



Broxtowe
Borough
COUNCIL

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA)

2025



Contents

1. Introduction	3
2. Planning Policy Context	4
3. The SHLAA process	8
4. SHLAA Assumptions	10
5. The Overall Supply	13
6. Housing Site Assessment Results	15
7. Five-year supply (2024 – 2029)	24
Appendix 1: Sites included in five-year housing land supply calculation	27

1. Introduction

The Strategic Housing Land Availability Assessment (SHLAA) is the Council's assessment of future housing delivery for the borough from 1st April 2025 to 31st March 2041. This includes a summary of annual housing completions measured against the Aligned Core Strategy (ACS) target (since 2011), details of the sites within the borough that have planning permission for housing and an assessment of other sites that may be delivered. The latter part of the document calculates the Council's 5-year housing land supply from the information set out earlier in the document.

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

This document assesses the land supply at a fixed point in time and takes a 'snapshot'. The snapshot for this document is as of 31st March 2025. For the purposes of this snapshot every housing site that benefits from 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.

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

2. Planning Policy Context

National Planning Policy Framework

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

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

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

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

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

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

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

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

National Planning Practice Guidance

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

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

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

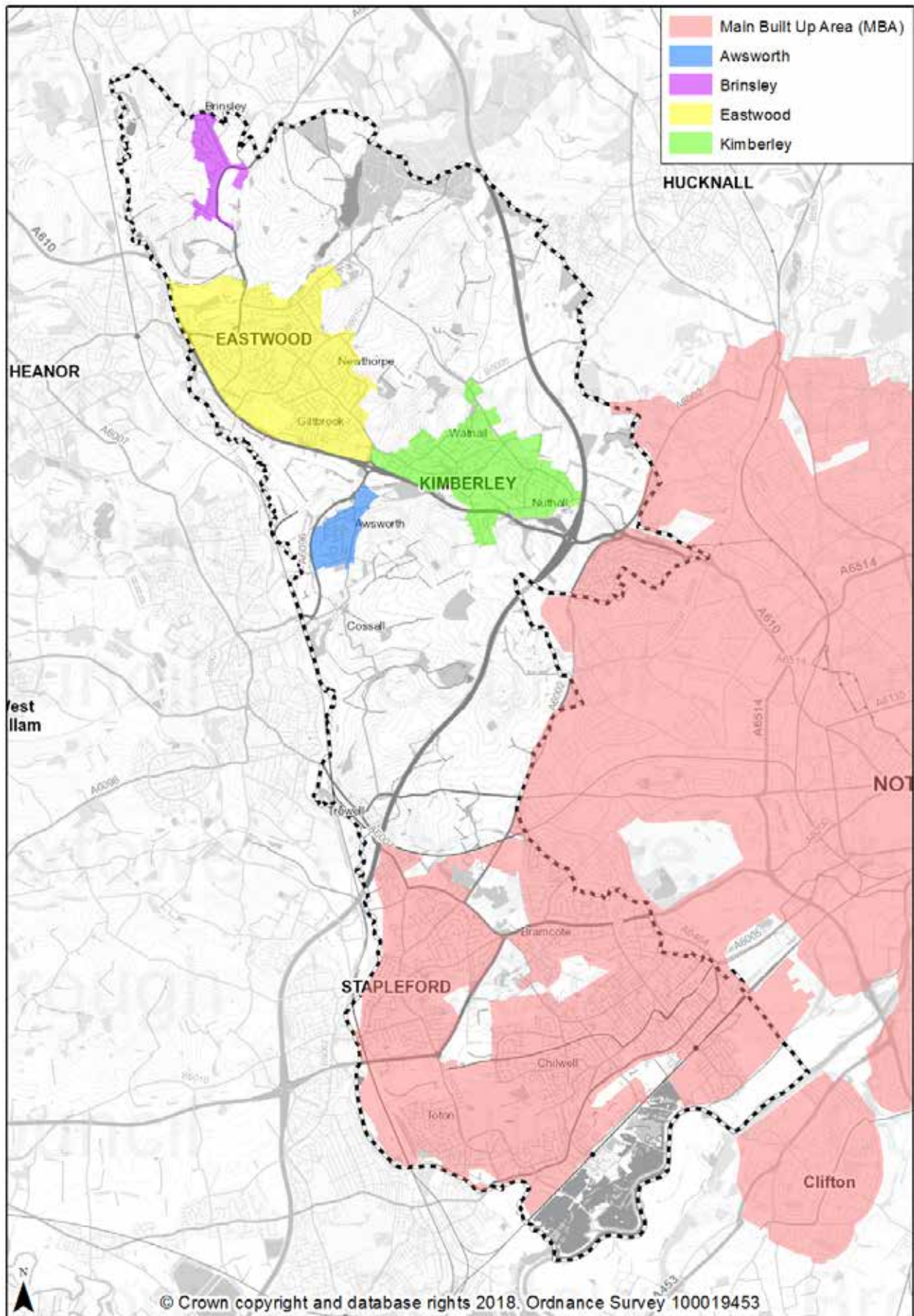
The ACS sets out the housing requirement and other principles guiding the location of development in the borough between 2011 and 2028. Sufficient sites are allocated in the Part 2 Local Plan to meet the objectively assessed housing needs of the Borough to 2028.

