

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA)

2022

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1. Introduction

The Strategic Housing Land Availability Assessment (SHLAA) is the Council's assessment of future housing delivery for the borough from 1st April 2022 to 31st March 2037. This includes a summary of annual housing completions measured against the Aligned Core Strategy (ACS) target (since 2011), details of the sites within the borough that have planning permission for housing and an assessment of other sites that may be delivered. The latter part of the document calculates the Council's 5-year housing land supply from the information set out earlier in the document.

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

This document assesses the land supply at a fixed point in time and takes a 'snapshot'. The snapshot for this document is as at 31st March 2022. For the purposes of this snapshot every housing site that benefits from detailed planning permission has been reviewed immediately prior to production 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 purpose of the SHLAA

The National Planning Policy Framework (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:

specific, deliverable sites for years one to five of the plan period; and

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 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 (to 2028) in the ACS 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 fewer than 10 dwellings.

2. Planning Policy Context

National Planning Policy Framework

A revised version of the NPPF was published in July 2021. Paragraph 68 of the NPPF 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 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:

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).

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 at Part 3. 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 does not determine whether a site should be allocated for housing. It is the role of the

assessment to provide information on the range of sites which are available to meet the Council's requirements but it is for the Local Plan process to determine which of those sites are the most suitable to meet those requirements.

Local Planning Policy

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

Policy 2 of the ACS details housing provision in Broxtowe with a minimum total requirement of 6,150 new homes over the plan period of 2011 to 2028 and sets the housing distribution located in or adjoining the key settlements as shown in the table below:

Table 1: Aligned Core Strategy Housing Distribution

Settlement	Dwelling Numbers
Awsworth	Up to 350 homes
Brinsley	Up to 150 homes
Eastwood	Up to 1,250 homes
Kimberley	Up to 600 homes
Main Built up Area	Minimum of 3,800

Aligned Core Strategy Review (Greater Nottingham Strategic Plan)

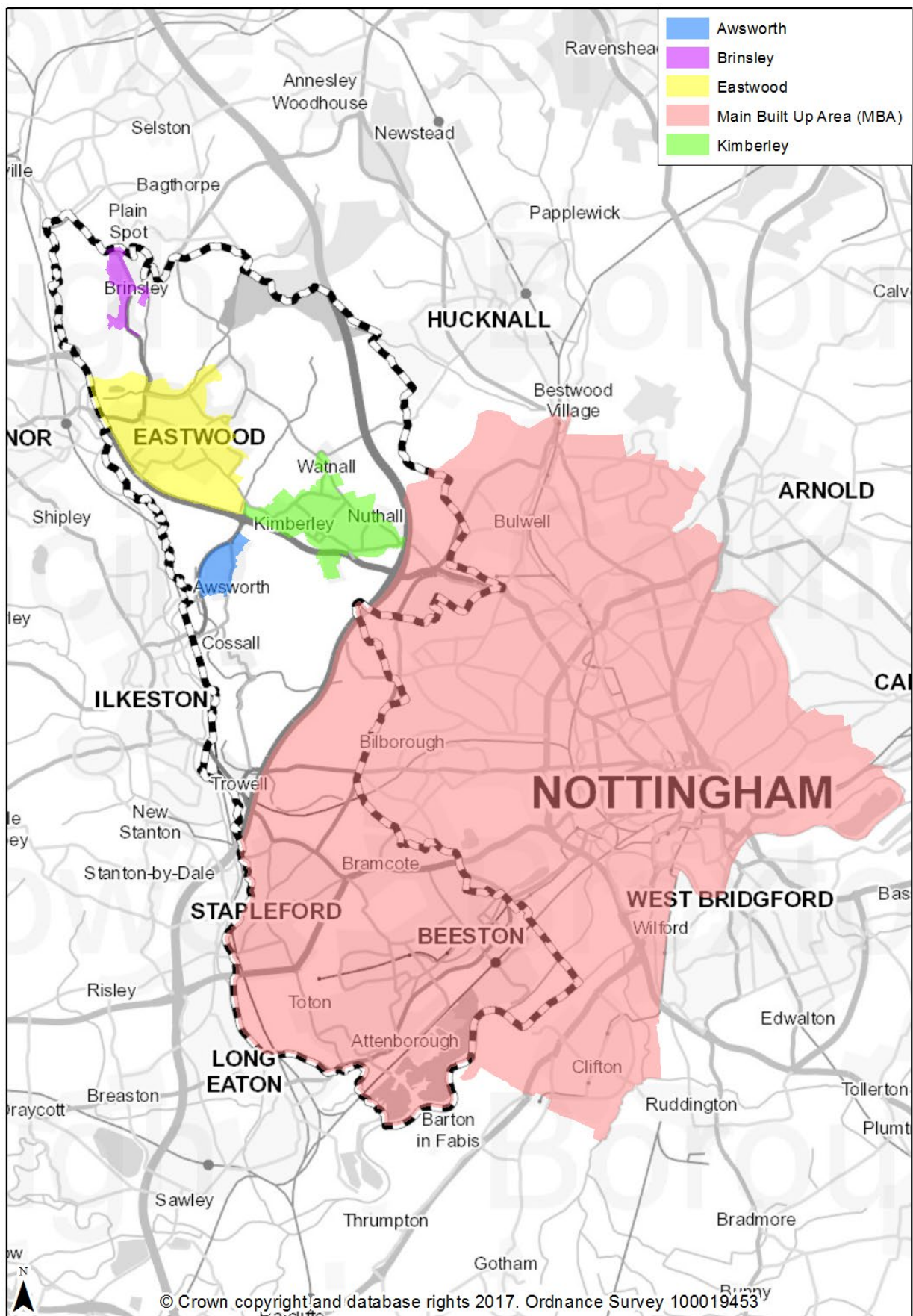
Broxtowe Borough Council are working with Greater Nottingham partner authorities to review the Core Strategy (now called the Greater Nottingham Strategic Plan) which will extend the housing requirement beyond the current 2028 Plan period until 2038 (i.e. an additional 10 years).

