

Five Year Housing Land Supply Assessment (2016)

as at 31 March 2016

December 2016

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Introduction

- 1 The purpose of this assessment is to monitor and review the Council's housing supply against the housing requirement as required by the National Planning Policy Framework.
- 2 The assessment should be based on the current development plan which sets out the housing requirement which for Gedling Borough Council is the Aligned Core Strategy.
- 3 The information is provided as at 31 March 2016. The assessment covers the five year period 1 April 2016 – 31 March 2021.

Policy Context

- 4 The National Planning Policy Framework includes a requirement to have sufficient housing land available to accommodate a five year supply plus a buffer of either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-
 - identify and update annually a supply of specific deliverable¹ sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
 - identify a supply of specific, developable² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 5 Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The Framework states that the windfall allowance should not include residential gardens. The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028).
- 6 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028.

¹ To be considered deliverable, sites 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 and in particular that development of the site is viable.

² To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Table 1: Housing requirement (2011-2028)³

2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
500 (250 per annum)	2,200 (440 per annum)	2,400 (480 per annum)	2,150 (430 per annum)

- 7 It should be noted that the Aligned Core Strategy's housing figures in Table 1 are not upper limits to development. They represent the anticipated rate of housing completions and are to be used to determine the level of five year supply of deliverable housing sites.

Methodology

Sites that make up the housing supply

- 8 The sources of sites that have the potential to deliver housing during the five year period are:-
- Strategic sites allocated in the Aligned Core Strategy;
 - Site allocations in the Replacement Local Plan;
 - Sites with planning permission; and
 - Unallocated sites.
- 9 Unallocated sites exclude sites which are residential gardens in accordance with paragraph 48 of the National Planning Policy Framework. They are sites that:
- are deliverable or developable; and
 - do not have extant planning permission.
- 10 All sites in the assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA) (2016 update). New sites submitted by developers and those that have been granted planning permission up to 31 March 2016 have been added to the SHLAA database. Any updates to the SHLAA sites during the current financial year (i.e. work on site has started or construction on site has completed) have been noted.
- 11 Where available, anticipated completion timescales and delivery rates are as provided by the developer/landowner. Where delivery information has not been provided for the sites by the developer/landowner, assumptions have been used (as set out in **Appendix A**) based on the viability sub-market within which the site is located.
- 12 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance figure has been updated for the emerging Local Planning Document. The windfall allowance calculation updates for the ten year period

³ These figures are rounded to the nearest 50 homes.

2005 to 2015 using the same approach as taken through the Aligned Core Strategy. The average number of small windfall completions excluding garden land has increased from 40 to 46 dwellings per year. This results in a windfall allowance for the last five years of the plan period of 230 homes. The windfall allowance does not fall within the five year period (i.e. 2016 to 2021) thus it is not included in this assessment.

Liverpool or Sedgfield approach

- 13 In considering the housing requirement for the five year period, account needs to be taken of any shortfall or surplus in completions in previous years. There are two potential approaches to dealing with any shortfall or surplus. The Liverpool approach is where any shortfalls (or surplus) are equally distributed across the remainder of the plan period. The Sedgfield approach is where any shortfall (or surplus) is distributed across the current five year period.
- 14 Paragraph 97 of the Inspector's Report on the Aligned Core Strategy states "In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgfield approach)". The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible.
- 15 In the light of the Aligned Core Strategy Inspector's Report and national guidance, it is considered appropriate to apply the Sedgfield approach to assess housing land supply.

5% or 20% buffer

- 16 To assess whether Gedling Borough has "a record of persistent under delivery of housing", it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against previous development plans also need to be assessed.
- 17 The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 homes for the period 2006 to 2026 (equating to an annual requirement of 400 homes). The Aligned Core Strategy sets a housing requirement of 7,250 homes for the period 2011 to 2028, but provides different annual targets through the plan period, as shown in Table 1. Table 2 shows that the number of new homes completed between 2011 and 2013 exceeded the Aligned Core Strategy target for those years. The number of net homes completed between 2013 and 2016 falls short of the Aligned Core Strategy target for those years.