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
Awsorth	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

Plan 1: Urban Settlements and adjoining land in the Borough



Greater Nottingham Strategic Plan (Aligned Core Strategy Review)

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

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

- Completions as at 31st March 2025;
- 1 – 5 years = 1st April 2025 – 31st March 2030
- 6 – 10 years = 1st April 2030 – 31st March 2035
- 11 – 16 years = 1st April 2035 – 31st March 2041

3. The SHLAA process

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

Information Sources

Physical site surveys, historic data, the use of Geographic Information Systems (GIS) mapping data, aerial photographs and information on planning applications and enquiries coupled with information offered with the SHLAA submission and responses from other stakeholders are sources of information used for the assessment of each site. Direct contact with landowners, developers and other interested parties has also helped to inform the assumptions regarding issues such as build out rates and lead-in times.

Site identification

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

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 are used to create the assessment. Sites identified through the SHLAA process will remain in the database even if they are no longer considered to be suitable for housing development; this will be reflected in the delivery timescale.

Assessing suitability for housing

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

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

- Policy Constraints – such as designations, protected areas, existing national and local planning policy;
- Physical constraints or limitations – such as access, infrastructure, ground conditions, flood risk, pollution or contamination;
- Potential impacts on the natural and built environment – including effect upon landscape features and conservation; and
- Environmental conditions – which would be experienced by prospective residents.

Assessing availability for housing

A site is considered available for development when there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancy or operational requirements of landowners. Where problems have been identified, then an assessment has been made as to how and when they can realistically be overcome.

Assessing achievability

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

- Delivery factors – including the developers' own phasing, expected timescale for the commencement of development, build out rates (including the likely earliest completion dates and speed of delivery), the size and capacity of the developer and evidence of past delivery rates;
- Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly larger sites); and
- Cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.

Overcoming constraints

Where constraints have been identified, the assessment has considered the action that would be required to remove them, for example the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to amend planning policy which is currently constraining housing development. Where it is considered that the constraints cannot be addressed or where the sites are not suitable or available for residential development they have been assessed as 'Not Deliverable or Developable'.

4. SHLAA Assumptions

Table 2: SHLAA Assumption Overview

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

Sites that have planning permission or have been allocated through the plan process, where no evidence to the contrary has been submitted by the landowner, are assumed to be suitable as this has been assessed as part of the application or development plan processes. Sites that have planning permission or that have been allocated are assumed to be deliverable earlier as commitment has been proven through financial investment in the planning process.

The 5-year housing land supply consists of sites that benefit from implemented or extant permissions or have been allocated in the Part 2 Local Plan. All large sites have been assessed on an individual basis, and a realistic delivery timescale has been applied. On many large sites the dwelling number included in the five-year supply is lower than the total number of dwellings that the site is expected to deliver, this is as a result of expected delivery timescales spanning delivery tranches and potential delay based on site specific constraints.

Estimating the housing potential on each site

The housing potential for sites with an existing or expired planning consent has the capacity taken from the approved planning permission.

Sites which do not benefit from an extant or expired planning permission have had the capacity estimated on a site-by-site basis. Where a realistic dwelling number has been suggested in the SHLAA submission, this has been used. For sites without a suggested capacity the following density assumption has been applied:

Table 3: Density Assumption

	Medium sites 10-49 dwellings	Large sites 50+ dwellings
Main built up area (including Beeston, Bramcote, Stapleford and Toton)	32 dph	35 dph
Towns (including Eastwood and Kimberley)	30 dph	33 dph
Villages (including Cossall, Trowell)	25 dph	No data

For large strategic sites, density assumptions will be based on supporting information including any relevant masterplans, enquiries and planning applications.

