former Bartons Bus Depot Queens Road Chilwell	135	116	
237	The Boots Company Beeston site	160	240	
956	Chetwynd Barracks Chetwynd Road Chilwell	200	500	500
959	West of Coventry Lane Stapleford	240		
499	Beeston Business Park Technology Drive Beeston	250	56	
108	Field Farm Land north of Ilkeston Road Stapleford	300	90	
957	Land at Toton Lane Stapleford	400	500	500
958	East of Coventry Lane, Bramcote	400	100	
25	72 Beeston Fields Drive Bramcote		1	
38	61 High Road Beeston		1	
784	Land adjacent to 2 Norfolk Avenue		1	
843	61 Bramcote Road Beeston		1	
441	1 Henry Road Beeston		2	
446	42 Derby Road Beeston		3	
544	Methodist Church Wollaton Road Beeston		3	
241	Lock Up Garages Middleton Street Beeston		4	
66	Land between 3 Hickings Lane and 98 Church Street Stapleford		5	
761	Car Park Wollaton Road Beeston		10	
984	242, 244, 248, 250, 252, & 254 Derby Road Stapleford		11	
571	Land Fronting Wollaton Road Beeston		12	
752	12 - 14 Moore Gate Beeston		14	
774 ***	Ready Mixed Concrete Ltd Long Lane Attenborough		20	
449	Beeston Cement Depot Station Road Beeston		40	
836	Central College Nottingham High Road Chilwell		50	
150	Beeston Maltings, Dovecote Lane, Beeston		62	
258	Land at Lilac Grove, Beeston		100	
127	Bramcote Hills Golf Club Thoresby Road Bramcote		100	
Sub Total		2674	2042	1000
Could be suitable if policy changes (within the Green Belt)				
782	Land Adjacent To The Sewage Pumping Station Sandiacre Road Stapleford		10	
412	Chilwell Lane Bramcote (sth of Common Lane)		74	
415	Ashlands Bilborough Road Trowell		44	
410	Land South Of 45 Baulk Lane Stapleford		82	10
414	Land Behind Sisley Avenue, Stapleford		82	17
259	Japanese Water Gardens Toton Lane Stapleford		82	18
132	Land at Wheatgrass Farm Toton (North of the Tram Line)		82	68
403	Bardills Garden Centre Toton Lane Stapleford		82	68
407	Land Between A52 Stapleford And Chilwell Lane Bramcote		82	164
111	Land off Moss Drive Bramcote		82	205
107	Land at Woodhouse Way Nuthall		82	205
104	Land off Coventry Lane Bramcote		82	205
178	Land Between Elton And The Woodards Bilborough Road Trowell		82	205
298	Spring Farm Nottingham Road Trowell Moor Trowell		82	205

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2019/20

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
588	Land To The West Of Bilborough Road Strelley		82	205
Non Deliverable or Developable				
109	Low Wood Road Nuthall			
110	Land off Moss Drive Bramcote			
115	Mill Farm Stapleford			
119	Land at Coopers Green Beeston			
151	Beeston Marina Riverside Road Beeston			
158	Storage Yard Bowden Drive Boulevard Industrial Park Beeston			
183	Sports Ground, Bailey Street, Stapleford			
191	Land Off Coventry Land And Moor Farm Inn Bramcote			
196	North of Hall Gardens Bramcote			
202	Central Avenue Play Area Central Avenue Stapleford			
212	East of Motorway/North of Nottingham Road Nuthall			
221	NW of A52 Stapleford Hill Top Farm			
230	Lower Regent Street Beeston			
232	Sandiacre Road Stapleford			
240	West End Street Stapleford			
307	116 Station Road Beeston			
363	Weirfields South-East of Canal Side Beeston			
365	East of Motorway / West of Low Wood Road Nuthall			
398	Manor Garage 365 Nottingham Road Toton			
417	Land North of Nottingham Rd, Trowell			
421	Land at Nottingham Rd Nuthall bounded by A610 & M1			
510	Land Rear Of Chilwell Retail Park Barton Lane Attenborough			
515	Evelyn Street Beeston			
550	Land At High Road Chilwell			
595	2 - 4 Derby Road Stapleford			
632	Land at Bramcote Hills Sport & Community College Moor Lane Bramcote			
652	Land North West Of Hall Gardens Moss Drive Bramcote			
683	Land South Of Blenheim Industrial Estate Nuthall			
869	Land Adjacent To The Cemetery Cemetery Road Stapleford			
870	Hill Top Farm Blake Road Stapleford			
871	Land Off Windsor Street Stapleford			
Sub Total	-		1112	1575
Total	-	2674	3154	2575