Table 2: Gedling's net completions (cumulative) in the last 10 years

		Net completions	Net completions (cumulative)	Plan target	% of target
East Midlands Regional Plan	2006/07	296	296	400	74 %
	2007/08	447	743	800	93 %
	2008/09	204	947	1,200	79 %
	2009/10	274	1,221	1,600	76 %
	2010/11	341	1,562	2,000	78 %
Aligned Core Strategy	2011/12	275	275	250	110 %
	2012/13	227	502	500	100 %
	2013/14	321	823	940	88 %
	2014/15	311	1,134	1,380	82 %
	2015/16	174	1,308	1,820	72 %

- 18 It is important to note that there has generally been a drop nationally in the housing completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. The Greater Nottingham Housing and Economic Prospects report (2012)⁴ states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.
- 19 Whilst the 5 year land supply assessments for previous years used a 5% buffer, it is now considered prudent to adopt a 20% buffer. As shown in Table 2, the shortfall for the year 2015/16 is greater than the shortfall for the year 2014/15 and given the emerging Local Planning Document it is appropriate for this to be based on a cautious approach to housing delivery.

Forward look approach

- 20 Previous five year land supply assessments were based upon a 'forward look' approach as required by previous Government guidance. The forward look approach used to estimate the number of homes built during the current financial year, which was added to the past completions figure and the five year period would start after the current financial year. The estimate was derived from the housing trajectory which was based on the updated SHLAA information. Past experience reveals that the estimates were not always accurate and this approach has therefore been revisited for the purposes of this assessment.
- 21 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2016 to 31 March 2021.

⁴ [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

Lapse rate

- 22 A lapse rate has not been included in the five year land supply calculations as each site with planning permission has been considered individually and on its merits. If a site has been lapsed for five years or more and no information has been provided by the developer/landowner through the SHLAA process to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable and has therefore been excluded from the assessment. Footnote 11 of the National Planning Policy Framework requires inclusion only of 'deliverable' sites.

Five year land supply calculations

- 23 The approach taken to the five year land supply calculation has been revisited for the purposes of this assessment. It is emphasised that the revised approach is presentational only and does not affect the conclusion reached. Previous five year land supply assessments used an approach whereby the housing supply for the five year period was divided by the annual requirement excluding the percentage buffer which provided the number of years of supply which was then compared to the five year target plus a buffer. This approach has been revisited for the purposes of this assessment. Using advice from Planning Advisory Service (PAS), the Council now presents the 5 year land supply calculation in the following way:-

Completions to date – housing requirement to date = shortfall/surplus

[Housing requirement for 5 year period + shortfall or surplus] + [5% or 20% buffer] = 5 year land supply target

5 year land supply target ÷ 5 years = annual target

Housing supply for 5 year period ÷ annual target = supply in years

Summary

- 24 In summary, the methodology in calculating the five year assessment for the 2016 update has been revisited and differs from the approach taken in previous assessments as follows:-

- The sources of sites remains the same;
- The Council continues with the Sedgfield approach which means any shortfall (or surplus) is distributed across the five year period;
- The Council now adopts a 20% buffer due to past performance;
- The Council no longer takes a forward look approach and considers the five year period starting from the current financial year;
- The lapse rate continues not to be applied to accord with the National Planning Policy Framework; and

- The methodology used to calculate the five year supply now accords with the PAS advice.

25 The outcome of these changes is to take a cautious approach to housing land supply.

Five Year Housing Land Supply Assessment

26 The housing requirement for the five year period needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). The new homes completed in Gedling Borough between 2011 and 2016 are shown in Table 3 below.

Table 3: New homes completed 2011-2016

	Completed 2011-2016
Urban area	1,004
Teal Close *	0
Edge of Hucknall	0
North of Papplewick Lane *	0
Top Wighay Farm *	0
Bestwood Village	52
Calverton	149
Ravenshead	72
Other villages	31
Total	1,308

* strategic site

27 The housing requirement for the period 2011 to 2016 is 1,820 homes⁵. The number of new homes completed during that period is 1,308 which is a shortfall against the housing requirement of 512 homes.