Estimating the delivery timescales on each site

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

Table 4: Lead-in times

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

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

Table 5: Build-out Rates and Site types

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

Sites that are expected to deliver fewer than 50 dwellings are easier to bring forward as they have less infrastructure and are less likely to require policy change. Build out rates of large sites of 50 or more dwellings have been subjected to further assessment which is shown Table 6 below.

Table 6 shows that on average sites of over 50 were delivering 37 dwellings per year. This is broadly consistent with evidence within Lichfield's Start to Finish Third Edition which identifies a mean built out rate of between 20 homes per year to 49 homes per year for sites between 50 and 499 (depending on site size).

https://lichfields.uk/media/w3wjmw0/start-to-finish-3_how-quickly-do-large-scale-housing-sites-deliver.pdf

Table 6: Build rates of sites with 50 or more dwellings in the previous 10 years

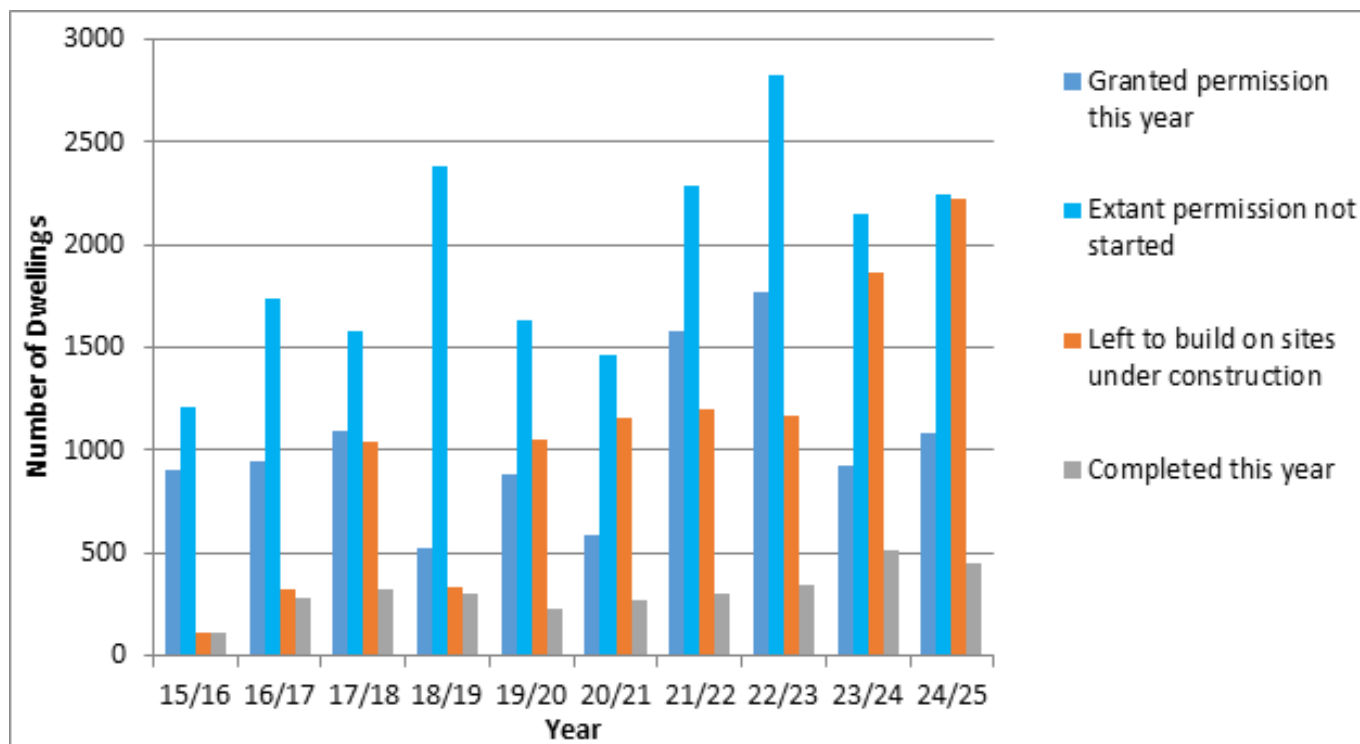
Site Address	Settlement	Total Dwellings	Number of years site took to build out	Average Build Rate Per Year
Hassocks Lane, Beeston	MBA	130	4	33
Field Farm, Stapleford	MBA	165	6	28
Church Lane, Brinsley	Brinsley	69	2	35
Myford, Beeston	MBA	97	3	32
Beeston Business Park	MBA	285	5	57
Kimberley Brewery, Kimberley	Kimberley	106	7	15
Central College, Chilwell	MBA	57	1	57
Average				37