The timescales used for this review will be 2022 – 2038, therefore, the future delivery tranche timescales in this SHLAA have been adjusted so that the following applies:

Completions as at 31st March 2022;
0 – 5 years = 1st April 2022 – 31st March 2027;
6 – 10 years = 1st April 2027 – 31st March 2032; and
11 – 15 years = 1st April 2032 – 31st March 2037.

Table 9 shown later in this document shows the delivery against the existing ACS 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 adjacent to the Main Built-up Area of Nottingham (MBA)¹ and Sub-Regional Centre were originally identified by EKOS ARUP². In addition, a formal 'call for sites' was undertaken in October 2007 and March 2012. These both involved advertisements, a mail out to all developers, agents and landowners with an interest in promoting sites for housing or who have been historically active in the HMA and in March 2012 included all those on the Councils' database. In 2015 an article in the Broxtowe Matters Newsletter was sent to every home in the Borough requesting anyone with any land (including large gardens) within the existing urban area, who was interested in potentially re-developing the site, to contact the planning policy team. As part of the Greater Nottingham Strategic Plan work a call for sites was undertaken in 2019 on a Greater Nottingham scale for housing sites suitable for 500+ dwellings. The sites submitted as part of that work are included in the SHLAA assessment.

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

¹ Previously referred to as the Principal Urban Area (PUA).

² Nottingham Principal Urban Area SHLAA, EKOS Consulting and ARUP, April 2007

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	AND	AND	OR
Suitable	Suitable	Could be suitable	Not suitable
AND	AND	AND	OR
Achievable now	Achievable now or Achievable	Achievable now or Achievable	Not achievable

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

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

Estimating the housing potential on each site

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

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

Table 3: Density Assumption

	Medium sites 10-49 dwellings	Large sites 50+ dwellings
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.

Type of Site	Number of new homes built per year
	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.

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 fewer than 50 dwellings are easier to bring forward as they have less infrastructure and are less likely to require policy change. As shown by completions rates in Table 6 (below), since 2007 all small/medium sites in the borough of 50 dwellings or fewer have started and completed development in a year (or just over) apart from the Ponderosa site. It is also worthy of note that sites that wholly comprise of affordable dwellings have largely built out in their entirety in one monitoring year.

The average build rates shown in Table 6 should be treated as minima as numerous factors skew the results to make them appear worse than they actually are. For example, a development may be recorded as spanning two monitoring years (financial years) but actually take less than 12 months to complete because of the time of the year in which the completions are recorded. In addition, smaller sites bring the average build rate down simply because they have fewer dwellings permissioned to be built on them in a year. Many smaller developments build out in less than a year (but are recorded as a year) and where a development has stalled, spanning numerous years as a result, this has skewed the average.

Build out rates of large sites of 50 or more dwellings have been subjected to further assessment which is shown Table 7 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	20/ 21	21/ 22	Years to Build Out	Total granted	Average Build Rate (per year)
Ponderosa Gin Close Way Awworth	Awworth				3	1			4	6							6	14	2
Allotments Main Street Awworth	Awworth										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

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

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2021/22

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

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Site Address	Settlement	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	Years to Build Out	Total granted	Average Build Rate (per year)
Beeston Police Station Beeston	MBA											24					1	24	24
Field Farm, Stapleford	MBA												4*	56*	46*	12*	-	449*	-
St Johns College Bramcote	MBA												7*	8*			-	21*	-
Pinfold Trading Estate Stapleford	MBA													10			1	10	-
Dagfa House Beeston	MBA												16	4			2	20	10
Beeston Business Park Beeston	MBA													3*	66*	78*	-	310*	-
Total/Average																	76	1,905	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 per year. Even in weak housing markets such as Eastwood, developers were averaging 30 dwellings per year, however in the strong housing markets of the Main Built-up Area the average build rate for developers was 45 dwellings per year. Given that this should be treated as a minimum (for the reasons set out previously) this is broadly consistent with the advice from the development industry who stated that 1 dwelling a week (i.e. 52 dwellings per year) was their expected build rate and was considered deliverable.

Table 7: Build rates of sites with 50 or more dwellings

Site Address	Settlement	Total Dwellings	Number of years site took to build out	Average Build Rate Per Year
Halls Lane Giltbrook	Eastwood	88	3	29
Giltbrook Dyers & Cleaners Giltbrook	Eastwood	59	2	30
Smithurst Road Giltbrook	Eastwood	91	3	30
Chetwynd Barracks Chilwell	MBA	383	5	77
Bilborough Road Trowell	MBA	194	3	65
Queens Road Beeston	MBA	146	4	37
Alderman White School Chilwell	MBA	56	3	19
Long Eaton Textiles Beeston	MBA	85	3	28
Hassocks Lane, Beeston	MBA	130	4	33
Total		1232	30	41