28 The housing requirement for the five year period (2016 to 2021) is 2,320 homes⁶. However taking account of the under-delivery of 512 homes from 2011-2016, and taking the Sedgefield approach, this means the revised five year housing requirement is 2,832 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 3,398 homes.

29 The estimated housing supply for the five year period is 2,134, as shown in Table 4. Paragraphs 8 to 12 explain the sites that make up the housing supply.

⁵ See Table 1. Target for 2011 to 2013 (500) + 3/5 of target for 2013 to 2018 (1,320) = 1,820.

⁶ See Table 1. 2/5 of target for 2013 to 2018 (880) + 3/5 of target for 2018 to 2023 (1,440) = 2,320.

Table 4: Estimated housing supply for the five year period

	Projected completions
Teal Close *	260
North of Papplewick Lane *	255
Top Wighay Farm *	188
Gedling Colliery/Chase Farm **	288
Urban area	527
Bestwood Village	295
Calverton	119
Ravenshead	123
Other villages	79
Estimated Housing Supply	2,134

* strategic site

** strategic location

- 30 Comparing the estimated housing supply of 2,134 homes to the five year housing requirement of 3,398 homes, there is a shortfall of 1,264 homes.

Housing Supply	2,134
Annual Requirement ⁷	680
No of Years Supply	3.14 years

- 31 **Appendix C** contains the list of deliverable sites which are expected to deliver homes during the five year period and therefore make up the five year housing land supply.

Conclusion

- 32 The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council has a 3.14 year supply.
- 33 It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy and also the adoption of the emerging Local Planning Document which will bring forward additional housing sites.

⁷ Five year housing requirement of 3,398 homes ÷ 5 years = 680 homes.

Appendix A: Deliverability Notes

All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-

Sites in the planning system

- Strategic sites that are allocated in the Aligned Core Strategy;
- Site that are allocated in the Replacement Local Plan; and
- Sites with planning permission.

Sites not in the planning system

- Unallocated sites.

Sites that have planning permission or allocated in the Aligned Core Strategy and Replacement Local Plan are assumed to be suitable and available as they have been through the planning application or development plan process. Sites with planning permission that have lapsed within the past five years are assumed to be suitable. The submitted and council identified sites have been fully assessed but they have not been through the planning application or development plan process. Some of those sites are considered to be suitable subject to policy changes which will occur through the Local Planning Document.

Sites that are unlikely to be developed based on up-to-date information provided by developers or replaced by new planning permission for non-residential development are assessed as 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply.

Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided, then the Council's assumptions are applied. Assumptions about when a site will start to be developed are made based on the strength of the site's sub-market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

A map of the sub markets in Gedling Borough is included on page 12.

The assumptions are as follows:

- On sites up to 10 homes, the completion rate is 5 per year;
- On sites up to 250 homes, the completion rate is 20-40 per year;
- On sites up to 1,000 homes, the completion rate is 40-100 per year; and
- On sites over 1,000 homes, the completion rate is 100 per year.