Other Rural

	With Extant Full Planning Permission
***	With Extant Outline 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
Deliverable and Developable				
727	1 Smithfield Avenue Trowell	2		
980	Field House Farm Cossall Road Trowell	4		
737 ***	Former Dry Ski Slope Cossall Industrial Estate Solomon Road Cossall		42	
Sub Total	-	6	42	
Could be suitable if policy changes (within the Green Belt)				
189	Land At Smithfield Avenue Trowell		70	
Non Deliverable or Developable				
214	North and West of Awsworth Lane Cossall			
216	Lee Sisson And Co Ltd Newtons Lane Cossall			
121	Shortwood Farm Trowell			
122	Robbinetts Awsworth			
223	Adjacent To The Forge Trowell			
224	East of Cossall Road Trowell			
233	Land To The West of Cossall Road Trowell			
235	Land East of M1 Watnall			
255	New Farm Lane, Nuthall			
334	Land West of Cossall Road Trowell			
362	North of Coronation Road Cossall			
370	East of Motorway / North of Long Lane Watnall			
423	Land Adjacent To Allotments Coronation Road Cossall			
425	East Of Motorway/South Of Long Lane Watnall			
472	Cossall Industrial Estate Soloman Road Cossall			
512	Eagle Mill Ilkeston Road Trowell			
Sub Total	-		70	
Total	-	6	112	0

Adjacent Hucknall

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
Could be suitable if policy changes (within the Green Belt)				
513	Land Belonging To Stubbing Wood Farm Watnall Road Watnall		66	
251	Near The Common, Hucknall (field 9758)			
Sub Tot	-	0	66	0
Total	-	0	66	0

Appendix 1:

Table 11: 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		✓		
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			✓	

7. Five-year supply (2020 – 2025)

Introduction:

The ability to demonstrate a 5-year housing land supply is necessary to ensure that Core Strategy housing targets are met and that policies within the Local Plan (Core Strategy and Part 2 Local Plan) are given full weight through the planning process including when appeals are lodged. The NPPF requires that local planning authorities update their five-year housing land supply on an annual basis.

The assessment should be based on the current development plan which sets the housing requirement for the Borough. For Broxtowe this is the Part 1 Local Plan: The Aligned Core Strategy (adopted in September 2014) and the Part 2 Local Plan (adopted in October 2019) which both cover the plan period 2011 – 2028.

Taking a forward look

The time frame of this five-year housing land supply report is 1 April 2020 – 31 March 2025 in accordance with advice from previous government guidance which has the advantage of giving a full five years against which to measure supply. It is therefore based on known completions data for the period 1 April 2011 to 31 March 2020. The 5 years for which the supply is calculated is from 1st April 2020 to 31st March 2025.

Requirement

Key components of a five-year supply

The housing requirement has two aspects; the base requirement and any necessary additions to it. The additions will amount to applying any shortfall based on previous years of under-delivery and a 'buffer' as required by the NPPF. These are explained below.

The Base Requirement

The NPPF sets out that housing requirement figures identified in adopted strategic housing policies should be used for calculating the five-year housing land supply figure where:

- the plan was adopted in the last five years, or
- the strategic housing policies have been reviewed within the last five years and found not to need updating.

In other circumstances, the NPPF is clear (paragraph 74) that the five-year housing land supply will be measured against the area's local housing need calculated using the 'standard method'.

Up-to-date 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 methodology' should be used as the plan was adopted more than five years ago.

Standard Methodology:

The Standard Methodology calculates the number of homes identified as being needed through the application of the standard method set out in national planning guidance produced by the government to determine local housing need. The latest (December 2020) Standard Method

housing figures sets a target for Broxtowe of 368 new homes a 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.

Addition to the base requirement (5%, 10% or 20% buffer)

The NPPF necessitates that a buffer will always need to be added to the base requirement (moved forward from later in the plan period). The buffers are:

- a) *“5% to ensure choice and competition in the market for land; or*
- b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”.*

Housing Delivery Test

The 20% buffer is determined by the outcome of the Housing Delivery Test which is published annually by the Ministry of Housing, Communities and Local Government, where this indicates that delivery was below 85% of the housing requirement.