The overall supply

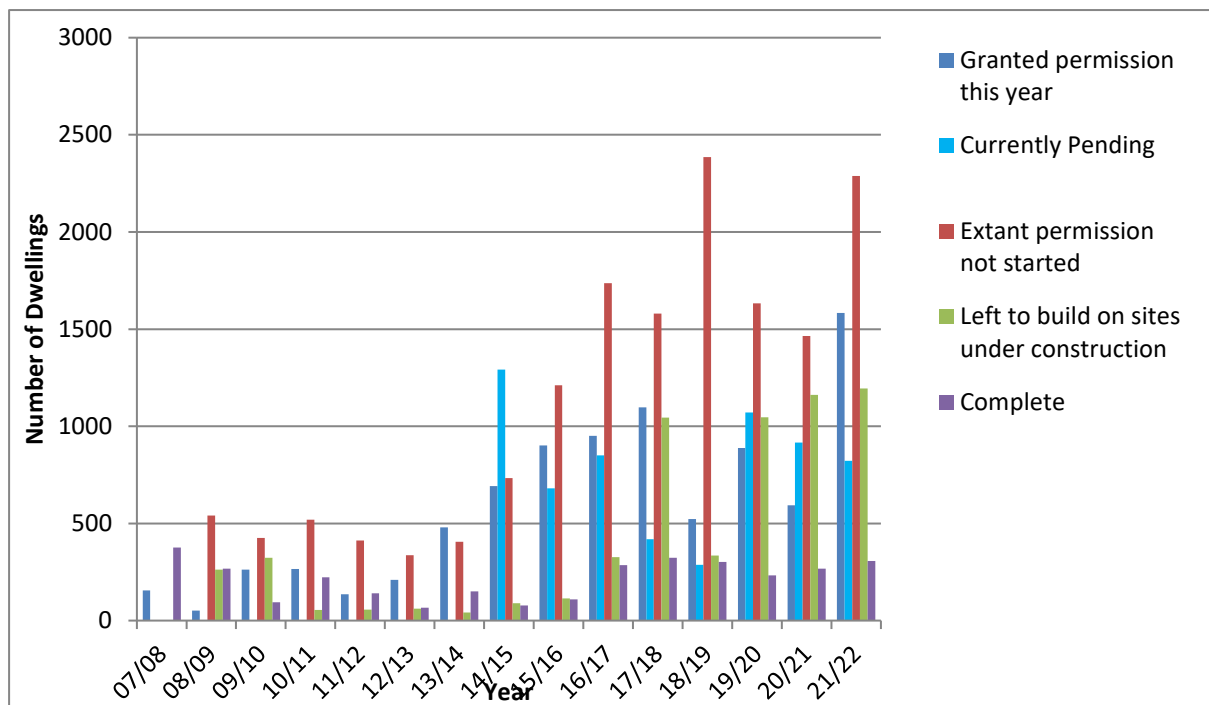
Table 8 and Chart 1 show that in most years the number of dwellings with planning permission far outweighs those that are granted or complete and thus there is always a supply of dwellings yet to be built.

Table 8: Sites in the planning process from 2007-2022

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	1,291	734	89	78	114	55	36
15/16	901	680	1,211	114	109	113	23	18
16/17	951	850	1,736	326	285	23	20	180
17/18	1,098	419	1,580	1,045	324	140	8	121
18/19	522	287	2,385	335	302	0	43	26
19/20	888	1,071	1,633	1,047	232	21	16	36
20/21	593	917	1,465	1,162	267	38	38	4
21/22	1,583	823	2,288	1,195	306	203	40	20

Chart 1 shows that generally until 2018 there had been a year on year increase in the number of dwellings granted permission, at which point there was a significant drop (possibly explained by a number of large applications granted in 17/18), this seems to have picked back up again in 19/20. Since 2015 there has consistently been a large number of dwellings throughout the borough benefitting from extant planning permission, with over 2,500 dwellings with 'live permission' on sites either not started or under construction in 20/21. A record number of permissions were granted in 21/22, meaning that the number of dwellings with planning permission not starting or currently under construction is nearly 3,500.

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 fewer than 10 dwellings that lapse are usually taken out of the supply and classed as not deliverable unless further discussions (that have warranted a fee to be paid) have taken place following the lapse of the permission. Refusals may be included in the overall supply where it is considered that either; the reason for refusal can be overcome, where the decision to refuse the application was taken within the monitoring year (whereby the applicant has a ‘free go’ at submitting a revised application) or where the applicant has engaged in further pre-application discussions since the refusal.

Assessing Employment Land for Housing

The NPPF states that there are advantages in undertaking land availability assessments in parallel so that land availability and suitability can be considered across a whole range of land requirements. A review of the existing employment land (including employment allocations from the 2004 Local Plan) was undertaken in 2019/20 by the Economic Development team (see Appendix 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 ACS, 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 ACS 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 try to ensure that the ACS requirement is met.