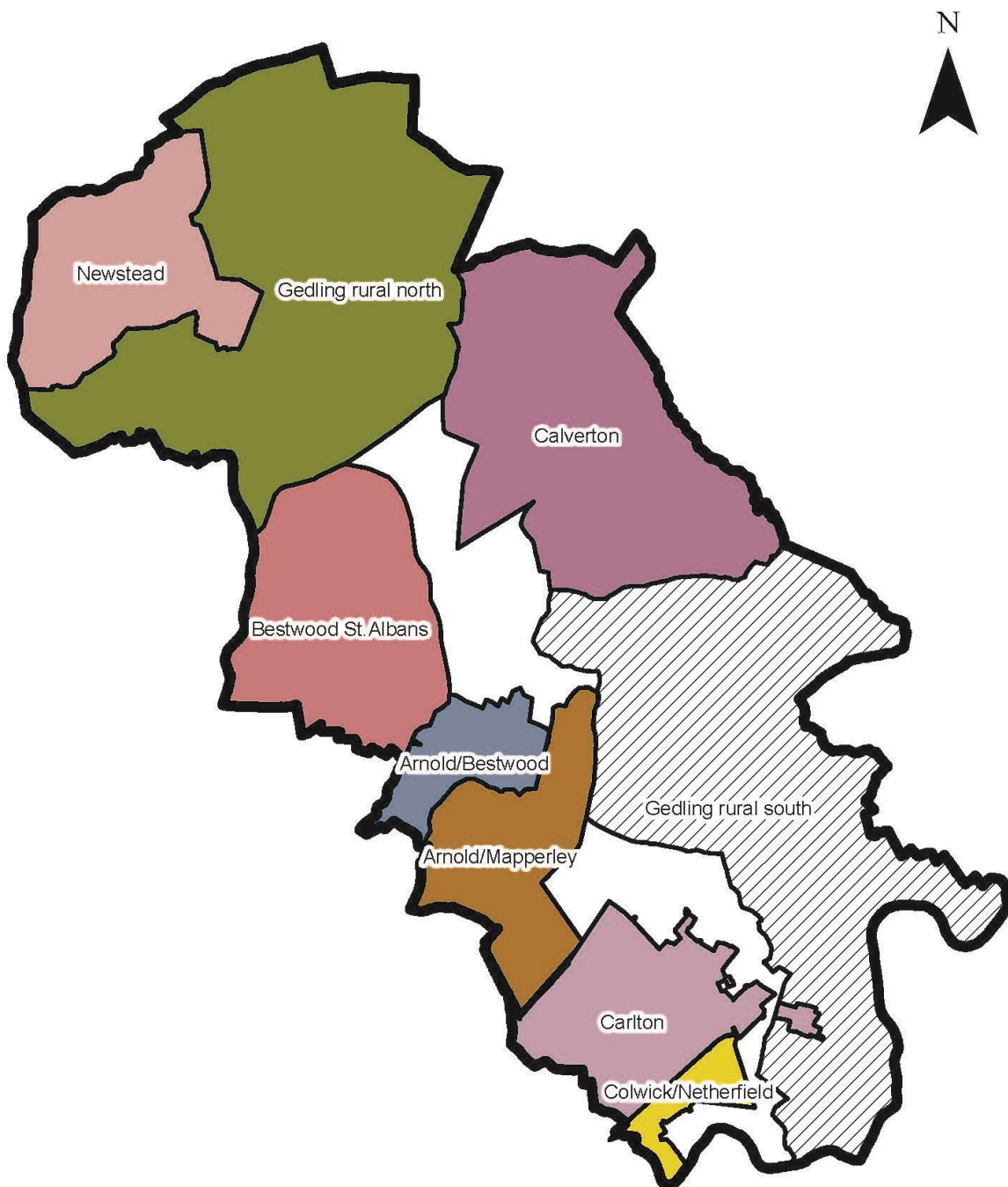
Table A1: Assumptions for sites in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2020/21 (Year 5) 2022/23 (Year 6) 2023/24 (Year 7) 2024/25 (Year 8)
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2019/20 (Year 4) 2020/21 (Year 5) 2022/23 (Year 6) 2023/24 (Year 7)
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2018/19 (Year 3) 2019/20 (Year 4) 2020/21 (Year 5) 2022/23 (Year 6)

Table A2: Assumptions for sites not in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2023/24 (Year 7) 2024/25 (Year 8) 2016/27 (Year 9) 2018/29 (Year 10)
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2022/23 (Year 6) 2023/24 (Year 7) 2024/25 (Year 8) 2016/27 (Year 9)
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2020/21 (Year 5) 2022/23 (Year 6) 2023/24 (Year 7) 2024/25 (Year 8)

Map 1: Sub Markets in Gedling Borough



Viability Sub Markets in Gedling Borough



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Appendix B: Schedule of Deliverable Sites in the Five Year Period

Aligned Core Strategy strategic sites / strategic location

Ref	Site	Locality	Status	Projected completions 2016-2021
6/782	Teal Close	Carlton	Planning permission	260
6/463	North of Papplewick Lane	Hucknall	Planning permission	255
6/989	Top Wighay Farm	Hucknall	Part of site under construction (38 homes). Reminder of site allocated	188
6/131	Gedling Colliery/Chase Farm	Carlton	Approved subject to s106	288
Total				991