5. The Overall Supply

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

Year	Granted permission this year	Dwellings with outstanding permission not started	Dwellings left to build on sites under construction	Completed	Affordable Houses Granted permission	Affordable Housing Completions	Lapsed
15/16	901	1,211	114	100	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	268	38	38	4
21/22	1,583	2,288	1,195	308	203	40	20
22/23	1,768	2,829	1,164	332	240	68	153
23/24	927	2,149	1,863	512	40	79	152
24/25	1,083	2,249	2,228	447	175	64	13

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 5 year supply but may be included in later supply if there is sufficient evidence. Refusals may be included in the overall supply where it is considered that the reason for refusal can be overcome or where the applicant has engaged in further pre-application discussions since the refusal and has sought to address the reasons for 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 was undertaken in 2019/20 by the Economic Development team. The review assessed whether existing employment sites should be retained for employment use (in that they provided appropriate facilities and were adaptable for changing employment needs) or if they would be more suitable and available (in whole or part) for release for residential development.

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

Housing Delivery Test Action Plan

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

Partnership working on the SHLAA methodology ensures that there is a balanced portfolio of deliverable sites across the plan area. The Aligned Core Strategies and Strategic Plan work demonstrates the Council's commitment to work with other partners and agencies to ensure successful implementation of the plan within which housing targets are identified and broad locations for growth (key settlements and strategic sites and locations for growth) are set out. There are regular monitoring meetings between the HMA councils to ensure consistency.

The Council also actively and positively engages in pre-application discussions with developers and supports landowners in submitting applications, in addition to the engagement process with developers and landowners through the SHLAA. Developer consultation with stakeholders is encouraged at an early stage to ensure that issues are resolved as far as possible prior to planning applications being submitted.

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

Regular monitoring of sites takes place so as to inform the SHLAA and keep data relevant and up to date. Annual monitoring will ensure that if housing targets are not being met within set timeframes there are remedial actions in place to deal with this in that the Council will engage with landowners and prospective developers to identify the obstacles and constraints to housing delivery.

6. Housing Site Assessment Results

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

Key Settlement: **Awsorth**

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

Site Ref	Site Name	1-5 Years	6-10 Years	11-16 Years
		2025-2030	2030-2035	2035-2041
Deliverable and Developable				
736	Gardeners Inn Awsorth Lane Cossall	5	-	-
117	Land west of Awsorth (inside the bypass)	249	-	-
35	Land off Main Street Awsorth	-	16	-
564	Land At Gin Close Way Awsorth	-	49	-
Total		254	65	0

Key Settlement: **Brinsley**

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

Site Ref	Site Name	1-5 Years	6-10 Years	11-16 Years
		2025-2030	2030-2035	2035-2041
Deliverable and Developable				
53	Manor Farm Hall Lane Brinsley	2	-	-
198	East of Church Lane Brinsley	13	-	-
Total		15	0	0

Key Settlement: Eastwood

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

Site Ref	Site Name	1-5 Years	6-10 Years	11-16 Years
		2025-2030	2030-2035	2035-2041
Deliverable and Developable				
401	Manor House Moorgreen Newthorpe	1	-	-
714	93 Greenhills Road Eastwood	1	-	-
1022	Land to the rear of 3-23 Greenhills Road Eastwood	1	-	-
1042	5 Raglan Street Eastwood	1	-	-
968	Land to the Rear Of 17A Percy Street Eastwood	3	-	-
790	Eastwood Health Centre Nottingham Road Eastwood	5	-	-
277	Elf Service Station Nottingham Road Eastwood	6	-	-
147	East of Pinfold Road Newthorpe	19	-	-
34	Land off Acorn Avenue Giltbrook	20	-	-
130	Church Street Eastwood (Raleigh)	81	44	-
146	Chewton Street Newthorpe	119	132	-
138	Walker Street Eastwood	164	-	-
1000	Land to the rear of 128 Church Street Eastwood	-	1	-
Total		421	177	0