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

	Settlement	Awsworth	Brinsley	Eastwood	Kimberley	MBA	Other Rural	Adjacent Hucknall	Total
	Requirement (2011-2028)	350	150	1250	600	3800	0	0	6150
Net Completions	11-12	1	-	98	1	40	-	-	140
	12-13	-	2	18	26	21	-	-	67
	13-14	-	9	45	10	86	-	-	150
	14-15	4	2	26	4	42	-	-	78
	15-16	6	-	22	18	54	-	-	100
	16-17	22	1	48	21	192	1	-	285
	17-18	-	-	57	22	242	3	-	324
	18-19	1	1	120	38	142	-	-	302
	19-20	-	1	54	22	155	-	-	232
	20-21	-	1	62	23	177	-	-	263
	21-22	-	2	139	7	157	1	-	306
Total	34	19	689	192	1308	5	-	2247	
Requirement minus Completions	316	131	561	408	2492	-5	-	3903	
Specific identified Sites	Years 2022-23 Capacity	24	42	97	45	524	5	-	737
	Years 2023-28 Capacity	68	75	378	92	2270	64	-	2947
	Total	92	117	475	137	2794	69	-	3684
Windfall Allowance	-	-	100	-	200	-	-	300	
Residual Requirement (left to be found)	224	14	-14	271	-502	-74	-	-81	

6. Housing Site Assessment Results

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

Key Settlement: Awsworth

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

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
Deliverable and Developable				
736	Gardeners Inn Awsworth Lane Cossall	2	-	-
564	Land At Gin Close Way Awsworth	49	-	-
35	Land off Main Street Awsworth	-	16	-
117	Land west of Awsworth (inside the bypass)	-	135	114
Sub Total		51	151	114
Could be suitable if policy changes				
190	North of Barlows Cottages Awsworth	-	50	-
192	West of Awsworth Lane/South of Newtons Lane Cossall	-	123	77
Sub Total		0	173	77
Non Deliverable or Developable				
114	Gin Close Way Awsworth	-	-	-
854	Land To West Of Crabcroft Farm Awsworth Lane Awsworth	-	-	-
Sub Total		0	0	0
Total		51	324	191

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Key Settlement: Brinsley

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

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
Deliverable and Developable				
53	Manor Farm, Hall Lane, Brinsley	2	-	-
198	East of Church Lane Brinsley	115	-	-
Sub Total		117	0	0
Could be suitable if policy changes				
1021	Allandale Farm Hall Lane Brinsley	-	1	-
128	Robin Hood Inn, 17 Hall Lane, Brinsley	-	11	-
200	West of High Street Brinsley	-	21	-
681	Land To The Rear Of Clumber Avenue Brinsley	-	40	-
862	Land off Main Street Brinsley	-	50	-
376	Land Opposite 28 Church Lane Brinsley	-	85	-
902	Land East Of Church Lane Brinsley	-	90	-
197	North of Cordy Lane Brinsley	-	164	121
Sub Total		0	462	121
Non Deliverable or Developable				
199	North of Hall Lane Brinsley	-	-	-
Sub Total		0	0	0
Total		117	462	121

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Key Settlement: Eastwood

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

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
Deliverable and Developable				
860	Land Adjacent To 508 Nottingham Road Giltbrook	1	-	-
976	34 Mansfield Road Eastwood	1	-	-
992	289 Nottingham Road Eastwood	1	-	-
1000	Land To The Rear Of 128 Church Street Eastwood	1	-	-
1004	4 Church Walk Eastwood	1	-	-
1013	31 Lower Beauvale Newthorpe	1	-	-
1020	15 Castle Street Eastwood	1	-	-
418	Garage Block West Of 10 Midland Road Eastwood	2	-	-
916	40 Barber Street Eastwood	2	-	-
963	42 - 44 Brookhill Leys Road Eastwood	2	-	-
648	Brook Breasting Farm Narrow Lane Watnall	3	-	-
968	Land To The Rear Of 17A Percy Street Eastwood	3	-	-
1005	233 - 235 Nottingham Road Eastwood	3	-	-
790	Eastwood Health Centre Nottingham Road Eastwood	5	-	-
673	Land North West Of The Man In Space Nottingham Road East	8	-	-
163	132 Chewton Street Eastwood	21	-	-
34	Land off Acorn Avenue Giltbrook	45	-	-
521	Beamlight Newmanleys Road Eastwood	66	-	-
138	Walker Street Eastwood	108	92	-
130	Church Street Eastwood (Raleigh)	125	-	-
146	Chewton Street Newthorpe	-	203	41
Sub Total		400	295	41
Could be suitable if policy changes				
994	42 Greenhills Road Eastwood	-	1	-
514	Hall Farm Cockerhouse Road Eastwood	-	40	-
204	North of 4 Mill Road Beauvale	-	88	-
3	Wade Printers (and adjacent land) Baker Road Newthorpe	-	164	36
203	Nether Green East of Mansfield Rd Eastwood	-	164	136
206	E of Baker Rd/N of Nottingham Road Giltbrook	-	164	119
208	West of Moorgreen	-	164	98
Sub Total		0	785	389
Non Deliverable or Developable				
126	Sun Inn, 6 Derby Road, Eastwood	-	-	-

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Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
211	Durban House Heritage Centre Mansfield Road Eastwood	-	-	-
511	Allotments Comet Drive Eastwood	-	-	-
714	93 Greenhills Road Eastwood	-	-	-
Sub Total		0	0	0
Total		400	1080	430

