

Five Year Housing Land Supply Assessment 2021

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Contents

Introduction	3
Policy context	3
Methodology.....	5
Five year housing land supply assessment.....	8
Conclusion	9
Appendix A: Calculating the annual local housing need.....	10
Appendix B: Schedule of deliverable sites in the plan period 2011 to 2028	14
Appendix C: Housing trajectory	34

Introduction

- 1 The five year housing land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2021 update.
- 2 The purpose of this five year housing 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 2021.
- 3 The Ministry of Housing, Communities & Local Government (now the Ministry of Levelling Up, Housing and Communities) published the results of the Housing Delivery Test for 2020 on 19 January 2021. Paragraph 76 of the National Planning Policy Framework 2021 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 2020 for Gedling Borough Council is 68% and is based on the three year period 1 April 2017 to 31 March 2020. This is an improved performance in comparison with 58% with the previous Housing Delivery Test result for 2019. Following the Housing Delivery Test results for 2018 and 2019, 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 2020 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 housing 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 2021 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 74 of the National Planning Policy Framework 2021 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 delivery of housing taken as a whole over the previous three years has fallen below 85% of the requirement as set out in the last published Housing Delivery Test results.

- 7 Annex 2 of the National Planning Policy Framework 2021 defines deliverable sites as follows:-

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 71 of the National Planning Policy Framework 2021 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.
- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028. 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.

- 10 The annual local housing need for Gedling Borough is 463. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in December 2020.

Methodology

- 11 The Council calculates the 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.
- 12 The SHLAA methodology report was updated in 2021 and Appendix C to the SHLAA methodology report updates the evidence used to support Gedling Borough Council's approach to the SHLAA methodology which includes lead-in times and build-out rates, the windfall allowance and non-implementation rates.

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 2021 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.
 - Sites granted planning permission before 31 March 2021.
 - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2021) 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 2021) 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.
- 19 Where sites have already been granted planning permission, approved subject to s106 agreement or are the subject of a planning application, the number of homes permitted or proposed via the planning application form has been used.
- 20 **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, all sites with detailed planning permission and those medium/large sites with outline planning permission with evidence that the site will be progressed within five years.

Future sources of supply (windfall allowance)

- 21 Paragraph 71 of the National Planning Policy Framework 2021 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 2021 defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 22 Paragraphs 41-45 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 131 dwellings per annum will contribute to the housing supply from Year 4 onwards.

Consideration of undersupply (under-delivery)

- 23 Paragraph 31 of the National Planning Practice Guidance states that local planning authorities should aim to deal with any undersupply ('shortfall') within the next five years. 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

- 24 Paragraph 74 of the National Planning Policy Framework 2021 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.
- 25 In January 2021 the Ministry of Housing, Communities & Local Government (now the Ministry for Levelling Up, Housing and Communities) published the results of the Housing Delivery Test for 2020. The Housing Delivery Test 2020 result for Gedling Borough Council is 68% 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

- 26 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 2021 to 31 March 2026.

Non-implementation (lapse) rates

- 27 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:-
- 9% for small sites (1-9 dwellings) and;
 - 1% for medium/large sites (10+ dwellings).

Five year land supply calculation

- 28 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 target

5 year housing 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

29 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, all sites with detailed planning permission and those 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

30 The local housing need for the five year period is 2,315 homes (annual figure of 463 homes multiplied by five years). However as a result of the Housing Delivery Test 2020 result, a 20% buffer is applied (moved forward from later in the plan period) which increases the housing target for the five year period to 2,778 homes.

31 Paragraphs 13 to 19 explain the sources of sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 1**.

Table 1: 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	1,508	140	101	81	
Edge of Hucknall	521	0	0	0	
Bestwood Village	136	3	0	0	
Calverton	546	9	2	0	
Ravenshead	73	10	6	0	
Other villages	41	62	10	14	
Total	2,825	222	119	95	
Non-implementation (lapse) rates applied	N/A	N/A	9% rate applied	1% rate applied	
Revised total	2,825	224	108	94	3,251
Windfall allowance (131 x 2 years = 262)					262
Housing supply					3,513

[#] Aligned Core Strategy and Local Planning Document

- 32 Comparing the estimated housing supply of 3,513 homes to the five year housing target of 2,778 homes, there is an oversupply of 735 homes.

