

Five Year Housing Land Supply Assessment 2020

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Introduction

- 1 The five year land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2020 update.
- 2 The purpose of this five year land supply assessment is to monitor and review the Council's housing supply against the housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2019.
- 3 The Ministry of Housing, Communities & Local Government published the results of the Housing Delivery Test for 2019 on 13 February 2020. Paragraph 75 of the National Planning Policy Framework states where the Housing Delivery Test indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the council should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years. The Housing Delivery Test result for 2019 for Gedling Borough Council is 58% and is based on the three year period 1 April 2016 to 31 March 2019. This is an improved performance in comparison with 51% with the previous Housing Delivery Test result for 2018. Following the Housing Delivery Test result for 2018, the Council was required to publish an Action Plan and a buffer of 20% was added to the supply of deliverable sites for the purposes of housing delivery assessment. The Housing Delivery Test result for 2019 means that the Council must continue to prepare an action plan and to apply a buffer of 20% to its calculated five year housing supply. It should be noted that the Housing Delivery Test takes a different approach to the five year land supply assessment. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2020 which is available at the following web page
www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports.
- 4 The current development plan for Gedling Borough consists of the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Aligned Core Strategy sets the housing requirement. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

Policy context

- 5 Paragraph 73 of the National Planning Policy Framework 2019 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).

- 6 The supply of specific deliverable sites should in addition include a buffer of:-
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This is measured against the Housing Delivery Test where this indicates that delivery is below 85% of the housing requirement.

- 7 Annex 2 of the National Planning Policy Framework 2019 defines deliverable sites:-

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

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

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

- 8 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The Framework also states that local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The previous version of the National Planning Policy Framework states that the windfall allowance should not include residential gardens.

- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028, as shown in **Table 1**.

Table 1: Housing requirement (2011-2028)

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)

- 10 As the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed, this means that the housing requirement figure is out of date and the Council must now monitor and review the housing supply against the annual local housing need figure calculated using the standard method.
- 11 The annual local housing need for Gedling Borough is 458. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in December 2020.

Methodology

- 12 The Council calculate housing supply using the approach set out in the Greater Nottingham Planning Partnership's Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs) which can be found at the following web page www.gedling.gov.uk/shlaa. This will be referred to as the "SHLAA methodology report" throughout in this document.

Deliverable sites that make up the housing supply

- 13 The sites that will make up the housing supply are those assessed to be deliverable within five years. The SHLAA methodology report explains that, in accordance with the NPPF, this consists of sites that are available now, suitable and achievable now. They include sites that are currently under construction, small sites with outline planning permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.
- 14 All sites in the assessment have been identified through the Council's SHLAA 2020 update and are listed in **Appendix B**. The appendix includes:-
- All strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document.
 - New sites submitted by developers and sites granted planning permission before 31 March 2020.
 - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2020) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted.
- 15 New sites that are not currently in the SHLAA and have been granted planning permission during the current financial year (i.e. since 1 April 2020)

are not included in this assessment, but will be included in next year's assessment.

- 16 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix B** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.
- 17 The approach taken to completion timescales and delivery rates is set out in the SHLAA methodology report.
- 18 Where allocated sites are complete or do not contribute towards the housing supply within the five year period, they are listed in **Appendix B** for the sake of completeness. Where sites have already been granted planning permission, approved subject to s106 agreement or are the subject of a planning application have recently taken place, the number of homes permitted or proposed via the planning application form has been used.
- 19 **Appendix B** comprises separate tables for each locality for clarity as follows:-
 - Strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document;
 - Sites that are currently under construction; and
 - Sites with planning permission, which consists of small sites with outline planning permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.

Future sources of supply (windfall allowance)

- 20 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The National Planning Policy Framework defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 21 Paragraphs 41-45 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 148 dwellings per annum will contribute to the housing supply from Year 4 onwards.

Consideration of undersupply (under-delivery)

- 22 The National Planning Practice Guidance states that local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible, thereby raising the issue of whether the Liverpool or Sedgfield method should be used. However where the standard method for

assessing local housing need is used instead, the standard method already factors in past under-delivery as part of the affordability ratio so there is no requirement to specifically address under-delivery when establishing the annual local housing need figure.

5%, 10% or 20% buffer

- 23 Paragraph 73 of the National Planning Policy Framework states that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. The Housing Delivery Test defines under delivery as where below 85% of the housing requirement has been delivered.
- 24 In February 2020 the Ministry of Housing, Communities & Local Government published the results of the Housing Delivery Test for 2019. The Housing Delivery Test 2019 result for Gedling Borough Council is 58% and, as such, a buffer of 20% should be applied. It should be noted that the need for a buffer does not increase the number of dwellings to be delivered within the plan period, but rather additional dwellings are required to be delivered within the five year period i.e. they have been moved forward from later in the plan period.

Forward look approach

- 25 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 2020 to 31 March 2025.

Non-implementation (lapse) rates

- 26 Paragraphs 47-48 of the SHLAA methodology report explain the approach taken to non-implementation rates which will be applied to the totalled figure of all unimplemented sites with planning permission i.e. sites where construction work has not started. The non-implementation rates are:-
- 10% for small sites (1-9 dwellings) and;
 - 1% for medium/large sites (10+ dwellings).

Five year land supply calculation

- 27 In accordance with the advice of the Planning Advisory Service (PAS) and as set out in the SHLAA methodology report, the Council calculates its 5 year land supply as follows:-

[Local housing need for 5 year period] + [5%, 10% or 20% buffer] = 5 year housing supply target

5 year housing supply target ÷ 5 years = annual target

Housing supply for 5 year period (including the non-implementation rates for unimplemented sites with planning permission) ÷ annual target = supply in years

Summary

28 In summary, the methodology in calculating the five year assessment is as follows:-

- The sites that make up the housing supply include sites that are currently under construction, small sites with outline permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years;
- The windfall allowance will contribute to the housing supply from Year 4 onwards;
- Addressing under-delivery is already built in to the annual local housing need figure;
- The Council adopts a 20% buffer due to the Housing Delivery Test result;
- The Council considers the five year period starting from the current financial year rather than taking a forward look approach;
- The non-implementation (lapse) rates are applied to unimplemented sites with planning permission; and
- The methodology used to calculate the five year supply accords with PAS advice.

Five year housing land supply assessment

29 The local housing need for the five year period is 2,290 homes (annual figure of 458 homes multiplied by five years). However as a result of the Housing Delivery Test 2019 result, a 20% buffer is applied (moved forward from later in the plan period) which increases the need for the five year period to 2,748 homes.

30 Paragraphs 13 to 19 explain the sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 2**.

Table 2: Estimated housing supply for the five year period

	Allocations in the Local Plan [#]	Sites under construction	Small sites with permission	Medium/large sites with permission	Total
Urban area	1,736	116	182	56	
Edge of Hucknall	439	0	0	0	
Bestwood Village	147	14	1	0	
Calverton	361	20	12	0	
Ravenshead	102	11	7	0	
Other villages	48	14	13	38	
Total	2,833	175	215	94	
Non-implementation (lapse) rates applied	N/A	N/A	10% rate applied	1% rate applied	
Revised total	2,833	175	194	93	3,295
Windfall allowance (148 x 2 years = 296)					296
Housing supply					3,591

[#] Aligned Core Strategy and Local Planning Document

- 31 Comparing the estimated housing supply of 3,591 homes to the five year local housing need of 2,748 homes, there is an oversupply of 843 homes.