The Housing Delivery Test results were published on 13 February 2020, Broxtowe achieved 87% and therefore only a 5% buffer need be applied. Notwithstanding this, Broxtowe has voluntarily decided to apply a 20% buffer to the requirement to ensure that the 5-year housing land supply is robust.

Table 12: Total housing requirement for the 5 years 2020 – 2025:

Requirement	1840 (368 x 5)
Buffer	20%
Total Requirement	2208 (1840 x 1.2)

The total requirement for 5 year land supply (2020 – 2025) is 2208.

Supply

To be included in the 5 year supply a site must be 'deliverable', the glossary of the NPPF defines 'deliverable' as;

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.*

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.

Table 13: Sites 'planning status' counted in the 5 years supply.

	Awsworth	Brinsley	Eastwood	Kimberley	MBA	Other
<i>Implemented Permission</i>	49		256	83	1347	2
<i>Extant full/reserved matters planning permission</i>	1	4	43	10	156	4
<i>Extant outline planning permission (1-49 dwellings)</i>	3			3	39	
<i>Extant outline planning permission (50 + dwellings)</i>						
<i>Allocated housing sites (pending permission or without planning permission)</i>	249	110	80		1132	
<i>Permission in principle</i>						
<i>Identified on the brownfield register</i>						
Total	302	114	379	96	2674	6

Realistic assumptions have been made as to a sites' 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 5 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, where the assumptions have deviated from the methodology further information is provided below. It has not been an automatic assumption that sites that start delivering houses will complete in the 5 years in question.

Land west of Awsworth (inside the Bypass) (SHLAA 117)

Allocated in the Part 2 Local Plan with an agreed statement of common ground for delivery of all of the houses within 5 years, an outline planning application is currently awaiting a decision.

East of Church Lane Brinsley (SHLAA 198)

Allocated in the Part 2 Local Plan with an agreed statement of common ground for delivery of all of the houses within 5 years.

Walker Street Eastwood (SHLAA 138)

Allocated in the Part 2 Local Plan with an agreed statement of common ground for delivery of all of the houses within 5 years. The site has achieved £1m funding from central government to prepare it for housing development. The County Council are preparing a number of planning applications for the provision of highways works to facilitate the development which are expected to be submitted imminently.

West of Coventry Lane (SHLAA 959)

Allocated in the Part 2 Local Plan with an agreed statement of common ground for delivery of all of the houses within 5 years. Landowner is also a house-builder and has very recent history of building at pace within weaker housing markets in the borough.

Beeston Business Park (SHLAA 499)

The site is under construction by a large national house-builder, evidence of past delivery has informed the speed of future delivery.

Field Farm (SHLAA 108)

The site was allocated in the Aligned Core Strategy and construction is underway. The delivery assumptions on the site are based on evidence of the speed of delivery to-date.

Toton (SHLAA 957)

Allocated as a strategic location for growth in the Aligned Core Strategy and as a specific mixed use allocation in the Part 2 Local Plan with an agreed statement of common ground for delivery of houses early in the plan period. The site has extant outline planning permission for 500 dwellings and two reserved matters planning permissions totalling 286 dwellings, conditions have been discharged and works on the site have commenced. A masterplan is currently being prepared for the remainder of the area.

Chetwynd Barracks (SHLAA 956)

Allocated in the Part 2 Local Plan with an agreed statement of common ground for delivery of some houses within 5 years.

Boots (SHLAA 237)

An outline application for the dwellings has been approved subject to S106 agreement which is currently being negotiated. A full application for infrastructure works to facilitate future housing development has been approved and constructed. The EZ status of the site would be expected to speed up housing delivery.

East of Coventry Lane (SHLAA 958)

Allocated in the Part 2 Local Plan with an agreed statement of common ground for delivery of some of the houses within 5 years.