Urban Area

Ref	Site	Locality	Status	Projected completions 2016-2021
6/927	Arno Vale Road (1, Land Adj)	Arnold	Planning permission	3
6/880	Arnot Hill Road (48A)	Arnold	Planning permission	1
6/189	Ashe Close (19, Land Adj To)	Arnold	Unallocated site	1
6/928	Bagnall Avenue	Arnold	Planning permission	4
6/882	Beech Avenue (35, Land Adj To)	Arnold	Planning permission	3
6/883	Benedict Court (1)	Arnold	Site completed in October 2016.	5
6/820	Byron House	Arnold	Planning permission	4
6/929	Churchmoor Lane (50)	Arnold	Planning permission	1
6/313	Clipstone Avenue (7)	Arnold	Planning permission	1
6/930	Gedling Road (323)	Arnold	Planning permission	1
6/931	Grange Road (42, Land Rear Of)	Arnold	Planning permission	1
6/582	High Street (24)	Arnold	Unallocated site	1
6/612	Maitland Road (Garage)	Arnold	Under construction	2
6/884	Mansfield Road (57)	Arnold	Under construction	2
6/621	Mansfield Road (71, undercroft car park)	Arnold	Under construction	1
6/813	Mapperley Plains (231)	Arnold	Planning permission	1
6/626	Mapperley Plains (335)	Arnold	Unallocated site	5
6/220	Melbury Road (24, Land Rear Of)	Arnold	Under construction	1
6/723	Melbury Road (65)	Arnold	Unallocated site	1
6/187	Middlebeck Drive (11)	Arnold	Unallocated site	1
6/932	Newcombe Drive (4)	Arnold	Planning permission	1
6/933	Nursery Road	Arnold	Planning permission	1
6/727	Plains Road (35)	Arnold	Unallocated site	1
6/203	Plains Road (143A)	Arnold	Under construction	3
6/680	Ramsey Drive (38)	Arnold	Under construction	1
6/885	Ramsey Drive (71)	Arnold	Planning permission	1
6/934	Robin Hood Road (3)	Arnold	Under construction	2
6/590	Rolleston Drive (102-104)	Arnold	Site complete confirmed by Local Tax (November 2016)	1
6/935	Rolleston Drive (5)	Arnold	Planning permission	1

Ref	Site	Locality	Status	Projected completions 2016-2021
6/936	Sandfield Road (51)	Arnold	Planning permission	1
6/887	Sandfield Road (117)	Arnold	Site completed in October 2016	1
6/681	Sobers Gardens (36, Land Adj To)	Arnold	Planning permission	1
6/937	Stanhope Crescent (9)	Arnold	Planning permission	1
6/938	Sunnyholme (A)	Arnold	Planning permission	1
6/69	Sunnyholme (B)	Arnold	Planning permission	4
6/482	The Grove Public House	Arnold	Site completed in August 2016.	20
6/797	Warren Hill Community Church	Arnold	Planning permission	6
6/803	Woodchurch Road (63)	Arnold	Site completed in June 2016.	1
6/218	Woodchurch Road (64, Land Adj To)	Arnold	Planning permission	3
6/939	Worrall Avenue (48)	Arnold	Planning permission	1
6/892	Adbolton Avenue (4)	Carlton	Planning permission	2
6/646	Arnold Lane (51, Land Adj To)	Carlton	Planning permission	1
6/392	Avon Road (Land Off)	Carlton	Site completed in May 2016.	1
6/735	Blenheim Avenue (21 and 23)	Carlton	Planning permission	2
6/645	Burton Road (127)	Carlton	Under construction	6
6/949	Carlton and District Constitutional Club	Carlton	Planning permission	10
6/979	Carlton Hill (137)	Carlton	Planning permission	3
6/950	Carlton Hill (404)	Carlton	Site completed in May 2016.	1
6/146	Carlton Mill	Carlton	Planning permission	16
6/951	Cavendish Avenue (11)	Carlton	Planning permission	2
6/894	Cavendish Road (68)	Carlton	Planning permission	2
6/893	Cavendish Road (263)	Carlton	Planning permission	4
6/895	Chandos Street (7)	Carlton	Planning permission	2
6/952	Coningswath Road (66)	Carlton	Site completed in October 2016.	1
6/985	Conisbrough Avenue (10)	Carlton	Planning permission	1
6/896	County Road (35)	Carlton	Planning permission	1
6/308	Cromford Avenue (4)	Carlton	Planning permission	2
6/980	Daisy Road (17)	Carlton	Planning permission	2
6/897	DBH House	Carlton	Planning permission	12
6/953	Ethel Avenue (21)	Carlton	Planning permission	2
6/898	Florence Road (26)	Carlton	Planning permission	1
6/499	Forester Road (24, Land Adj To)	Carlton	Under construction	1
6/558	Friday Lane (St Eia, Land Rear Of)	Carlton	Planning permission	1
6/817	Godfrey Street (77)	Carlton	Under construction	5
6/899	Greenhill Rise (7)	Carlton	Planning permission	3
6/690	Hilton Road (41, Land Adj To)	Carlton	Site complete confirmed by Local Tax (November 2016)	1
6/821	Ivy Villa	Carlton	Under construction	4
6/502	Jessops Lane (114-120, Land Rear Of)	Carlton	Under construction	1
6/666	Lambley Lane (46, Land Adj To)	Carlton	Unallocated site	10
6/982	Main Road (80)	Carlton	Planning permission	1
6/273	Main Road (87, Land Adj To)	Carlton	Planning permission	3