Housing supply for five years	3,591
Annual requirement (2,748 ÷ five years = 550 homes)	550
No of years supply	6.53 years

- 32 **Appendix B** lists out the sites that are expected to deliver homes during the five year period. The appendix also includes information on whether the delivery information comes from the agent, developer or landowner through the SHLAA process or using the assumptions from the SHLAA methodology report. For housing allocations without planning permission and where delivery information has not been provided, annual delivery information is not available as the assumptions do not apply to sites without planning permission. However, the sites are included in the table for the sake of completeness.
- 33 **Appendix C** shows the housing trajectory for the plan period. This updates and provides more detail than the housing trajectory included in Appendix A of the Local Planning Document.

Conclusion

- 34 The assessment shows that against the housing requirement of the Local Plan, Gedling Borough Council has a 6.53 year supply.

Appendix A: Calculating the annual local housing need

The minimum annual local housing need figure for Gedling Borough is calculated using the standard method as published in December 2020.

Standard method

The standard method to calculate a minimum annual local housing need figure is set out in the national Planning Practice Guidance which can be found at the following web page <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

Step 1 – Setting the baseline

Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).

The national household growth projections are available at the following web page <https://www.gov.uk/government/collections/household-projections>.

Step 2 – An adjustment to take account of affordability

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

The most recent median workplace-based affordability ratios can be found at the following web page <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4, the average household growth should be increased by a quarter of a percent.

Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

Step 3 – Capping the level of any increase

A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last five years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the five year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than five years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

Step 4 – cities and urban centres liftoff

A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list.

Whether a cities and urban centres uplift applies depends on whether the local authority contains the largest proportion of population for one of the 20 cities or urban centres in England within the list.

The cities and urban centres list is devised by ranking the Office for National Statistics list of Major Towns and Cities by population size using the latest mid-year population estimates (nomis, official labour market statistics).

The top 20 cities and urban centres list can be found at the following web page <https://www.ons.gov.uk/aboutus/transparencyandgovernance/freedomofinformationfoi/townsandcitiesintheuk>.

Note: where a cap is applied in Step 3, the 35% uplift is applied after the cap.

Calculating the annual local housing figure for Gedling Borough

Step 1 – Baseline

Latest household projections taken from Table 406 of the 2014-based household projections from the following web page <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>.

Household projections for 2020 = 52,989

Household projections for 2030 = 57,001
Difference = 4,012
Divided by 10 years = 401.2

Average annual household growth = 401.2 (not rounded).

Step 2 – Affordability factor

Latest ratio of median house price to median workplace-based earnings from Table 5C of the house price to workplace-based earnings ratio dataset (released on 19 March 2020) from the following web page
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

Ratio of median house price to median workplace-based earnings for 2019 = 6.25
Adjustment = [(6.25 minus 4] divided by 4) = 0.5625
Multiply by 0.25 = 0.140625
Add 1 = 1.140625

Multiply average annual household growth (from step 1) by 1.140625 = 457.62

Annual local housing need = 458 (rounded).

Step 3 – should the cap be applied?

The relevant strategic policies for housing are the housing requirement in the Aligned Core Strategy adopted in 2014 which is more than five years ago.

a. 40% above projected household growth identified in step 1 (above)

Projected household growth over 10 year period is 4,012 or 401.2 homes per annum
 $4,012 + 40\% = 1,604.8$
 $4,012 + 1,604.8 = 5,616.8$ or 561.68 per annum

b) 40% above the average annual housing requirement set out in the most recently adopted strategic policies

Most recently adopted strategic policies = Aligned Core Strategy (2014)
Housing requirement = 7,250 homes for plan period 2011-2028 or 426.47 per annum
 $426.47 + 40\% = 170.59$
 $426.47 + 170.59 = 597.06$ per annum

The annual local housing need calculated according to the standard method in steps 1 and 2 is 458. This figure does not exceed the higher of the two caps calculated in step 3 and therefore the cap does not apply.

Step 4 – should the uplift be applied?

As at December 2020, the list of urban local authorities does not include Gedling and therefore the uplift does not apply.

The annual local housing need for Gedling Borough is 458.

Appendix B: Schedule of deliverable sites in the plan period 2011 to 2028

Please note that there has been a change to the site referencing for the SHLAA sites.

Urban Area

Net completions 1 April 2011 to 31 March 2020:-

Arnold = 637 homes
 Carlton = 1,169 homes
 Total = 1,806 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	735	Based on past build-out rates	SHLAA site G782. The site is allocated in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Reserved matters permission for the second housing phase of 353 dwellings (2019/0152) was granted on 22 June 2020. Reserved matters application (2019/0560) for the third and final housing phase of 277 dwellings was submitted in June 2019 and pending consideration. As at 31 March 2020, 95 plots have been built. Assumptions for delivery rates for the site based on past build-out rates i.e. average number of plots built per year.	95	95	95	95	95	95	95	70
H1	Rolleston Drive	Arnold	131	Assumptions for lead-in times and build-out rates	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). Full planning application (2020/1054) for 131 dwellings was submitted in October 2020 and pending consideration. Assume application is granted permission during 2021/22.			35	35	35	26		
H2	Brookfields Garden Centre	Arnold	90	SHLAA consultation response 2020 for 32 homes. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site (58 homes)	SHLAA site G49. The site is allocated for 90 homes in the Local Planning Document (site H2). Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020. Information from the SHLAA 2020 consultation provides the delivery rates for the 32 homes with outline permission on part of the site.					15	17		

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H3	Willow Farm	Carlton	110	SHLAA consultation response 2020	Part of the SHLAA site G459 is allocated for 110 homes in the Local Planning Document (site H3). Information from the SHLAA 2020 consultation provides the delivery rates for the housing allocation site.			20	30	30	30		
H4	Linden Grove	Carlton	120	SHLAA consultation response 2020	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Outline planning application for up to 120 homes (2019/1186) granted in August 2020 subject to the signing of the s106. Information from the SHLAA 2020 consultation provides the delivery rates for the site.		10	40	40	30			
H5	Lodge Farm Lane	Arnold	148	Assumptions for lead-in times and build-out rates	SHLAA site G48. The site is allocated for 150 homes in the Local Planning Document (site H5). Outline planning application for up to 148 homes (2018/0347) granted in August 2019 subject to the signing of s106. Information from the SHLAA 2020 consultation states that they are in consultation with the owners/promoters of housing allocations X2 and X3 to design a junction along the A60 which will provide access to both sites. Assume access issue is resolved and a detailed planning application for 148 dwellings submitted and granted permission during 2021/22.			35	35	35	35	8	
H6	Spring Lane	Carlton	0	Building Control	Site completed in April 2019.								
H7	Howbeck Road/ Mapperley Plains	Arnold	205	SHLAA consultation response 2020 for 164 homes. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site (41 homes)	The site (which consists of SHLAA site G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). Majority of the housing allocation (SHLAA site G51) is currently under construction for 164 homes (2019/0213). Information from the SHLAA 2020 consultation provides the delivery rates for the 164 homes on site.		45	45	45	29			