Key Settlement: Kimberley

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

Site Ref	Site Name	1-5 Years	6-10 Years	11-16 Years
		2025-2030	2030-2035	2035-2041
Deliverable and Developable				
167	43 Victoria Street Kimberley	1	-	-
646	Former Brewery Building Brewery Street Kimberley	1	-	-
995	Land Adjacent to 3 Edinboro Row Kimberley	1	-	-
1018	Land At Knowle House 74 Nottingham Road Kimberley	1	-	-
1043	Land To The Rear Of 35 Edgwood Road Kimberley	1	-	-
1044	Land Adjacent To 11 Edinboro Row Kimberley	1	-	-
962	42-44 Main Street Kimberley	2	-	-
969	Land Near Bank Cottage 6 Eastwood Road Kimberley	2	-	-
990	21 Edgwood Road Kimberley	2	-	-
1028	Garages Off Chilton Drive Watnall	2	-	-
690	The Larks Nest Larkfield Road Nuthall	4	-	-
837	Park House 15 Nottingham Road Kimberley	9	-	-
1037	2 - 4 Regent Street Kimberley	12	-	-
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street	18	-	-
989	45 - 47 Main Street Kimberley	-	2	-
144	South of Eastwood Road Kimberley	-	25	-
218	South of Kimberley Road Nuthall	-	25	-
131	Land south of Kimberley including Kimberley Depot	-	118	-
Total		57	170	0

Key Settlement: Main Built-up Area (MBA)

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

Site Ref	Site Name	1-5 Years	6-10 Years	11-16 Years
		2025-2030	2030-2035	2035-2041
Deliverable and Developable				
7	Land adjacent 142A Pasture Road Stapleford	1	-	-
68	Land at 203 Stapleford Road Trowell	1	-	-
225	Land Adjacent 27 Beeston Fields Drive Beeston	1	-	-
336	28 Park Road, Chilwell	1	-	-
387	66 Derby Road, Stapleford	1	-	-
406	Land Adjacent The Grange, Town St, Bramcote	1	-	-
448	5 Dunsmore Close Beeston	1	-	-
515	Evelyn Street Beeston Nottinghamshire	1	-	-
538	Land Adjacent 40 Long Lane Attenborough	1	-	-
669	Land adjacent to 4 Grangelea Gardens Bramcote	1	-	-
700	123 Brookhill Street Stapleford	1	-	-
802	Nuthall Chiropractic Clinic 23 Horsendale Avenue	1	-	-
813	89 Sunnyside Road Chilwell	1	-	-
1002	18 Bramcote Drive Beeston	1	-	-
1030	Land Off Karen Gardens Chilwell	1	-	-
1038	54 Trent Road Beeston	1	-	-
1040	35 Brookland Drive Chilwell	1	-	-
922	Bramcote Ridge Open Space Sandgate	2	-	-
986	Rear Of 36 Derby Road Stapleford	2	-	-
1027	1 Fountains Court Humber Road Beeston	2	-	-
1039	Land Adjacent To 1 Parr Gate Chilwell	2	-	-
446	42 Derby Road Beeston	3	-	-
894	21 Barratt Lane Attenborough	3	-	-
310	Land adjacent Neville Sadler Court Beeston	4	-	-
350	52 Nottingham Road Stapleford	4	-	-
834	32 High Road Toton	4	-	-