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Key Settlement: Kimberley

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

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
Deliverable and Developable				
167	43 Victoria Street Kimberley	1	-	-
490	1 Watnall Road Nuthall	1	-	-
638	Land to rear of 9 Edward Road Nuthall	1	-	-
995	Land Adjacent to 3 Edinboro Row Kimberley	1	-	-
962	42-44 Main Street Kimberley	2	-	-
989	45 - 47 Main Street Kimberley	2	-	-
576	Electricity Substation James Street Kimberley	3	-	-
690	The Larks Nest Larkfield Road Nuthall	6	-	-
1011	39A Main Street Kimberley	6	-	-
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimb	52	-	-
969	Land Near Bank Cottage 6 Eastwood Road Kimberley	-	3	-
144	South of Eastwood Road Kimberley	-	25	-
131	Land south of Kimberley including Kimberley Depot	-	118	-
Sub Total		75	146	0
Could be suitable if policy changes				
999	Land Adjacent to 6 Ash Crescent Nuthall	-	1	-
1018	Land At Knowle House 74 Nottingham Road Kimberley	-	1	-
990	21 Edgwood Road Kimberley	-	7	-
386	Former Temple Nursery Kimberley Road Nuthall	-	9	-
837	Park House 15 Nottingham Road Kimberley	-	10	-
103	Land east of New Farm Lane Nuthall	-	12	-
210	Land South East Of 32 To 40 Maws Lane Kimberley	-	12	-
473	Home Farm Nottingham Road Nuthall	-	14	-
610	Land Off High Spannia Kimberley	-	18	-
219	West of The Paddocks Nuthall	-	19	-
518	Rear Of 127 Kimberley Road Nuthall	-	20	-
218	South of Kimberley Road Nuthall	-	30	-
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	-	100	-
285	Land North Alma Hill / West Of Millfield Road Kimberley	-	116	-

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Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
215	Land south of Kimberley inside the A610	-	164	36
271	Gilt Hill Farm Gilt Hill Kimberley	-	164	36
Sub Total		0	939	72
Total		75	1085	72

Key Settlement: Main Built-up Area (MBA)

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

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
Deliverable and Developable				
10	25 Wadsworth Road Stapleford	1	-	-
24	3 The Jardines Bramcote	1	-	-
68	Land at 203 Stapleford Road Trowell	1	-	-
265	Beeston Police Station Chilwell Road Beeston	1	-	-
291	Land adj. 11 Clinton Street Beeston	1	-	-
320	21 Peveril Road Beeston	1	-	-
406	Land Adjacent The Grange, Town St, Bramcote	1	-	-
448	5 Dunsmore Close Beeston	1	-	-
526	Garage Blocks West End Beeston	1	-	-
538	Land Adjacent 40 Long Lane Attenborough	1	-	-
669	Land adjacent to 4 Grangelea Gardens Bramcote	1	-	-
677	land adjacent to 88 Cow Lane Bramcote	1	-	-
700	123 Brookhill Street Stapleford	1	-	-
796	24 Princess Avenue Beeston	1	-	-
813	89 Sunnyside Road Chilwell	1	-	-
828	78 Lower Road Beeston	1	-	-
843	61 Bramcote Road Beeston	1	-	-
855	3 Queens Road East Beeston	1	-	-
875	Land Adjacent To 232 Pasture Road Stapleford	1	-	-
911	88 Cow Lane Bramcote	1	-	-
924	15 Lambeth Court Beeston	1	-	-
933	168 Brookhill Street Stapleford	1	-	-
951	Deepak Foodstore 6 Barn Croft Chilwell	1	-	-
967	Land adjacent 378 High Road Chilwell	1	-	-
981	Poundmart 71 - 73 High Road Beeston	1	-	-
983	Works Bailey Street Stapleford	1	-	-
986	Rear Of 36 Derby Road Stapleford	1	-	-
988	9 Glebe Street Beeston	1	-	-
991	Land Adjacent 49 Portland Road Toton	1	-	-
993	43 Fellows Road Beeston	1	-	-
996	Land Adjacent to 5 Stornoway Court Alford Close Beeston	1	-	-
1002	18 Bramcote Drive Beeston	1	-	-
1009	Land Adjacent 32 Ullswater Crescent Bramcote	1	-	-
1016	Land Adjacent 12 Arundel Drive Bramcote	1	-	-

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Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
1017	Land At 12 Farndon Drive Toton	1	-	-
225	Land Adjacent 27 Beeston Fields Drive Beeston	2	-	-
441	1 Henry Road Beeston	2	-	-
658	41 Trent Vale Road Beeston	2	-	-
735	Land Between 33 And 43 Gwenbrook Avenue Chilwell	2	-	-
765	150 Derby Road Stapleford	2	-	-
781	23 Bridle Road Bramcote	2	-	-
847	88 Nottingham Road Stapleford	2	-	-
887	Land To The Rear Of 13 Rutland Avenue Toton	2	-	-
908	65 Dovecote Lane Beeston	2	-	-
914	214 - 218 Pasture Road Stapleford	2	-	-
923	Land Adjacent 271A-271D Ilkeston Road Stapleford	2	-	-
544	Methodist Church Wollaton Road Beeston	3	-	-
894	21 Barratt Lane Attenborough	3	-	-
903	134 - 136 Brookhill Street Stapleford	3	-	-
920	45 Town Street, Bramcote	3	-	-
974	18 Ulldale Court Chilwell	3	-	-
979	50 Nottingham Road Stapleford	3	-	-
1010	The Grange Nursing Home 9 Elm Avenue Attenborough NG9 6	3	-	-
834	32 High Road Toton	4	-	-
896	8th Beeston Scout Group Headquarters Waverley Avenue Bee	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	-	-
1008	Fishpond Cottage 51 Ilkeston Road Bramcote	5	-	-
774	Ready Mixed Concrete Ltd Long Lane Attenborough	7	-	-
612	54 Hickings Lane Stapleford	8	-	-
878	Jerusalem Church, Grove Street, Beeston	8	-	-
928	147 - 151 Queens Road Beeston	9	-	-
1015	The Raven Group Ellis Grove Beeston	9	-	-
891	Royal Oak Inn 22 Villa Street Beeston	10	-	-
918	198 Cator Lane Chilwell	10	-	-
6	N K Motors, 205a Bye Pass Road, Chilwell	11	-	-
310	Land adjacent 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	-	-
998	Sandcliffe Accident Repair Centre Nottingham Road Stapleford	24	-	-
1006	Broadgate House Broadgate Beeston	26	-	-
997	72 - 78 Nottingham Road Stapleford	30	-	-
892	The Magpie 187 Toton Lane Stapleford	31	-	-
449	Beeston Cement Depot Station Road Beeston	32	-	-