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H8	Killisick Lane	Arnold	230	Delivery rates to be added when planning application is submitted or permission granted	The site (which consists of SHLAA sites G50, G871 (part), G872, G873 (part) and G1032) is allocated for 230 homes in the Local Planning Document (site H8). The allocation site adjoins the Dorket Head clay quarry and to avoid sterilising mineral working through proximal development it will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The minerals extractions and progressive restoration is proposed to be complete in the mid 2020s. Phase 1 will limit housing development to the south western part of the site H8 with 65 units which is phased to commence in 2020/21 progressing northwards and completed by 2021/22. The second phase will commence during 2022/23 progressing northwards. The phasing of the housing development takes a cautious approach reflecting the timetable for the minerals extraction and restoration but with some flexibility built in to reduce risk. Information from the previous SHLAA 2019 consultation states the information provided above remains unchanged. No planning application has been received.								
H9	Gedling Colliery/ Chase Farm	Carlton	864	SHLAA consultation response 2019	SHLAA site G131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). Site is currently under construction for phase 1 (2015/1376). As at 31 March 2020, 186 plots have been built. Information from the previous SHLAA 2019 consultation indicates the delivery rates of 120 homes per year from 2020/21.	120	120	120	120	120	120	120	24
X1	Daybrook Laundry	Arnold	49	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G477. The site boundary was amended in 2017 to exclude the retail unit on site (2012/1373). The site is allocated in the Local Planning Document (site X1). The planning report for 2012/1373 states "details of a potential residential development scheme on the remainder of the site has been provided". An illustration in the Design and Access Statement shows 46 dwellings on the remainder of the site. No planning application has been received. No information has been received through the SHLAA 2020 consultation and previous consultations on the delivery of the site.								
X2	West of A60 A	Arnold	72	Assumptions for lead-in times and build-out rates	SHLAA site G479. The site is allocated for 70 homes in the Local Planning Document (site X2). Full planning permission for 72 homes (2016/0854) granted in December 2018. Assume construction work on site begin before permission lapses in December 2021.		35	35	2				
X3	West of A60 B	Arnold	150	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). No planning application received.								
Total						215	305	425	402	389	323	223	94

Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1185	Byron Street (64, Land Adj To)	Arnold	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2019/1192).	1							
G1048	Dairy Farm	Arnold	4	Assumptions for build-out rates	Site is currently under construction for change of use from farm buildings to four residential units (2016/1159).	2	2						
G1084	Gleneagles Drive (30)	Arnold	1	Building Control	Site completed in July 2020 i.e. during the 2020/21 year.	1							
G1049	Greys Road (1, Land Adj To)	Arnold	1	SHLAA consultation response 2020	Full planning permission for a new dwelling (2016/1264) granted in April 2017. Information from the SHLAA 2020 consultation indicates that the construction of the site is currently underway and that the applicant intends to develop the site in 2022/23.			1					
G93	Henry Street (10)	Arnold	4	Assumptions for build-out rates	Site is currently under construction (2018/1077).	4							
G935	Rolleston Drive (5)	Arnold	1	Building Control	Site completed in November 2020 i.e. during the 2020/21 year.	1							
G1118	Barons Close (2, Land To The South Of)	Carlton	1	Assumptions for build-out rates	Site is currently under construction (2018/0709).	1							
G735	Blenheim Avenue (21 and 23)	Carlton	1	Assumptions for build-out rates	1 plot completed in September 2017 (2014/0234). 1 remaining plot is currently under construction (2017/1084).	1							
G1166	Carlton Hill (388)	Carlton	1	Building Control	Site completed in October 2020 i.e. during the 2020/21 year.	1							
G1128	Carlton Police Station	Carlton	66	Building Control	Site completed in June 2020 i.e. during the 2020/21 year.	66							
G1122	Deabill Street (87, Land Adj To)	Carlton	2	Assumptions for build-out rates	Site is currently under construction (2018/0932).	2							
G689	Festus Street (2, Land Rear Of)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for change of use to two residential units (2017/0363).		2						
G898	Florence Road (26)	Carlton	1	Building Control	Site completed in November 2020 i.e. during the 2020/21 year.	1							
G83	Manvers Street (24 & 32)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2018/0173).	2							
G1108	Mapperley Plains (148)	Carlton	1	Assumptions for build-out rates	Site is currently under construction (2018/0693).	1							
G902	Midland Road (6)	Carlton	1	Assumptions for build-out rates	Site is currently under construction (2015/0066). Information from the previous SHLAA 2019 consultation says the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2020/21.	1							

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1182	New Vale Road (11, Land Adj To)	Carlton	3	Building Control	Site completed in September 2020 i.e. during the 2020/21 year.	3							
G1081	Norman Road (32 and 34)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2017/1261). Plot 1 was built in August 2020 i.e. during the 2020/21 year.	2							
G1087	Porchester Road (164-166, Land to the Rear Of)	Carlton	1	Building Control	Site completed in June 2020 i.e. during the 2020/21 year.	1							
G960	Porchester Road (194)	Carlton	4	Building Control	Site completed in May 2020 i.e. during the 2020/21 year.	4							
G962	Rowland Avenue (1)	Carlton	1	Building Control	Site completed in April 2020 i.e. during the 2020/21 year.	1							
G1169	Vale Road (229)	Carlton	1	Building Control	Site completed in June 2020 i.e. during the 2020/21 year.	1							
G137	Wood Lane	Carlton	14	Assumptions for build-out rates	Site is currently under construction for 14 new dwellings (2018/0577).		10	4					
Total						97	14	5	0	0	0	0	0

Sites with planning permission

Small sites with planning permission

The list of sites starts with sites located within Arnold first followed by sites within Carlton.