Ref	Site	Locality	Status	Projected completions 2016-2021
6/984	Main Road (98)	Carlton	Planning permission	4
6/747	Maycroft Gardens (52)	Carlton	Under construction	1
6/901	Meadow Road (70, 72 & 74)	Carlton	Planning permission	1
6/902	Midland Road (6)	Carlton	Under construction	1
6/206	Midland Road (30)	Carlton	Planning permission	3
6/221	Mount Pleasant (12, Land Adj To)	Carlton	Planning permission	1
6/903	New School House	Carlton	Planning permission	1
6/956	Northcliffe Avenue (4, Land Adj To)	Carlton	Planning permission	4
6/954	Northcliffe Avenue (37)	Carlton	Under construction	2
6/802	Oakdale Road (202, Land Rear Of)	Carlton	Planning permission	5
6/957	Perlethorpe Drive (garages)	Carlton	Planning permission	2
6/804	Pioneer Accident Repair Centre	Carlton	Under construction	6
6/725	Plains Road (86)	Carlton	Planning permission	1
6/822	Plains Road (92)	Carlton	Planning permission	1
6/823	Plains Road (92, Land Adj To)	Carlton	Planning permission	4
6/958	Play Area (Dunstan Street)	Carlton	Site completed in May 2016	6
6/335	Podder Lane	Carlton	Under construction	1
6/959	Porchester Road (162)	Carlton	Planning permission	2
6/878	Porchester Road (182)	Carlton	Planning permission	1
6/960	Porchester Road (194)	Carlton	Planning permission	2
6/961	Porchester Road (200)	Carlton	Planning permission	4
6/962	Rowland Avenue (1)	Carlton	Planning permission	1
6/824	Rutland Road (garage site)	Carlton	Planning permission	6
6/818	Sandford Road (2 & 2A)	Carlton	Planning permission	10
6/175	Sandford Road (44)	Carlton	Planning permission	7
6/904	Sandford Road (118)	Carlton	Planning permission	1
6/260	Sol Construction Ltd	Carlton	Planning permission	44
6/963	South Devon Avenue (31)	Carlton	Planning permission	1
6/964	Southdale Road (112)	Carlton	Planning permission	1
6/52	Spring Lane	Carlton	Under construction	150
6/510	Spring Lane (375)	Carlton	Unallocated site	2
6/246	Standhill Road (161, Land Adj To)	Carlton	Under construction	1
6/965	The Cavendish Pub	Carlton	Planning permission	20
6/799	The Elms (2)	Carlton	Under construction	2
6/905	The Elms (2A)	Carlton	Planning permission	3
6/751	Victoria Road (51c)	Carlton	Site complete confirmed by Local Tax (November 2016)	1
6/164	Victoria Road (58)	Carlton	Planning permission	2
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	Planning permission	2
6/966	Westdale Lane West (437)	Carlton	Planning permission	2
6/137	Wood Lane	Carlton	Allocated in the Replacement Local Plan	20
6/906	Wood Lane (65)	Carlton	Planning permission	1
6/752	Woodlands (Highclere Drive)	Carlton	Under construction	1
Total				527