Site Ref	Site Name	1-5 Years	6-10 Years	11-16 Years
		2025-2030	2030-2035	2035-2041
1036	Rylands Care Home 9 - 11 Meadow Road Beeston	6	-	-
5	132-136 High Road Beeston	7	-	-
928	147 - 151 Queens Road Beeston	9	-	-
984	242, 244, 248, 250, 252, & 254 Derby Road Stapleford	9	-	-
241	Lock Up Garages Middleton Street Beeston	10	-	-
408	Myford Machine Tools Wilmot Lane Beeston	10	-	-
891	Royal Oak Inn 22 Villa Street Beeston	10	-	-
918	198 Cator Lane Chilwell	10	-	-
1035	Land Off Bramcote Drive Beeston	10	-	-
6	N K Motors, 205a Bye Pass Road, Chilwell	12	-	-
242	Land To The Rear Of Clayton Court Queens Road Bees	13	-	-
1006	Broadgate House Broadgate Beeston	13	-	-
1029	Beeston Lodge Nursing Home Meadow Road Beeston	14	-	-
998	Sandcliffe Accident Repair Centre Nottingham Road	15	-	-
343	St Johns College Peache Way Bramcote	25	-	-
892	The Magpie 187 Toton Lane Stapleford	30	-	-
997	72 - 78 Nottingham Road Stapleford	30	-	-
836	Central College Nottingham High Road Chilwell	43	-	-
403	Toton Northeast Toton Lane Stapleford	100	200	-
956	Chetwynd Barracks Chetwynd Road Chilwell	100	500	600
957	Toton Strategic Location for Growth	100	500	600
220	Land East of Low Wood Road Nuthall	116	-	-
195	Former Bartons Bus Depot Queens Road West Chilwell	124	96	-
958	East of Coventry Lane, Bramcote	148	185	137
108	Field Farm Land north of Ilkeston Road Stapleford	180	46	-
959	West of Coventry Lane Coventry Lane Stapleford	229	-	-
237	The Boots Company Beeston site	382	-	-
771	The Square Beeston	419	-	-
855	3 Queens Road East Beeston	-	1	-
875	Land adjacent To 232 Pasture Road Stapleford	-	1	-
951	Deepak Foodstore 6 Barn Croft Chilwell	-	1	-
983	Works Bailey Street Stapleford	-	1	-
1016	Land adjacent 12 Arundel Drive Bramcote	-	1	-

Site Ref	Site Name	1-5 Years	6-10 Years	11-16 Years
		2025-2030	2030-2035	2035-2041
914	214 - 218 Pasture Road Stapleford	-	2	-
923	Land adjacent 271A-271D Ilkeston Road Stapleford	-	2	-
903	134 - 136 Brookhill Street Stapleford	-	3	-
974	18 Ulldale Court Chilwell	-	3	-
909	90, 92, 94, 98 And 100 High Road Beeston	-	4	-
1015	The Raven Group Ellis Grove Beeston	-	9	-
571	Land Fronting Wollaton Road Beeston	-	12	-
Total		2217	1567	1337

Key Settlement: Other Rural

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

Site Ref	Site Name	1-5 Years	6-10 Years	11-16 Years
		2025-2030	2030-2035	2035-2041
Deliverable and Developable				
937	23 Moorgreen Newthorpe	1	-	-
1041	Willey Wood Farm Willey Lane Newthorpe	1	-	-
1012	Willoughby Almshouses Church Lane Cossall	4	-	-
1034	24 Pinfold Road Newthorpe	4	-	-
1001	Babbington Hall Westby Lane Babbington Village	-	5	-
737	Former Dry Ski Slope Cossall Industrial Estate Soloman Road	-	64	-
Total		10	69	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 6,359 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 8: Lapse rate

	Small sites 1-9 dwellings			Large sites 10+ dwellings			Overall lapse rate
	Number of dwellings with extant permission at 31st March	Number of dwellings lapsed	Lapse rate	Number of dwellings with extant permission at 31st March	Number of dwellings lapsed	Lapse rate	
2015/16	324	3	1%	1,598	15	1%	1%
2016/17	231	7	3%	1,554	173	11%	10%
2017/18	256	18	7%	1,984	70	3%	4%
2018/19	248	16	6%	2,140	10	1%	1%
2019/20	158	9	6%	1,728	27	2%	2%
2020/21	168	4	2%	1,297	-	0%	1%
2021/22	178	20	11%	2,110	-	0%	1%
2022/23	205	6	3%	2,624	147	6%	5%
2023/24	201	21	10%	1,948	134	7%	7%
2024/25	235	13	6%	2,014	-	0%	1%
Average Last 10 Years	220	12	5%	1,900	58	3%	4%

Windfalls

Windfall sites are those not identified in the development plan (i.e. sites that come forward for development that have not been allocated in the Core Strategy or Part 2 Local Plan). Paragraph 75 of the 2024 NPPF allows planning authorities to make an allowance for windfall sites in the anticipated housing supply if they have compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic 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. After reviewing the data, the development at Beeston Business Park has been removed from the windfall figures, as this site has been committed to being developed for many years. The annual average windfall allowance over the previous 10 years is **224 dwellings**.