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1184	Angela Close (4, Land Adj To)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two detached houses (2019/0601) granted in February 2020.		2						
G351	Calverton Road	Arnold	6	Building Control for plots 36 and 48. Assumptions for lead-in times and build-out rates for the remainder of the plots.	Remaining five plots on site - plots 35, 36, 48, 49 and 62. Information from the previous 2018 SHLAA consultation states that the landowner is in the process of selling these plots and the purchasers do have the intention of building them. Full planning permission for 1 detached dwelling on plot 35 (21 Ellington Road) was granted in June 2019 (2019/0205). 1 detached dwelling on plot 36 (14 Ellington Road) was built in December 2020 i.e. during the 2020/21 year. 2 semi-detached dwellings on Plot 48 (7 and 9 Glanton Way) (2019/0033) were built in June 2020 i.e. during the 2020/21 year. Full planning permission for 1 detached dwelling on plot 62 (9 Shotton Drive) was granted in January 2020 (2019/1117). Full planning permission for 1 detached dwelling on plot 49 was submitted in October 2020 and pending consideration (2020/1002).	3	2	1					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1113	Church Street (3)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from offices to two apartments (2018/0749) granted in November 2018.		2						
G1165	Coppice Farm	Arnold	3	Assumptions for lead-in times and build-out rates	Outline planning permission for three detached houses (2019/0283) granted in June 2019.			2	1				
G626	Fairacre and Mapperley Plains (335)	Arnold	9	Assumptions for lead-in times and build-out rates	The site boundary was amended in 2018 to reflect planning permission 2017/1276. Outline planning permission (2017/1276) granted in June 2018 for the replacement of 2 dwellings for 11 dwellings, net gain of 9 dwellings.			2	2	2	2	1	
G1051	Front Street (64)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of first floor to residential use (2017/0437) granted in May 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		1						
G1098	Henry Street (6)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2018/0353) granted in May 2018 for the conversion of 1 existing dwelling to 2 dwellings, net gain of 1 dwelling.		1						
G1162	Mansfield Road and Cross Street	Arnold	6	Assumptions for lead-in times and build-out rates	Full planning permission for six residential apartment (2019/0018) granted in May 2019.		2	2	2				
G1114	Nottingham Road (113-119, Land Rear Of)	Arnold	2	SHLAA consultation response 2020	Full planning permission for two new residential flats (2018/0829) granted in November 2018. Information from the SHLAA 2020 consultation states that the applicant intends to build two flats in 2022/23.			2					
G1010	Nottingham Road (153-157)	Arnold	3	Council assumptions	Full planning permission for residential development (2016/0809) granted in September 2016.	3	0						
G1097	Sandfield Road (98)	Arnold	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2019/0793) granted in December 2019.		3						
G930	The School House (323 Gedling Road)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2017/0826) granted in December 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		1						
G797	Warren Hill Community Church	Arnold	6	Assumptions for lead-in times and build-out rates	Full planning permission for residential development (2017/0557) granted in March 2018. Information from the SHLAA 2020 consultation states the land is in trust to a charity and they would need to seek an alternative property for the charity before considering building homes on site. The coronavirus pandemic meant that they need to reconsider their needs regarding alternative property. However they confirmed their continued intention to build homes.		2	2	2				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G218	Woodchurch Road (64, Land South Of)	Arnold	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2018/0911) granted in January 2019.		2	2					
G162	Briarbank Avenue (Land North)	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission for two 4-bed communal living accommodation units at ground floor and four 1-bed apartments at first floor (2019/0775) granted in November 2019.		2	2	2				
G184	Broadway East (12A)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for one new dwelling (2019/0961) granted in December 2019.		1						
G991	Broadway East (2)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2018/0997) granted in December 2018. Full planning application for the same scheme was submitted in August 2020 and pending consideration (2020/0762).		1						
G1057	Burton Road (148)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2019/1167) granted in September 2020.		2	2					
G979	Carlton Hill (137, Land Adj To)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2017/1102) granted in December 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		2						
G1062	Celia Drive (5, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dormer bungalow (2020/0097) granted in April 2020.		1						
G1112	Church Street (9)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to five residential flats (2018/0717) granted in October 2018.		2	2	1				
G999	Dunstan Street (46 to 50)	Carlton	2	Council assumptions	Full planning permission for residential development (2016/0263) granted in November 2016.	0	2						
G1055	Earl Of Chesterfield	Carlton	23	SHLAA consultation response 2020	The public house on site was demolished in 2018. Full planning application for 23 sheltered accommodation flats with one office (2019/1031) granted in September 2020 subject to the signing of the s106. Information from the SHLAA 2020 consultation states that the applicant intends to develop 23 flats in 2021/22.		23						
G1076	Elm Avenue (17)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission (2017/1136) granted in January 2018 for the replacement of 3 dwellings with 5 dwellings, net gain of 2 dwellings.		2						
G1117	Gardenia Grove (31-35)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for five dwellings (2019/0902) granted in January 2020.		2	2	1				
G848	Green's Farm Lane (27)	Carlton	1	SHLAA consultation response 2019	The plot has extant planning permission dating back to 1970-80's. Information from the previous SHLAA 2019 consultation states that the applicant intends to develop a plot around 2022/23.			1					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/0070) granted in March 2020.		1						
G1171	Kenrick Road (218)	Carlton	2	Assumptions for lead-in times and build-out rates	Outline planning permission (2019/0813) granted in October 2019 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Reserved matters application for 3 dwellings was submitted in November 2020 and pending consideration (2020/1198).		2						
G1107	Lymn Avenue (26, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2017/1521) granted in August 2018.		1						
G1177	Main Road (17)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (2019/0646) granted in December 2019.		1						
G1095	Marshall Road (33)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2019/0532) granted in September 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.		1						
G200	Midland Road	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission for six new apartments (2016/0632) granted in July 2017. Information from the previous SHLAA 2018 consultation indicates that the site is currently on the market for sale. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		2	2	2				
G737	Mile End Road (Electricity Sub Station)	Carlton	8	Assumptions for lead-in times and build-out rates	Full planning permission for eight new flats (2020/0969) granted in December 2020.		2	2	2	2			
G221	Mount Pleasant (12, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/0839) granted in October 2020.		1						
G505	Northcliffe Avenue (48)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2018/0066) granted in October 2018.		2						
G159	Nursery Drive (1) Plot A	Carlton	3	Assumptions for lead-in times and build-out rates	Outline planning permission for three new dwellings (2018/0499) granted in December 2018. This outline permission covers SHLAA sites G159, G160 and G161.	1	2						
G160	Nursery Drive (1) Plot B	Carlton	0	See SHLAA site G159	This site is part of outline planning permission 2018/0499 - see SHLAA site G159 for information.								
G161	Nursery Drive (1) Plot C	Carlton	0	See SHLAA site G159	This site is part of outline planning permission 2018/0499 - see SHLAA site G159 for information.								
G151	Old Brickyard (1-15)	Carlton	7	Assumptions for lead-in times and build-out rates	Full planning permission (2020/0602) granted in October 2020 for change of use of ground floor storage units to seven additional new flats.		2	2	2	1			
G1168	Pearson Street (1A)	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission for six new apartments (2018/0931) granted in August 2019.		2	2	2				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G725	Plains Road (86)	Carlton	1	Council assumptions	Outline planning permission (2015/0566) granted in August 2016 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. Full planning application for the same proposal was submitted in July 2019 and pending consideration (2019/0721).	1							
G1082	Priory Court	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two apartments (2019/1181) granted in March 2020.		2						
G818	Sandford Road (2 & 2A)	Carlton	8	Assumptions for lead-in times and build-out rates	Full planning permission (2016/1033) for the replacement of 2 existing dwellings with 10 apartments (net gain of 8 dwellings) granted in June 2017. Information received from the previous SHLAA 2017 consultation indicates that the site is currently on the market and it is expected the site be completed within 3 years after permission granted. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		2	2	2	2			
G1096	Sandford Road (23)	Carlton	2	Council assumptions	Outline planning permission for two new dwellings (2018/0043) granted in April 2018.		2						
G175	Sandford Road (44)	Carlton	3	Assumptions for lead-in times and build-out rates	Full planning permission for a replacement dwelling with 4 detached dwellings, net gain of 3 dwellings (2019/0908) granted in April 2020.		2	1					
G1090	Scotgrave Farm	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new detached dwellings (2019/0852) granted in January 2020.		2	2					
G71	Standhill Avenue	Carlton	9	Assumptions for lead-in times and build-out rates	Full planning permission for 9 new dwellings (2019/0435) in September 2020.		2	2	2	2	1		
G901	The Elms (Land Off)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for residential development (2017/0454) granted in June 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		1						
G1179	Verne Close (12)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of the existing dwelling to two apartments (2019/0716) granted in January 2020.		1						
G1127	Victoria Road (28)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of upper floors to five residential flats (2019/0002) granted in March 2019.		2	2	1				
G365	Wood Lane (31)	Carlton	1	SHLAA consultation response 2020	Full planning permission for a chalet bungalow (2003/0923). Information from the previous SHLAA 2018 consultation states that the construction of the site is currently underway. Information from the SHLAA SHLAA 2020 consultation provides the delivery rates for the site.				1				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1164	Woodborough Road (876)	Carlton	7	SHLAA consultation response 2020	Full planning permission for 7 apartments (2019/0826) granted in February 2020. Information from the SHLAA 2020 consultation states that applicant intends to start construction work in September/October 2021.			7					
G1061	Woodborough Road (898)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from offices to residential flat (2017/0862) granted in September 2017.		1						
Total						8	94	46	25	9	3	1	0