Table 14: Specific sites counted in the 5-year land supply

	With Extant Full Planning Permission
***	With Extant Outline Planning Permission
	Under Construction/ Implemented Planning Permission
	Planning Permission Pending Consideration
	Allocated for development in the Local Plan

Site Ref	Site Name	0-5 Years
Awsworth		
925	11 Station Road, Awsworth	1
736***	Gardeners Inn Awsworth Lane Cossall	3
35 564	Land At Gin Close Way Awsworth	49
117	Land west of Awsworth (inside the bypass)	249
Brinsley		
53	Manor Farm Hall Lane Brinsley	2
919	Land Adjacent To 1 Moor Road Brinsley	2
198	East of Church Lane Brinsley	110
Eastwood		
860	Land Adjacent To 508 Nottingham Road Giltbrook	1
926	Land To The Rear Of 12 & 14 Wood Street Eastwood	1
879	46 Nottingham Road Eastwood	2
916	40 Barber Street Eastwood	2
648	Brook Breasting Farm Narrow Lane Watnall	3
508	Hilltop House Nottingham Road Eastwood	6
673	The Man In Space Nottingham Road Eastwood	8
963	42 – 44 Brookhill Leys Road & 8 Newmanleys Road	28
653	Land off Newmanleys Road Eastwood	50
34	Land off Acorn Avenue Giltbrook	63
138	Walker Street Eastwood	80
521	Beamlight Newmanleys Road Eastwood	135
Kimberley		
490	1 Watnall Road Nuthall	1
638	Land to rear of 9 Edward Road Nuthall	1
786	Babbington House Farm Westby Lane Babbington Village	1
800	30 Trough Road Watnall	1
804	Land adjacent to 73b Maple Drive Nuthall	1
873***	96 Nottingham Road Kimberley	1
697	Holy Trinity Church, Eastwood Road, Kimberley	2
962***	42 – 44 Main Street Kimberley	2
576	Electricity Substation James Street Kimberley	3
690	The Larks Nest Larkfield Road Nuthall	6
586	Kimberley Brewery Hardy Street Kimberley	77
Main Built up Area		
10***	25 Wadsworth Road Stapleford	1
24***	3 The Jardines Bramcote	1
85	Land at 143 Toton Lane Stapleford	1
291	Land adjacent 11 Clinton Street Beeston	1
320	21 Peveril Road Beeston	1
406	Land Adjacent The Grange Town Street Bramcote	1

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448	5 Dunsmore Close Beeston	1
526	Garage Block West End Beeston	1
538 ***	40 Long Lane Attenborough	1
669	Land adjacent to 4 Grangelea Gardens Bramcote	1
677	Land adjacent to 88 Cow Lane Bramcote	1
700	123 Brookhill Street Stapleford	1
723	Land Rear of 233 Chilwell Lane Bramcote	1
796***	24 Princess Avenue Beeston	1
813***	89 Sunnyside Road Chilwell	1
825	164 Toton Lane Stapleford	1
828	78 Lower Road Beeston	1
844	Sean's Shop 66A Derby Road Stapleford	1
855	3 Queens Road East Beeston	1
875***	Land Adjacent To 232 Pasture Road Stapleford	1
880	Land adjacent to 22 Claremont Avenue, Bramcote	1
906	33 & 33A Humber Road Beeston	1
911	88 Cow Lane Bramcote	1
924***	15 Lambert Court Beeston	1
932	137-139 Queens Road Beeston	1
951	Deepak foodstore, 6 Barn Croft, Chilwell	1
967***	Land adjacent 378 High Road, Chilwell	1
978	5 City Road Beeston	1
981	Poundmart 71 - 73 High Road Beeston	1
982	The Durham Ox 83 High Road Beeston	1
983	Works Bailey Street Stapleford	1
225	Land West of 27 Beeston Fields Drive Beeston	2
323	41a Meadow Lane Chilwell	2
465	25 Toton Lane Stapleford	2
531	Beeston Market Willoughby Street Beeston	2
658***	41 Trent Vale Road Beeston	2
660	223 Chilwell Lane Bramcote	2
712	10 Ireland Avenue Beeston	2
725	2 & 4 Walleth Avenue Beeston	2
735	Land Between 33 And 43 Gwenbrook Avenue Chilwell	2
765	150 Derby Road Stapleford	2
781***	23 Bridle Road Bramcote	2
838	4 The Home Croft Bramcote	2
847***	88 Nottingham Road Stapleford	2
908	65 Dovecote Lane Beeston	2
914	214 – 218 Pasture Road Stapleford	2
915	68 Trafalgar Road Beeston	2
755	2A Lily Grove Beeston	3
766	5 Court Yard Bramcote	3
778	237 & 239 Chilwell Lane Bramcote	3
791	29A Imperial Road Beeston	3
894	21 Barratt Lane Attenborough	3
903	134 – 136 Brookhill Street Stapleford	3
920	45 Town Street, Bramcote	3
923***	Land Adjacent 271A-271D Ilkeston Road Stapleford	3
818	Garage Block Redwood Crescent	4
834***	32 High Road Toton	4
896	8th Beeston Scout Group Headquarters Waverley Avenue Beeston	4