Table 9: Historic Windfall Completions

Year	Total
2015/16	96
2016/17	226
2017/18	261
2018/19	249
2019/20	173
2020/21	159
2021/22	230
2022/23	220
2023/24	349
2024/25	280
Total	2,243
Average	224

Supply Calculation

The above totals cumulate to a total Housing Supply of 6,359 dwellings through to 2041. An annual windfall allowance of 224 dwellings is added after year 3. 13 years of windfall will create a total windfall allowance of 2,912.

A lapse rate of 4% has been applied to all identified sites which are not currently under construction, as per the agreed Greater Nottingham methodology, which removes 180 dwellings from the total supply.

When the above calculations are factored in, this leads to a total housing supply from 2025 through to 2041 of **9,091 dwellings**. When the previous completions from 2023/24 and 2024/25 are added to the total supply, this figure rises to **10,050 dwellings**.

7. Five-year supply (2024 – 2029)

The Base Requirement

Paragraph 78 of the 2024 National Planning Policy Framework sets out that “... local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”

Footnote 39 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 practice guidance.”

Adopted Local Plan

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

Standard Method

The Standard Method, set out in national planning practice guidance produced by the government, calculates the number of homes needed. The latest Standard Method housing figure sets a target for Broxtowe of 649 new homes per year. The Standard Method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.

Housing Delivery Test

The Housing Delivery Test results were published in December 2024, and Broxtowe achieved 88%, meaning that an action plan is required and not a 20% buffer.

Total housing requirement for the 5 years 2025 – 2030 is therefore: $649 \times 5 = 3,245$

Supply

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

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

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

Suitable:

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

Available Now:

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

Achievable Now:

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

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 assumptions on delivery are based upon predicted start dates and build out and are consistent with evidence in the lead-in and build rates subsections 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 table within Appendix 1 shows the supply of deliverable sites included within the Five Year Housing Land Supply.

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

In line with the Greater Nottingham Joint Methodology the windfall allowance in the 5-year land supply will be based on an annual average of windfall completions on all sites over a ten-year period which will then be included in the 5-year land supply from year 4. **The annual average windfall allowance over the previous 10 years is 224.**

Housing Land Supply Calculation

Requirement

The requirement from 1st April 2025 to 31st March 2030 (as calculated by the Standard Method) is **3,245** dwellings (649 x 5). As per Paragraph 78 of the latest NPPF, a 5% buffer should be applied to the requirement, so this increases to **3,407**.

Supply

The supply for the same period (i.e. the number of dwellings on specific deliverable sites) is **2,974**. A **4%** non-implementation rate has been applied to all sites which takes the figure down to **2,855** (2,974 x 0.96). A windfall allowance of **448** (224 x 2) was then added taking the sum total for the supply for 1st April 2025 to 31st March 2030 to **3,303**.

5 Year supply

$((3,303 / 3,407) \times 5) = 4.85 \text{ years.}$

The 5 year supply of Broxtowe Borough Council is therefore equivalent to 4.85 years' requirement.

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

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

Site Ref	Site Name	DWGs
736	Gardeners Inn Awsworth Lane Cossall	5
117	Land west of Awsworth (inside the bypass)	249
Sub Total	- Awsworth	254
53	Manor Farm, Hall Lane, Brinsley	2
198	East of Church Lane Brinsley	13
Sub Total	- Brinsley	15
401	Manor House, Moorgreen, Newthorpe	1
714	93 Greenhills Road Eastwood	1
1022	Land to the rear of 3-23 Greenhills Road Eastwood	1
1042	5 Raglan Street Eastwood	1
968	Land To The Rear Of 17A Percy Street Eastwood	3
790	Eastwood Health Centre Nottingham Road Eastwood	5
277	Elf Service Station Nottingham Road Eastwood	6
147	East of Pinfold Road Newthorpe	19
34	Land off Acorn Avenue Giltbrook	20
130	Church Street Eastwood (Raleigh)	81
146	Chewton Street Newthorpe	119
138	Walker Street Eastwood	164
Sub Total	- Eastwood	421
167	43 Victoria Street Kimberley	1
646	Former Brewery Building Brewery Street Kimberley	1
995	Land Adjacent to 3 Edinboro Row Kimberley	1
1018	Land At Knowle House 74 Nottingham Road Kimberley	1
1043	Land To The Rear Of 35 Edgwood Road Kimberley	1
1044	Land Adjacent To 11 Edinboro Row Kimberley	1
962	42-44 Main Street Kimberley	2
969	Land Near Bank Cottage 6 Eastwood Road Kimberley	2