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1039	Chase Farm, Mapperley Plains	Carlton	72	Assumptions for lead-in times and build-out rates	Outline planning permission for residential development (2019/0764) granted in September 2020. An indicative plan submitted with the planning application demonstrates the site could be developed for 27 dwellings and 19 apartments (46 dwellings in total). Information from the SHLAA 2020 consultation indicates that the site has been sold subject to contract and planning for 73 dwelling units. Delivery rates based on assumptions for 46 homes with outline permission.			35	11	0			
G229	Westdale Lane East (72-74)	Carlton	10	Assumptions for lead-in times and build-out rates	Full planning permission for 10 new apartments (2020/0828) granted in November 2020.		10						
Total						0	10	35	11	0	0	0	0

Edge of Hucknall

Net completions 1 April 2011 to 31 March 2020:-

136 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Hucknall	139	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy and is currently under construction for 237 homes (2017/0201). As at 31 March 2020, 98 plots have been built. Full planning application for additional 18 homes (2020/0258) granted in December 2020 subject to the signing of s106. Assumptions for delivery rates for the remaining 139 of the 237 homes on site based on past build-out rates i.e. average number of plots built per year.	50	50	39					
ACS	Top Wighay Farm	Hucknall	807	Based on information from the SHLAA consultation response 2020	SHLAA site G989. The site is allocated for 845 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Outline planning application for mixed-use development comprising 805 homes was submitted in January 2020 and pending consideration (2020/0050). Information from the SHLAA 2020 consultation provides the delivery rates for the site. The delivery rates information has been put back a year given anticipated timescales regarding determination of planning application and signing of s106.			100	100	100	100	100	100
H10	Hayden Lane	Hucknall	120	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). No planning application has been received. Information from the SHLAA 2020 consultation indicates that site is to be marketed shortly.								
Total						50	50	139	100	100	100	100	100

Sites under construction (or complete during the current financial year)

None.

Sites with planning permission

Small sites with planning permission

None.

Medium/large sites with planning permission

None.

Bestwood Village

Net completions 1 April 2011 to 31 March 2020:-

75 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood Village	11	SHLAA consultation response 2020	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). Full planning permission for eight homes (2018/0650) on part of the site granted in September 2018 and full planning permission for three homes (2019/0678) on the remainder of the site granted in November 2019. Information from the SHLAA 2020 consultation provides the delivery rates for the site.	11							
H12	Westhouse Farm	Bestwood Village	210	SHLAA consultation response 2020 for 101 homes and council assumptions for the lead-in times and build-out rates for the remainder of the site (109 homes)	SHLAA site G26. The site is allocated for 210 homes in the Local Planning Document (site H12). Full planning permission for 101 homes (2018/0823) on part of the site allocation granted in August 2019. Information from the SHLAA 2020 consultation states that the construction of the 101 homes on site is currently underway and provides the delivery rates for the 101 homes on site. A detailed application for phase 2 (109 homes) will be submitted in early part of 2021 and development of phase 2 will follow on from phase 1 to enable the development to be completed during the plan period. Assume detailed planning application for phase 2 submitted and granted permission in 2021/22.	20	25	25	25	41	35	35	4
H13	Bestwood Business Park	Bestwood Village	220	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G20. The site is allocated for 220 homes in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. Information from the previous SHLAA 2019 consultation states the information provided through the previous SHLAA 2017 consultation remains unchanged, which indicates that in the short term the owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028. No planning application has been received.								
Total						31	25	25	25	41	35	35	4

Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G829	Beeston Close (Land West Of)	Bestwood Village	8	Assumptions for build-out rates	Site is currently under construction for eight dwellings (2019/0401). As at 31 December 2020, 6 plots have been built.	8							
G683	Bottom House Farm (Barn)	Bestwood Village	2	Assumptions for build-out rates	Site is currently under construction to convert a single barn into two dwellings (2019/1056).	2							
G269	Hill Road (42, Land Adj To)	Bestwood Village	2	Building Control	Site completed in July 2020 i.e. during the 2020/21 year.	2							
G814	The Sycamores	Bestwood Village	1	Building Control	Site completed in May 2020 i.e. during the 2020/21 year.	1							
G1067	Wild Acres	Bestwood Village	1	SHLAA consultation response 2020	Site is currently under construction (2017/0998). Information from the SHLAA 2020 consultation states that the applicant intends to develop the site in 2020/21.	1							
Total						14	0	0	0	0	0	0	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1063	Goosedale Lane (Land South Of)	Bestwood Village	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to residential dwelling (2017/0531) granted in October 2017. Information from the previous SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the applicant would like to proceed with the conversion of the building to a dwelling but has outstanding issue regarding the electricity supply to the building.		1						
Total						0	1	0	0	0	0	0	0

Medium/large sites with planning permission

None.

Calverton

Net completions 1 April 2011 to 31 March 2020:-

194 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	57	SHLAA consultation response 2020	SHLAA site G130. The site is allocated for 70 homes in the Local Planning Document (site H14). Full planning permission for 57 homes (2017/1263) granted in November 2020. Information from the SHLAA 2020 consultation provides the delivery rates for the site.		20	20	17				
H15	Main Street	Calverton	75	SHLAA consultation response 2020	SHLAA site G544. The site is allocated for 75 homes in the Local Planning Document (site H15). Outline planning application for up to 79 homes (2018/0360) granted in March 2019 subject to the signing of the s106. Information from the SHLAA 2020 consultation indicates that a detailed application will be submitted in 2021 and provides the delivery rates for the site.		13	22	22	22			
H16	Park Road	Calverton	390	SHLAA consultation response 2020	The site (which consists of SHLAA sites G47 (part), G662 and G665 (part)) is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated for 390 homes in the Local Planning Document (site H16). Full planning permission for 351 homes on the majority part of the housing allocation site (2020/0020) granted in September 2020. Full planning application for 20 bungalows (2018/0817) on part of the housing allocation site granted in October 2020 subject to the signing of the s106. Information from the SHLAA 2020 consultation provides the delivery rates for the 351 dwellings on site (including 90 dwellings to be delivered after 2028).		21	40	40	40	40	40	40
X4	Flatts Lane	Calverton	84	Assumptions for lead-in times and build-out rates	SHLAA site G37. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated for 60 homes in the Local Planning Document (site X4). Outline planning permission for up to 84 homes (2018/1143) granted in March 2020. Information from the SHLAA 2020 consultation states that an application to vary a number of conditions (2020/0726) has been submitted.		35	35	14				
Total						0	89	117	93	62	40	40	40

Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G946	Broadfields (38)	Calverton	1	Building Control	Site completed in November 2020 i.e. during the 2020/21 year.	1							
G1075	Burnor Pool (7, 8 and The Oasis)	Calverton	1	Assumptions for build-out rates	Site is currently under construction (2017/0240) for the replacement of 2 existing dwellings and a hall with 3 dwellings, net gain of 1 dwelling. Construction work on the conversion of a hall into a dwelling started in September 2018.	1							
G1028	Crookdole Lane (21)	Calverton	2	Assumptions for build-out rates	Site is currently under construction (2015/1358).	2							
G1029	Georges Lane (10)	Calverton	1	Building Control	Site completed in April 2020 i.e. during the 2020/21 year.	1							
G490	Longue Drive (Plots 34 To 59)	Calverton	4	Assumptions for build-out rates	Site is currently under construction (2008/0700). As at 31 March 2020, 22 dwellings have been built which means 4 dwellings remaining (plots 38, 39, 47 and 52). Plot 52 was built in April 2020. Information from the SHLAA 2020 consultation says the site is now complete. However plots 38, 39 and 47 have not yet been signed off as 'complete' by Building Control and assume the plots will be signed off as complete in 2020/21.	4							
G491	Longue Drive (Plots 63 To 72)	Calverton	1	SHLAA consultation response 2018	Site is currently under construction (2008/0268). 9 dwellings completed and 1 dwelling remaining. Information from the previous SHLAA 2018 consultation states that the applicant intends to develop plot 70 around 2022-23.			1					
G1079	Main Street (92)	Calverton	5	Building Control	Site completed in May 2020 i.e. during the 2020/21 year.	5							
G948	Spring Farm Kennels (plot 1)	Calverton	1	Assumptions for build-out rates	Site is currently under construction (2015/1333).	1							
G801	Spring Farm Kennels (plot 4)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for one new dwelling (2020/0370).	1							
G947	Spring Farm Kennels (plot 5)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0726).	1							
G733	Spring Farm Kennels (plots 2 and 3)	Calverton	2	Assumptions for build-out rates	Full planning permission for change of use of kennel buildings to two dwellings (2012/0187) granted in April 2012. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	2							
Total						19	0	1	0	0	0	0	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G289	Bottom Farm	Calverton	1	Council assumptions	Full planning permission for a new bungalow (2016/0805) granted in December 2016.	1							
G489	Little Tithe Farm	Calverton	3	SHLAA consultation response 2020	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). The site had prior approval for change of use of agricultural building to 2 dwellings (2015/0427PN). Information from the previous SHLAA 2019 consultation states the consent for the replacement dwelling has, following the discharge of all pre-commencement conditions, now been implemented and that they are still intending to develop the other two dwellings. Information from the SHLAA 2020 consultation provides the delivery rates for the site. The prior approval application would need to be renewed.		3						
G1064	St Wilfrids Square	Calverton	8	Assumptions for lead-in times and build-out rates	Full planning permission for eight new residential flats (2017/0207) granted in October 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		2	2	2	2			
Total						1	5	2	2	2	0	0	0

Medium/large sites with planning permission

None.

Ravenshead

Net completions 1 April 2011 to 31 March 2020:-

108 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H17	Longdale Lane A	Ravenshead	30	Assumptions based on delivery of site H19.	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). No planning application has been received. Information from the SHLAA 2020 consultation states the site can only be delivered when the adjoining housing allocation site H19 (SHLAA site G40) is developed as access to the H17 site can only be from site H19. Assume site will be developed after H19 is fully built.						10	10	10
H18	Longdale Lane B	Ravenshead	31	SHLAA consultation response 2020 for	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). Outline planning application (2014/0273) for up to 31 homes on part of the remainder of the site granted in August 2018 subject to the signing of the s106. Information from SHLAA 2020 consultation states that the drafting of the s106 is still ongoing and the delivery on site to commence 2021 onwards.		10	10	11				
H19	Longdale Lane C	Ravenshead	47	SHLAA consultation response 2020	SHLAA site G40. The site is allocated for 70 homes in the Local Planning Document (site H19). Full planning permission for 47 homes (2017/1164) granted in December 2019. Information from the SHLAA 2020 consultation provides the delivery rates for the site.		11	14	14	8			
X5	Kighill Lane A	Ravenshead	19	Assumptions for build-out rates for six homes under construction and assumptions for lead-in times and build-out rates for eight homes with outline permission	The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5). Officers are working with the landowners to ensure that the allocation site is developed in a comprehensive manner. A new dwelling on the north east part of the SHLAA site G669 (2018/1004) was completed in August 2019. Part of the site is currently under construction for 6 residential units (2020/0741) (SHLAA site G166). Full planning application (2019/0129) for a new dwelling on north part of the SHLAA site G669 was refused. Appeal lodged (APP/N3020/W/19/3234515) but dismissed. Outline planning application for up to eight dwellings on SHLAA site G841 was submitted in December 2019 and pending consideration (2019/1187). Assume outline application granted permission during 2020/21.	6		2	2	2	2		
X6	Kighill Lane B	Ravenshead	30	SHLAA consultation response 2020 for SHLAA sites G845 and G1046	The site (which consists of SHLAA sites G843, G845 and G1046) is allocated for 30 homes in the Local Planning Document (X6). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner. No planning application has been received. Information from the SHLAA 2020 consultation provides the delivery rates for the SHLAA sites G845 and G1046 i.e. part of the housing allocation.			6	6				

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Total						6	21	32	33	10	12	10	10

Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1088	Heavytrees Avenue (9)	Ravenshead	1	Assumptions for build-out rates	Site is currently under construction (2017/1494) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started in November 2018.	1							
G1026	Longdale Craft Centre	Ravenshead	3	Assumptions for build-out rates	Site is currently under construction (2017/0960).	2	1						
G800	Longdale Lane (12)	Ravenshead	3	Assumptions for build-out rates	Site is currently under construction (2019/0748) for a replacement dwelling with 4 dwellings, net gain of 3 dwellings.	3							
G1116	Main Road (70)	Ravenshead	1	Building Control	Site completed in June 2020 i.e. during the 2020/21 year.	1							
G1101	Sheepwalk Lane (86)	Ravenshead	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling (2018/0425). The existing dwelling has been demolished and work on the replacement plot has started.	1							
G1091	Wood End Drive (1)	Ravenshead	1	Assumptions for build-out rates	Site is currently under construction (2014/0890). Construction work started in May 2018.	1							
G633	Woodlands Farm (outbuilding)	Ravenshead	1	Assumptions for build-out rates	The site is part of full planning permission for residential development (2013/0346) granted in July 2013 - a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site G634 and the residential conversion plot is recorded under SHLAA site G633. Information from the previous SHLAA 2018 consultation states that the construction work on the residential conversion has started.	1							
Total						10	1	0	0	0	0	0	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G214	Chapel Lane (148, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a detached dwelling (2020/0734) granted in October 2020.			1					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1078	Fairview Farm Stud	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to dwelling house (2017/1285) granted in January 2018. For information, the majority of the permitted site including the residential development element falls within Gedling Borough and the remainder falls in Newark and Sherwood District.		1						
G87	Main Road (120, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for one new dwelling (2019/0733) granted in June 2020.		1						
G1109	Vernon Crescent (81)	Ravenshead	2	Assumptions for lead-in times and build-out rates	Full planning permission (2018/0586) granted in September 2018 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings.		2						
G1173	Woodside Gardens (20) Plot 1	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new 'self-build' dwelling (2018/1191) granted in July 2019.		1						
G1174	Woodside Gardens (20) Plot 2	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new 'self-build' dwelling (2018/1193) granted in July 2019.		1						
Total						0	6	1	0	0	0	0	0

Medium/large sites with planning permission

None.

Other Villages

Net completions 1 April 2011 to 31 March 2020:-

Burton Joyce	= 16 homes
Lambley	= 23 homes
Linby	= 5 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 15 homes
Total	= 70 homes

Allocations in the Local Plan

The sites are listed in alphabetical order by village name.