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909	90, 92, 94, 98 And 100 High Road Beeston	4
907	50 Nottingham Road Stapleford	5
913	Southfields Farm Common Lane Bramcote	5
912	Rockaway Hotel 209 Station Road Beeston	7
878***	Jerusalem Church Grove Street Beeston	8
928	147 – 151 Queens Road Beeston	9
746	63 - 73 Chilwell Road Beeston	10
891	Royal Oak Inn 22 Villa Street Beeston	10
918***	198 Cator Lane Chilwell	10
965	1 Queens Road East Beeston	10
6	N K Motors, 205a Bye Pass Road Chilwell	11
310	Neville Sadler Court Beeston	12
12	Moults Yard, 68-70 Nottingham Road, Stapleford	15
260	Windsor Garage Ellis Grove Beeston	15
839	3 and 7 - 11 Villa Street Beeston	17
343	St Johns College, Peache Way, Bramcote	22
408	Myford Machine Tools Wilmot Lane Beeston	72
220	Land East of Low Wood Road Nuthall	116
771	The Square Beeston	132
195	Former Bartons Bus Depot Queens Road Chilwell	135
237	The Boots Company Beeston site	160
956	Chetwynd Barracks	200
959	West of Coventry Lane Stapleford	240
499	Beeston Business Park Technology Drive Beeston	250
108	Field Farm Land north of Ilkeston Road Stapleford	300
957	Land at Toton Lane Stapleford	400
958	East of Coventry Lane, Bramcote	400
Other Rural		
727	1 Smithfield Avenue Trowell	2
980	Field House Farm Cossall Road Trowell	4
Total		3571

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 sites' 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 will be 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 15: Non-implementation rate

	Small sites 1-9 dwellings			Large sites 10+ dwellings			Overall lapse rate
	Number of dwellings with extant permission at 31 March	Number of dwellings lapsed	Lapse rate	Number of dwellings with extant permission at 31 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%	1598	15	1%	1%
2016/17	231	7	3%	1554	173	11%	10%
2017/18	256	18	7%	1984	70	3%	4%
2018/19	248	16	6%	2140	10	1%	1%
2019/20	158	9	6%	1728	27	2%	2%
Average	237	17	7%	916	31	3%	4%

The non-implementation rate is then applied to the totalled figure of all unimplemented sites with planning permission (where construction hasn't started.)

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 71 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 considers exclusions should be made to 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.

Table 16: 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
Total	842	698	288	1828
Average	77	70	36	166

Key changes since last year

- The Council has agreed a SHLAA methodology with its neighbouring Councils in the Greater Nottingham Area which has amended some of the assumptions made on sites.
- The base housing requirement is now calculated using the standard methodology.
- The standard methodology includes an allowance for historic under-delivery which has resulted in the removal of previous shortfall allowance in the requirement (in excess of 1000 dwellings).
- The Housing Delivery Test confirmed that Broxtowe is a 5% buffer authority for the year (rather than a 20% buffer authority), although the Council has voluntarily applied the 20% buffer.
- The adoption of the Part 2 Local Plan has allocated a number of large sites that were previously constrained by the Green Belt, these are supported by ambitious delivery timescales as set out in a number of statements of common ground.
- The windfall allowance is now only included in years 4 & 5 of the 5-year supply. The evidence used to calculate the allowance now includes completions on all sites not allocated (whereas it was previously restricted to small sites of less than 10).

5 Year Land Supply 2020-2025

Requirement

The requirement from 1st April 2020 to 31st March 2025 (as calculated by the Standard Methodology) is **1840** dwellings (368 x 5). Added to this is a buffer of 20% which would take the requirement up to **2208** dwellings (1840 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 **3571**. A **4%** non-implementation rate has been applied to all sites with extant planning permission that have not been implemented which takes the figure down to **3498** (3571 – 73). A windfall allowance of **332** (166 x 2) was then added taking the sum total for the supply for 1st April 2020 to 31st March 2025 to **3830**.

5 Year supply

$((3830 / 2208) \times 5) = 8.7 \text{ years.}$

The 5 year supply of Broxtowe Borough Council is therefore 8.7 years.

Chart 2: Performance against Core Strategy Housing Trajectory