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Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
150	Beeston Maltings, Dovecote Lane, Beeston	62	-	-
408	Myford Machine Tools Wilmot Lane Beeston	64	-	-
220	Land East of Low Wood Road Nuthall	116	-	-
959	West of Coventry Lane, Coventry Lane, Stapleford	120	120	-
771	The Square Beeston	132	-	-
957	Land In The Vicinity Of The HS2 Station At Toton	135	135	135
195	Former Bartons Bus Depot Queens Road West Chilwell	147	74	-
499	Beeston Business Park Technology Drive Beeston	163	-	-
108	Field Farm Land north of Ilkeston Road Stapleford	278	54	-
956	Chetwynd Barracks, Chetwynd Road, Chilwell	400	500	500
237	The Boots Company Beeston site	406	-	-
336	28 Park Road, Chilwell	-	1	-
571	Land Fronting Wollaton Road Beeston	-	12	-
836	Central College Nottingham High Road Chilwell	-	50	-
258	Severn Trent, Land at Lilac Grove, Beeston	-	100	-
958	East of Coventry Lane, Bramcote	-	250	250
Sub Total		2424	1296	885
Could be suitable if policy changes				
895	232 Queens Road Beeston	-	-	-
25	72 Beeston Fields Drive Bramcote	-	1	-
888	9 Hallams Lane Chilwell	-	1	-
1014	Land To Rear Of 179 High Road Chilwell	-	1	-
1019	Land To The Rear Of 47 Toton Lane Stapleford	-	2	-
446	42 Derby Road Beeston	-	3	-
241	Lock Up Garages Middleton Street Beeston	-	4	-
1003	129-131 High Road Beeston	-	9	-
746	63-73 Chilwell Road Beeston	-	10	-
761	Car Park On Corner Of The Poplars Wollaton Road Beeston	-	10	-
782	Land Adjacent To Sewage Pumping Station Sandiacre Road	-	10	-
984	242, 244, 248, 250, 252, & 254 Derby Road Stapleford	-	11	-
242	Land To The Rear Of Clayton Court Queens Road Bees	-	13	-
752	Alexon 12 - 14 Moore Gate Beeston	-	14	-
415	Ashlands Bilborough Road Trowell	-	44	-
412	Chilwell Lane, Bramcote (south of Common Lane)	-	74	-
410	Land South Of 45 Baulk Lane Stapleford	-	92	-
414	Land Behind Sisley Avenue, Stapleford	-	99	-
259	Land off Toton Lane, Toton - East	-	100	-
407	Land Between A52 Stapleford And Chilwell Lane Bramcote	-	123	127
132	Land at Wheatgrass Farm Chilwell (north of tram line)	-	150	-
403	Bardills Garden Centre Toton Lane Stapleford	-	150	-
104	Land off Coventry Lane Trowell Moor	-	164	205
107	Land at Woodhouse Way Nuthall	-	164	146
111	Land off Moss Drive Bramcote	-	164	205
178	Land North of Nottingham Road Trowell Moor Trowell	-	164	205

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Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
298	Spring Farm Nottingham Road Trowell Moor Trowell	-	164	205
588	Land To The West Of Bilborough Road Strelley	-	164	147
Sub Total		0	1905	1240
Non Deliverable or Developable				
100	22 Wollaton Road Beeston	-	-	-
115	Mill Farm Stapleford	-	-	-
870	Hill Top Farm Blake Road Stapleford	-	-	-
Sub Total		0	0	0
Total		2424	3201	2125

Other Rural

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

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
Deliverable and Developable				
937	23 Moorgreen Newthorpe Nottinghamshire	1	-	-
980	Field House Farm Cossall Road Trowell	4	-	-
737	Former Dry Ski Slope Cossall Industrial Estate Soloman Road	64	-	-
Sub Total		69	0	0
Could be suitable if policy changes				
1012	Willoughby Almshouses Church Lane Cossall	-	4	-
1001	Babbington Hall Westby Lane Babbington Village	-	5	-
189	Land At Smithfield Avenue Trowell	-	70	-
Sub Total		0	79	0
Total		69	79	0

Adjacent Hucknall

Site Ref	Site Name	0-5 Years	6-10 Years	11-15 Years
		2022-2027	2027-2032	2032-2037
Could be suitable if policy changes				
513	Land Belonging To Stubbing Wood Farm Watnall Road Watnall	-	66	-
Sub Total		0	66	0
Total		0	66	0

Appendix 1:

Table 10: 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 (2022 – 2027)

Introduction:

The ability to demonstrate a five-year housing land supply is necessary to ensure that ACS housing targets are met and that policies within the 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 1st April 2022 – 31st March 2027 in accordance with advice from 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 1st April 2011 to 31st March 2022. The 5 years for which the supply is calculated is from 1st April 2022 to 31st March 2027.