Site Ref	Site Name	DWGs
990	21 Edgwood Road Kimberley	2
1028	Garages Off Chilton Drive Watnall	2
690	The Larks Nest Larkfield Road Nuthall	4
837	Park House 15 Nottingham Road Kimberley	9
1037	2 - 4 Regent Street Kimberley	12
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley	18
Sub Total	- Kimberley	57
7	Land adj 142A Pasture Road Stapleford	1
68	Land at 203 Stapleford Road Trowell	1
225	Land Adjacent 27 Beeston Fields Drive Beeston	1
336	28 Park Road, Chilwell	1
387	66 Derby Road, Stapleford	1
406	Land Adjacent The Grange, Town St, Bramcote	1
448	5 Dunsmore Close Beeston	1
515	Evelyn Street Beeston Nottinghamshire	1
538	Land Adjacent 40 Long Lane Attenborough	1
669	Land adjacent to 4 Grangelea Gardens Bramcote	1
700	123 Brookhill Street Stapleford	1
802	Nuthall Chiropractic Clinic 23 Horsendale Avenue Nuthall	1
813	89 Sunnyside Road Chilwell	1
1002	18 Bramcote Drive Beeston	1
1030	Land Off Karen Gardens Chilwell	1
1038	54 Trent Road Beeston	1
1040	35 Brookland Drive Chilwell	1
922	Bramcote Ridge Open Space Sandgate	2
986	Rear Of 36 Derby Road Stapleford	2
1027	1 Fountains Court Humber Road Beeston	2
1039	Land Adjacent To 1 Parr Gate Chilwell	2
446	42 Derby Road Beeston	3
894	21 Barratt Lane Attenborough	3
310	Land adjacent Neville Sadler Court Beeston	4
350	52 Nottingham Road Stapleford	4
834	32 High Road Toton	4

Site Ref	Site Name	DWGs
1036	Rylands Residential Care Home 9 - 11 Meadow Road Beeston	6
5	132-136 High Road Beeston	7
928	147 - 151 Queens Road Beeston	9
984	242, 244, 248, 250, 252, & 254 Derby Road Stapleford	9
241	Lock Up Garages Middleton Street Beeston	10
408	Myford Machine Tools Wilmot Lane Beeston	10
891	Royal Oak Inn 22 Villa Street Beeston	10
918	198 Cator Lane Chilwell	10
1035	Land Off Bramcote Drive Beeston	10
6	N K Motors, 205a Bye Pass Road, Chilwell	12
242	Land To The Rear Of Clayton Court Queens Road Beeston	13
1006	Broadgate House Broadgate Beeston	13
1029	Beeston Lodge Nursing Home Meadow Road Beeston	14
998	Sandcliffe Accident Repair Centre Nottingham Road Stapleford	15
343	St Johns College, Peache Way, Bramcote	25
892	The Magpie 187 Toton Lane Stapleford	30
997	72 - 78 Nottingham Road Stapleford	30
836	Central College Nottingham High Road Chilwell	43
403	Toton Northeast Toton Lane Stapleford	100
956	Chetwynd Barracks, Chetwynd Road, Chilwell	100
957	Toton Strategic Location for Growth	100
220	Land East of Low Wood Road Nuthall	116
195	Former Bartons Bus Depot Queens Road West Chilwell	124
958	East of Coventry Lane, Bramcote	148
108	Field Farm Land north of Ilkeston Road Stapleford	180
959	West of Coventry Lane, Coventry Lane, Stapleford	229
237	The Boots Company Beeston site	382
771	The Square Beeston	419
Sub Total	Main Built Up Area	2217
937	23 Moorgreen Newthorpe Nottinghamshire	1
1041	Willey Wood Farm Willey Lane Newthorpe	1
1012	Willoughby Almshouses Church Lane Cossall	4
1034	24 Pinfold Road Newthorpe	4
Sub Total	Other Rural	10
Total		2974

Follow Broxtowe with social media
www.broxtowe.gov.uk/socialmedia



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

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