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Burton Joyce	14	SHLAA consultation response 2019	SHLAA site G469. The site is allocated for 20 homes in the Local Planning Document (site H20) and is currently under construction for 14 homes (2018/0613). Information from the previous SHLAA 2019 consultation provides the delivery rates for the site.	9	5						
H21	Orchard Close	Burton Joyce	15	SHLAA consultation response 2020	SHLAA site G527. The site is allocated for 15 homes in the Local Planning Document (site H21). The site is part of a larger SHLAA site G31. Outline planning permission for up to 15 homes (2018/1034) granted in March 2020. Information from SHLAA 2020 consultation states that it is anticipated that a reserved matters application will be submitted by the end of 2020 and provides the delivery rates for the site.		15						
H22	Station Road	Newstead	40	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G132. The site is allocated for 40 homes in the Local Planning Document (site H22). Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. No planning application has been received. The public house on site was demolished in early 2018.								
H23	Ash Grove	Woodborough	11	Assumptions for lead-in times and build-out rates for plot 2 and SHLAA consultation response 2019 for the remaining plots	SHLAA site G196. The site is allocated for 10 homes in the Local Planning Document (site H23). This site has full planning permission for 12 homes (2007/0831). Plot 1 (3 Ash Grove) (2016/0888) was built in May 2018. Full planning application for one detached dwelling on plot 2 (plot adjacent to 3 Ash Grove) was granted in March 2020 (2019/1147). Information from the previous SHLAA 2019 consultation provides the delivery rates of the site which is 2 homes per year from 2023/24 to 2027/28.		1		2	2	2	2	2

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H24	Broad Close	Woodborough	15	Assumptions for lead-in times and build-out rates	The site (which consists of SHLAA sites G776, G825 and G840) is allocated for 15 homes in the Local Planning Document (site H24). Full planning application for three detached houses on part of the site to be accessed off Private Road (2019/1079) granted in August 2020 subject to the signing of the s106. Outline planning application for 11 residential houses on the remainder of the site to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration. Information from the SHLAA consultation indicates that construction work would start in 2021/22.		2	11	1				
Total						9	23	11	3	2	2	2	2

Sites under construction (or complete during the current financial year)

The sites are listed in alphabetical order by village name.

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1068	Bridle Road (34)	Burton Joyce	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling (2017/1203). The existing dwelling has been demolished and work on the replacement plot has started in January 2018.	1							
G1125	Chesterfield Drive (Free Church)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2018/0531).	2							
G996	Main Street (60)	Burton Joyce	2	Assumptions for build-out rates	Full planning permission for two new dwellings (2016/1236) granted in January 2017. Information from the previous SHLAA 2019 consultation states that site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2020/21.	2							
G1025	Spring Lane (112)	Lambley	1	Assumptions for build-out rates	Site is currently under construction (2016/0071) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started in January 2019.	1							
G997	Spring Lane (114)	Lambley	3	Assumptions for build-out rates	Four full planning permissions granted for total of four dwellings on site. Plots 1 and 4 are currently under construction (2018/0647 and 2017/0867 respectively). Plot 3 was completed in December 2019 (2017/1134). Plot 2 was completed in July 2020 (2018/0548).	2	1						
G1126	Spring Lane (292)	Lambley	1	Building Control	Site completed in December 2020 i.e. during the 2020/21 year.	1							
G1070	Sunrise Farm	Lambley	4	SHLAA consultation response 2020	Site is currently under construction for four new dwellings (2017/0690). As at 31 December 2020, 2 plots have been built. Information from the SHLAA 2020 consultation provides the delivery rates for the site.	4							
Total						13	1	0	0	0	0	0	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G940	Bridle Road (106, Land Rear Of)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for part demolition and part conversion of existing barn to a single dwelling (2019/0291) granted in August 2019.		1						
G943	Lambley Lane (33A)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2019/0620) granted in October 2019.		1						
G847	Lee Road (2)	Burton Joyce	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2017/1296) granted in February 2018.		3						
G1111	Nottingham Road (230)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of existing garage block to residential dwelling (2018/0116) granted in October 2018.		1						
G142	Vicarage Drive (Land)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for 1 new dwelling (2018/0729) granted in May 2019.		1						
G1071	Woodside Road (14)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for two bungalows (2019/0083) granted in June 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.		1						
G753	Catfoot Squash Club	Lambley	1	SHLAA consultation response 2020	Full planning permission for a new dwelling (2017/0164) granted in May 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021. Information from the SHLAA 2020 consultation provides the delivery rates for the site		1						
G1115	Harlow Wood Farm (The Stables)	Lambley	1	SHLAA consultation response 2020	Full planning permission for change of use to residential dwelling (2017/1325) granted in November 2018. Information from the SHLAA 2020 consultation provides the delivery rates for the site.	1							
G1038	The Riding Stables	Lambley	1	SHLAA consultation response 2020	The site is part of a larger SHLAA site G838 and within the Green Belt. Full planning permission for a redevelopment of existing stables to provide one dwelling (2020/0269) granted in June 2020. Information from the SHLAA 2020 consultation provides the delivery rates for the site.	1							
G1167	St Lukes Way (3)	Stoke Bardolph	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2018/1127) granted in August 2019.		1						
G978	Woodsend	Woodborough	1	Assumptions for lead-in times and build-out rates	Full planning permission (2018/0122) granted in April 2018 for a replacement dwelling, net gain zero. The existing dwelling has been demolished in 2018 and the replacement plot has not yet been built.	1							
Total						3	10	0	0	0	0	0	0

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	14	Assumptions for lead-in times and build-out rates for 14 dwellings on part of site	The site is in the Green Belt and adjacent to Burton Joyce village. Full planning permission for 14 homes (2020/0475) on part of the site granted in October 2020. This site is adjacent to SHLAA site G30 Woodside Road (Land Off) and a new access road has been constructed across site G30 to provide an alternative access to site G539.		10	4					
G1189	Lendrum Court	Burton Joyce	34	Assumptions for lead-in times and build-out rates	Full planning permission for 34 flats and 1 guest suite on the site of an existing sheltered housing complex (2019/0876) granted in February 2020.		10	10	10	4			
Total						0	10	14	10	4	0	0	0

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	A	Total
Past completions (net)	275	227	321	311	174	198	237	286	360										2389
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287										1806
Past completions (net) – Edge of Hucknall	0	0	0	0	0	36	2	43	55										136
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3										75
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3										194
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7										108
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1										16
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1										23
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1										5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0										9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0										2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0										0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2										15
Urban area - ACS and LPD allocations										215	305	425	402	389	323	223	94	528	2904
Teal Close									95	95	95	95	95	95	95	95	70		830
H1 - Rolleston Drive												35	35	35	26				131
H2 - Brookfields Garden Centre													15	17			58		90
H3 - Willow Farm												20	30	30	30				110
H4 - Linden Grove											10	40	40	30					120
H5 - Lodge Farm Lane												35	35	35	35	8			148
H6 - Spring Lane						27	64	55	4										150
H7 - Howbeck Road/Mapperley Plains											45	45	45	29				41	205