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 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 needed through the application of the standard method set out in national planning guidance produced by the government. The latest

(December 2020) Standard Method housing figures sets a target for Broxtowe of 390 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.

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:

“5% to ensure choice and competition in the market for land; or

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

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, (now the Department for Levelling Up, Housing and Communities) where this indicates that delivery was below 85% of the housing requirement.

The Housing Delivery Test results were published in January 2022, and Broxtowe achieved 85%, meaning that a buffer is not legally required. However, to ensure a robust supply, a 20% buffer has been applied.

Table 11: Total housing requirement for the 5 years 2022 – 2027:

Requirement	1,950 (390 x 5)
Buffer	20%
Total Requirement	2,340 (1,950 x 1.2)

The total requirement for 5 year land supply (2022 – 2027) is 2,340.

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:

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).

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.

Realistic assumptions have been made as to a site's ability to deliver in the 5-year supply in order to have a robust evidence base. The 5-year supply consists of;

Sites that are currently under construction;

Sites that have extant planning permission;

Part 2 Local Plan allocations where evidence suggests that delivery on the site will happen within five years;

Allocated sites with resolution to grant planning permission subject to S106 agreement.

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

Site Ref	Site Name	DWGs
736	Gardeners Inn Awsworth Lane Cossall	2
564	Land At Gin Close Way Awsworth	49
Sub Total		51
53	Manor Farm, Hall Lane, Brinsley	2
198	East of Church Lane Brinsley	115
Sub Total		117
860	Land Adjacent To 508 Nottingham Road Giltbrook	1
976	34 Mansfield Road Eastwood	1
992	289 Nottingham Road Eastwood	1
1000	Land To The Rear Of 128 Church Street Eastwood	1
1004	4 Church Walk Eastwood	1
1013	31 Lower Beauvale Newthorpe	1
1020	15 Castle Street Eastwood	1
418	Garage Block West Of 10 Midland Road Eastwood	2
916	40 Barber Street Eastwood	2
963	42 - 44 Brookhill Leys Road Eastwood	2
648	Brook Breasting Farm Narrow Lane Watnall	3
968	Land To The Rear Of 17A Percy Street Eastwood	3
1005	233 - 235 Nottingham Road Eastwood	3
790	Eastwood Health Centre Nottingham Road Eastwood	5
673	Land North West Of The Man In Space Nottingham Road Eastwood	8
163	132 Chewton Street Eastwood	21
34	Land off Acorn Avenue Giltbrook	45
521	Beamlight Newmanleys Road Eastwood	66
138	Walker Street Eastwood	108
130	Church Street Eastwood (Raleigh)	125
Sub Total		400
167	43 Victoria Street Kimberley	1
490	1 Watnall Road Nuthall	1
638	Land to rear of 9 Edward Road Nuthall	1
995	Land Adjacent to 3 Edinboro Row Kimberley	1
962	42-44 Main Street Kimberley	2
989	45 - 47 Main Street Kimberley	2
576	Electricity Substation James Street Kimberley	3
690	The Larks Nest Larkfield Road Nuthall	6
1011	39A Main Street Kimberley	6

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2021/22

Site Ref	Site Name	DWGs
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley	52
Sub Total		75
10	25 Wadsworth Road Stapleford	1
24	3 The Jardines Bramcote	1
68	Land at 203 Stapleford Road Trowell	1
265	Beeston Police Station Chilwell Road Beeston	1
291	Land adj. 11 Clinton Street Beeston	1
320	21 Peveril Road Beeston	1
406	Land Adjacent The Grange, Town St, Bramcote	1
448	5 Dunsmore Close Beeston	1
526	Garage Blocks West End Beeston	1
538	Land Adjacent 40 Long Lane Attenborough	1
669	Land adjacent to 4 Grangelea Gardens Bramcote	1
677	land adjacent to 88 Cow Lane Bramcote	1
700	123 Brookhill Street Stapleford	1
796	24 Princess Avenue Beeston	1
813	89 Sunnyside Road Chilwell	1
828	78 Lower Road Beeston	1
843	61 Bramcote Road Beeston	1
855	3 Queens Road East Beeston	1
875	Land Adjacent To 232 Pasture Road Stapleford	1
911	88 Cow Lane Bramcote	1
924	15 Lambeth Court Beeston	1
933	168 Brookhill Street Stapleford	1
951	Deepak Foodstore 6 Barn Croft Chilwell	1
967	Land adjacent 378 High Road Chilwell	1
981	Poundmart 71 - 73 High Road Beeston	1
983	Works Bailey Street Stapleford	1
986	Rear Of 36 Derby Road Stapleford	1
988	9 Glebe Street Beeston	1
991	Land Adjacent 49 Portland Road Toton	1
993	43 Fellows Road Beeston	1
996	Land Adjacent to 5 Stornoway Court Alford Close Beeston	1
1002	18 Bramcote Drive Beeston	1
1009	Land Adjacent 32 Ullswater Crescent Bramcote	1
1016	Land Adjacent 12 Arundel Drive Bramcote	1
1017	Land At 12 Farndon Drive Toton	1
225	Land Adjacent 27 Beeston Fields Drive Beeston	2
441	1 Henry Road Beeston	2
658	41 Trent Vale Road Beeston	2
735	Land Between 33 And 43 Gwenbrook Avenue Chilwell	2
765	150 Derby Road Stapleford	2
781	23 Bridle Road Bramcote	2
847	88 Nottingham Road Stapleford	2