Bestwood Village

Ref	Site	Locality	Status	Projected completions 2016-2021
6/20	Bestwood Business Park		Planning permission	146
6/73	Bestwood Hotel		Under construction	12
6/683	Bottom House Farm		Planning permission	2
6/877	Land at Park Road/Broad Valley Drive (1)		Planning permission	3
6/125	Land at Park Road/Broad Valley Drive (2)		Planning permission	2
6/814	The Sycamores		Planning permission	4
6/484	The Sycamores		Under construction	25
6/27	Westhouse Farm		Approved subject to s106	101
Total				295

Calverton

Ref	Site	Locality	Status	Projected completions 2016-2021
6/945	Bonner Lane (75)		Under construction	1
6/946	Broadfields (38)		Planning permission	1
6/890	Crookdole Lane (71-73)		Planning permission	1
6/130	Dark Lane		Planning permission	54
6/891	Hollinwood Lane (5)		Planning permission	1
6/489	Little Tithe Farm		Planning permission	3
6/452	Longue Drive		Under construction	4
6/490	Longue Drive (Plots 34 To 59)		Under construction	26
6/491	Longue Drive (Plots 63 To 72)		Under construction	2
6/551	Main Street (145)		Under construction	2
6/788	Manor Road (27, Land Rear Of)		Site completed in September 2016	1
6/154	Mansfield Lane (110-112)		Under construction	6
6/947	Spring Farm Kennels (A)		Planning permission	1
6/948	Spring Farm Kennels (B)		Planning permission	1
6/801	Spring Farm Kennels (plot 3)		Planning permission	1
6/686	The Cherry Tree		Under construction	14
Total				119

Ravenshead

Ref	Site	Locality	Status	Projected completions 2016-2021
6/759	Beech Avenue (3)		Site complete confirmed by Local Tax (November 2016)	1
6/812	Byron Crescent (1)		Site completed in November 2016	1
6/793	Chapel Lane (70)		Planning permission	4
6/41	Cornwater Fields (Site B)		Planning permission	70
6/910	Culag (Newstead Abbey Park)		Planning permission	1
6/527	Gorse Hill (4)		Unallocated site	2
6/758	Gorse Hill (7)		Planning permission	2

Ref	Site	Locality	Status	Projected completions 2016-2021
6/640	Grays Drive (Greendales)		Under construction	1
6/117	Longdale Avenue (2)		Planning permission	1
6/800	Longdale Lane (12)		Planning permission	2
6/968	Longdale Lane (225)		Under construction	1
6/983	Main Road (29)		Site completed in July 2016	1
6/283	Main Road (92-98)		Site completed in May 2016	1
6/204	Mandalay		Site completed in September 2016	1
6/522	Milton Court (8)		Unallocated site	1
6/969	Milton Crescent (11)		Planning permission	1
6/970	Milton Drive (43)		Site completed in June 2016	1
6/563	Nottingham Road (102, Land Rear Of)		Under construction	1
6/911	Regina Crescent (8)		Under construction	1
6/808	Regina Crescent (9)		Under construction	2
6/639	Sheepwalk Lane (20)		Planning permission	1
6/971	Sheepwalk Lane (73)		Planning permission	1
6/310	Sheepwalk Lane (94)		Under construction	4
6/972	Sheepwalk Lane (97)		Under construction	2
6/809	Tabramcore		Planning permission	1
6/913	The Bungalow (Newstead Abbey Park)		Under construction	1
6/636	The Hollies (Sheepwalk Lane, 37)		Site completed in September 2016	12
6/620	The Sherwood Ranger		Unallocated site	2
6/973	Vernon Crescent (34)		Planning permission	1
6/634	Woodlands Farm		Planning permission	1
6/633	Woodlands Farm (outbuilding)		Planning permission	1
Total				123