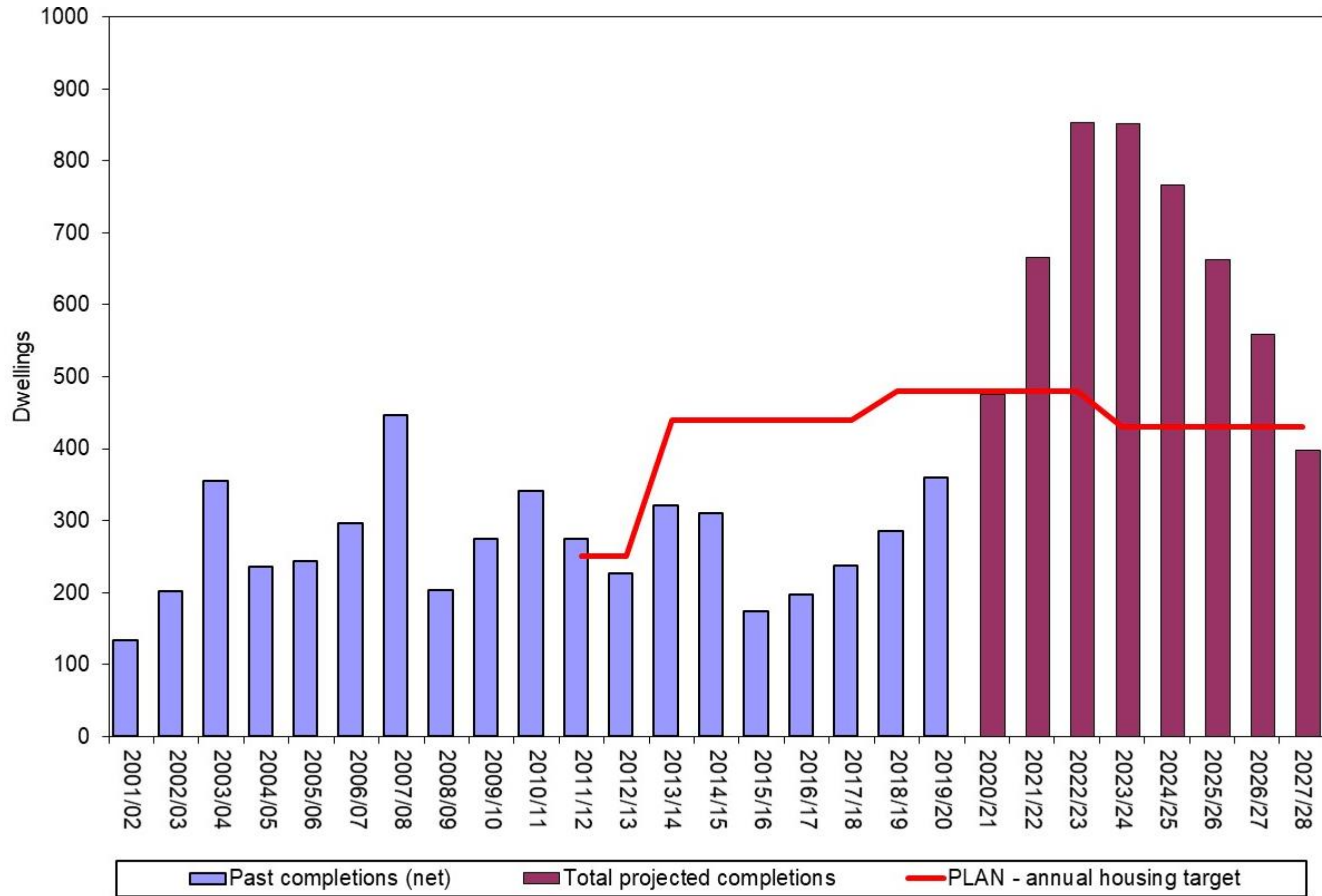
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H8 - Killisick Lane																		230	230
H9 - Gedling Colliery/Chase Farm							25	65	96	120	120	120	120	120	120	120	24		1050
X1 - Daybook Laundry																		49	49
X2 - West of A60 A											35	35	2						72
X3 - West of A60 B																		150	150
Urban area - sites under construction										97	14	5							116
Urban area - small sites with permission										8	94	46	25	9	3	1			186
Urban area - medium/large sites with permission											10	35	11						56
Edge of Hucknall - ACS and LPD allocations										50	50	139	100	100	100	100	100	138	877
North of Papplewick Lane								43	55	50	50	39						18	255
Top Wighay Farm						36	2					100	100	100	100	100	100		738
H10 - Hayden Lane																		120	120
Edge of Hucknall - sites under construction																			0
Edge of Hucknall - small sites with permission																			0
Edge of Hucknall - medium/large sites with permission																			0
Bestwood Village - LPD allocations										31	25	25	25	41	35	35	4	220	441
H11 - The Sycamores										11									11
H12 - Westhouse Farm										20	25	25	25	41	35	35	4		210
H13 - Bestwood Business Park																		220	220
Bestwood Village - sites under construction										14									14
Bestwood Village - small sites with permission											1								1
Bestwood Village - medium/large sites with permission																			0
Calverton - LPD allocations										0	89	117	93	62	40	40	40	20	501

	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	A	Total
H14 - Dark Lane											20	20	17						57
H15 - Main Street											13	22	22	22					79
H16 - Park Road											21	40	40	40	40	40	40	20	281
X4 Flatts Lane											35	35	14						84
Calverton - sites under construction										19		1							20
Calverton - small sites with permission										1	5	2	2	2					12
Calverton - medium/large sites with permission																			0
Ravenshead - LPD allocations										6	21	32	33	10	12	10	10	18	152
H17 - Longdale Lane A															10	10	10		30
H18 - Longdale Lane B											10	10	11						31
H19 - Longdale Lane C											11	14	14	8					47
X5 Kighill Lane A									1	6		2	2	2	2				15
X6 Kighill Lane B												6	6					18	30
Ravenshead - sites under construction										10	1								11
Ravenshead - small sites with permission											6	1							7
Ravenshead - medium/large sites with permission																			0
Other villages - LPD allocations										9	23	11	3	2	2	2	2	0	54
H20 - Mill Field Close (Burton Joyce)										9	5								14
H21 - Orchard Close (Burton Joyce)											15								15
H22 - Station Road (Newstead)																			0
H23 - Ash Grove (Woodborough)								1			1		2	2	2	2	2		12
H24 - Broad Close (Woodborough)											2	11	1						14
Other villages - sites under construction										13	1								14

	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	A	Total
Other villages - small sites with permission										3	10								13
Other villages - medium/large sites with permission											10	14	10	4					38
Windfall allowance													148	148	148	148	148		740
Total projected completions										476	665	853	852	767	663	559	398	924	6157
Cumulative completions	275	502	823	1134	1308	1506	1743	2029	2389	2865	3530	4383	5235	6002	6665	7224	7622	8546	8546
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	7250	
MONITOR - number of dwellings above or below cumulative housing target	25	2	-117	-246	-512	-754	-957	-1151	-1271	-1275	-1090	-717	-295	42	275	404	372	1296	
MANAGE - annual housing target taking account of past/projected completions	426	436	450	459	470	495	522	551	580	608	626	620	573	504	416	293	26		-1296
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		

Notes

- No delivery rates have been provided for sites H8 Killisick Lane, X1 Daybrook Laundry, X3 West of A60 B, H10 Hayden Lane and H13 Bestwood Business Park. Delivery rates to be added when planning application is submitted or permission granted. It is expected that these sites will be delivered by 2028. The Local Plan capacity figures are provided in column A.
- Permission for the additional 18 dwellings on part of North of Papplewick Lane site and 20 bungalows on part of H16 Park Road site are subject to the signing of the s106. No delivery rates have been provided for those dwellings through the SHLAA 2020 consultation and it is expected that they will be delivered by 2028. The figures are provided in column A.
- No delivery rates have been provided for the remaining 58 dwellings on part of H2 Brookfields Garden Centre site, the remaining 48 dwellings on part of H7 Howbeck Road/Mapperley Plains site and the remaining 18 dwellings on part of X6 Kighill Lane B site. Delivery rates to be added when planning application is submitted or permission granted. It is expected that these dwellings will be delivered by 2028. The figures are provided in column A.
- No delivery rates have been provided for site H22 Station Road because it is not expected the site be developed by 2028. The projected completed columns are blank.
- The housing trajectory does not take account of the non-implementation (lapse) rates which are used for the purposes of the Five Year Land Supply Assessment.



Notes

The projected completions as shown in column A in the housing trajectory are not shown in the above chart as annual information on completions is not available.