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2021/22

Site Ref	Site Name	DWGs
887	Land To The Rear Of 13 Rutland Avenue Toton	2
908	65 Dovecote Lane Beeston	2
914	214 - 218 Pasture Road Stapleford	2
923	Land Adjacent 271A-271D Ilkeston Road Stapleford	2
544	Methodist Church Wollaton Road Beeston	3
894	21 Barratt Lane Attenborough	3
903	134 - 136 Brookhill Street Stapleford	3
920	45 Town Street, Bramcote	3
974	18 Ulldale Court Chilwell	3
979	50 Nottingham Road Stapleford	3
1010	The Grange Nursing Home 9 Elm Avenue Attenborough NG9 6BH	3
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
1008	Fishpond Cottage 51 Ilkeston Road Bramcote	5
774	Ready Mixed Concrete Ltd Long Lane Attenborough	7
612	54 Hickings Lane Stapleford	8
878	Jerusalem Church, Grove Street, Beeston	8
928	147 - 151 Queens Road Beeston	9
1015	The Raven Group Ellis Grove Beeston	9
891	Royal Oak Inn 22 Villa Street Beeston	10
918	198 Cator Lane Chilwell	10
6	N K Motors, 205a Bye Pass Road, Chilwell	11
310	Land adjacent 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
998	Sandcliffe Accident Repair Centre Nottingham Road Stapleford	24
1006	Broadgate House Broadgate Beeston	26
997	72 - 78 Nottingham Road Stapleford	30
892	The Magpie 187 Toton Lane Stapleford	31
449	Beeston Cement Depot Station Road Beeston	32
150	Beeston Maltings, Dovecote Lane, Beeston	62
408	Myford Machine Tools Wilmot Lane Beeston	64
220	Land East of Low Wood Road Nuthall	116
959	West of Coventry Lane, Coventry Lane, Stapleford	120
771	The Square Beeston	132
957	Land In The Vicinity Of The HS2 Station At Toton (Strategic Location For Growth)	135
195	Former Bartons Bus Depot Queens Road West Chilwell	147
499	Beeston Business Park Technology Drive Beeston	163
108	Field Farm Land north of Ilkeston Road Stapleford	278
956	Chetwynd Barracks, Chetwynd Road, Chilwell	400

Broxtowe Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2021/22

Site Ref	Site Name	DWGs
237	The Boots Company Beeston site	406
Sub Total		2424
937	23 Moorgreen Newthorpe Nottinghamshire	1
980	Field House Farm Cossall Road Trowell	4
737	Former Dry Ski Slope Cossall Industrial Estate Soloman Road Cossall	64
Sub Total		69
Total		3136

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 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 13: Non-implementation rate

	Small sites 1-9 dwellings			Large sites 10+ dwellings			Overall lapse rate
	Number of dwellings with extant permission at 31 st March	Number of dwellings lapsed	Lapse rate	Number of dwellings with extant permission at 31 st March	Number of dwellings lapsed	Lapse rate	
2009/10	241	27	11%	192	-	0%	6%
2010/11	210	18	9%	72	-	0%	6%
2011/12	128	12	9%	61	-	0%	6%
2012/13	186	10	5%	115	24	20%	11%
2013/14	285	27	9%	236	20	8%	9%
2014/15	344	36	10%	398	-	0%	5%
2015/16	324	3	1%	1,598	15	1%	1%
2016/17	231	7	3%	1,554	173	11%	10%
2017/18	256	18	7%	1,984	70	3%	4%
2018/19	248	16	6%	2,140	10	1%	1%
2019/20	158	9	6%	1,728	27	2%	2%
2020/21	168	4	2%	1,297	-	0%	1%
2021/22	178	20	11%	2,110	-	0%	1%
Average	227	16	7%	1,037	26	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 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 consider that exclusions should be made for development in residential gardens.

In line with the Greater Nottingham Joint Methodology the windfall allowance in the 5-year land supply will be based on an annual average of windfall completions on all sites over a ten-year period which will then be included in the 5-year land supply from year 4. The annual average windfall allowance over the previous 10 years is 205.

Table 14: Historic Windfall Completions

Year	Small sites 1-9 dwellings	Medium sites 10-49 dwellings	Large sites 50+ dwellings	Total
2009/10	61	-	-	61
2010/11	86	75	-	161
2011/12	37	47	-	84
2012/13	26	36	48	110
2013/14	92	47	25	164
2014/15	65	67	7	139
2015/16	68	22	19	109
2016/17	143	15	78	236
2017/18	102	205	26	333
2018/19	104	76	54	234
2019/20	58	108	31	197
2020/21	71	79	75	225
2021/22	49	111	144	304
Total	962	888	507	2,357
Average	74	74	50	181

5 Year Land Supply 2022-2027

Requirement

The requirement from 1st April 2022 to 31st March 2027 (as calculated by the Standard Methodology) is **1,950** dwellings (390 x 5). Added to this is a buffer of 20% which would take the requirement up to **2,340** dwellings (1950 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 **3,136**. A **4%** non-implementation rate has been applied to all sites which takes the figure down to **3,011** (3,136 x 0.96). A windfall allowance of **410** (205 x 2) was then added taking the sum total for the supply for 1st April 2022 to 31st March 2027 to **3,421**.

5 Year supply

$((3,421 / 2,340) \times 5) = 7.31$ years.

The 5 year supply of Broxtowe Borough Council is therefore 7.31 years.

Chart 2: Performance against Core Strategy Housing Trajectory