Other Villages

Ref	Site	Locality	Status	Projected completions 2016-2021
6/940	Bridle Road (106, Land Rear Of)	Burton Joyce	Planning permission	1
6/728	Bridle Road (108)	Burton Joyce	Planning permission	1
6/888	Bridle Road (Barn to the Rear Of)	Burton Joyce	Planning permission	1
6/807	Crifftin Road (21)	Burton Joyce	Planning permission	1
6/583	Foxhill Road (56, Land At)	Burton Joyce	Site complete confirmed by Local Tax (November 2016)	4
6/142	Kapur (Land Adj To)	Burton Joyce	Planning permission	1
6/103	Lambley Lane (120, Land Adj To)	Burton Joyce	Planning permission	1
6/263	Lambley Lane (124)	Burton Joyce	Planning permission	1
6/729	Lambley Lane (15)	Burton Joyce	Under construction	3
6/941	Lambley Lane (27) plot 1	Burton Joyce	Planning permission	1
6/942	Lambley Lane (29) plots 2-4	Burton Joyce	Planning permission	3
6/943	Lambley Lane (33A)	Burton Joyce	Planning permission	1
6/469	Millfield Close (Safeguarded	Burton Joyce	Approved subject to	23

Ref	Site	Locality	Status	Projected completions 2016-2021
	Land)		s106	
6/944	United Reform Church	Burton Joyce	Site completed in November 2016	1
6/753	Catfoot Squash Club	Lambley	Planning permission	1
6/584	Mapperley Plains (600)	Lambley	Planning permission	1
6/967	Reed Pond House	Lambley	Planning permission	1
6/907	Spring Lane (300)	Lambley	Planning permission	1
6/908	The Lambley (Land Adj To)	Lambley	Site completed in November 2016	1
6/152	Barn Stable and Cart Sheds	Linby	Planning permission	1
6/195	Fraser Street (38, Land Adj To)	Newstead	Planning permission	1
6/806	Mansfield Road (131)	Papplewick	Planning permission	1
6/196	Ash Grove	Woodborough	Under construction	9
6/914	Bank Hill House	Woodborough	Planning permission	1
6/974	Lowdham Lane (21)	Woodborough	Planning permission	1
6/334	Main Street (142)	Woodborough	Under construction	1
6/789	Main Street (147)	Woodborough	Planning permission	6
6/790	Main Street (152-156)	Woodborough	Planning permission	3
6/915	Main Street (161, Land Rear Of)	Woodborough	Under construction	1
6/916	Main Street (165)	Woodborough	Under construction	4
6/367	Roe Hill	Woodborough	Site completed in November 2016	1
6/978	Woodsend	Woodborough	Planning permission	1
				79

Appendix C: Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Past Completions (net)	275	227	321	311	174													1308
Teal Close							20	80	80	80	80	80	80	80	80	80	90	830
North of Papplewick Lane							15	60	90	90	45							300
Top Wighay Farm						30	8		50	100	100	100	100	100	100	100	57	845
Gedling Colliery/Chase Farm							72	72	72	72	72	72	72	72	72	72	72	792
Urban area						95	106	139	107	80	112	84	20	20		1		764
Bestwood Village						6	49	65	96	79	37	37						369
Calverton						35	23	20	23	18	26							145
Ravenshead						31	9	77	1	5								123
Other villages						15	25	19	18	2	2	1						82
Windfall allowance													46	46	46	46	46	230
Total Projected Completions						212	327	532	537	526	474	374	318	318	298	299	265	4480
Cumulative Completions	275	502	823	1134	1308	1520	1847	2379	2916	3442	3916	4290	4608	4926	5224	5523	5788	5788
PLAN - Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN - Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR - No. dwellings above or below cumulative housing target	25	2	-117	-246	-512	-740	-853	-801	-744	-698	-704	-810	-922	-1034	-1166	-1297	-1462	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	459	470	495	521	540	541	542	544	556	592	661	775	1013	1727	1462
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