Housing supply for five years	3,513
Annual requirement (2,778 divided by five years)	556
No of years supply	6.32 years

- 33 **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.
- 34 **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

- 35 The assessment shows that against the housing target, Gedling Borough Council has a 6.32 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 2021 = 53,412

Household projections for 2031 = 57,397
Difference = 3,985
Divided by 10 years = 398.5

Average annual household growth = 398.5 (not rounded).

Step 2 – Adjustment 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 25 March 2021) 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 2020 = 6.59
Adjustment = [(6.59 minus 4] divided by 4) = 0.6475
Multiply by 0.25 = 0.161875
Add 1 = 1.161875

Multiply average annual household growth (398.5) (from step 1) by adjustment factor (1.161875) = 463.00

Annual local housing need = 463 (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 463. 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 463.

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

Urban Area

Net completions 1 April 2011 to 31 March 2021:-

Arnold = 644 homes
 Carlton = 1,394 homes
 Total = 2,038 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	662	Phase 1 based on past build-out rates. Phase 2 based on SHLAA consultation response 2021. Delivery rates for phase 3 to be added when planning permission granted	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). Second housing phase of 353 dwellings is also currently under construction (2019/0152). Reserved matters application for the third and final housing phase of 277 dwellings pending consideration (2019/0560). As at 31 March 2021, 167 dwellings on phase 1 have been built. Information from the SHLAA 2021 consultation provides the delivery rates for phase 2 only. Phase 1 is expected to be completed during 2021/22.	102	70	70	70	73		
H1	Rolleston Drive	Arnold	131	Assumptions for lead-in times and build-out rates based on information from Jigsaw Homes Midlands website	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). Full planning permission for 131 dwellings granted in August 2021 (2020/1054).		100	31				
H2	Brookfields Garden Centre	Arnold	90	SHLAA consultation response 2021 for 32 homes on part of the site. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site	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. No planning application has been received for the remainder of the site. Information from the SHLAA 2021 consultation states the information provided through the previous SHLAA consultation remains unchanged, which provided the delivery rates for the 32 homes on part of the site.				15	17		

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H3	Willow Farm	Carlton	110	SHLAA consultation response 2021 for lead-in times and assumptions for build-out rates	SHLAA site G1225 (formerly part of SHLAA site G459). Site is allocated for 110 homes in the Local Planning Document (site H3). The landowner has promoted a wider site, including SHLAA sites G459 and G1225, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2021 consultation states that subject to both sites being allocated in the new Local Plan, and with the new Local Plan being in place in 2023, the earliest start date for the site will be 2026/27. No planning application has been received.						35	35
H4	Linden Grove	Carlton	120	SHLAA consultation response 2021	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Reserved matters permission for 120 homes (2021/0694) granted in October 2021. Information from the SHLAA 2021 consultation provides the delivery rates for the site.	10	40	40	30			
H5	Lodge Farm Lane	Arnold	148	SHLAA consultation response 2021 for lead-in times and assumptions for 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. The landowner has promoted a wider site, including SHLAA sites G48 and G462, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2021 consultation states that subject to both sites being allocated in the new Local Plan, and with the new Local Plan being in place in 2023, the earliest start date for the site will be 2026/27.						35	35
H6	Spring Lane	Carlton	0	Building Control	Site completed in April 2019.							
H7	Howbeck Road/ Mapperley Plains	Arnold	205	SHLAA consultation response 2021 for 164 homes on part of the site. Delivery rates to be added when planning application is submitted or permission granted for remainder of site	The site (which consists of SHLAA sites G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). Site is currently under construction for 164 homes (2019/0213). Information from the SHLAA 2021 consultation provides the delivery rates for the 164 homes on site. No planning application has been received for the remainder of the site. Information from the SHLAA 2021 consultation indicates that the land owner for the remainder of the site is seeking to sell the site to a house builder.	50	50	64				

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	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, G872, G873 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 quarry extraction was scheduled to be complete by 2021, however due to covid-19 pandemic the extraction of clay has been slower than expected and it is anticipated that extraction would now be completed by the end of 2022 with progressive restoration taking place following this. However, this delay is unlikely to be a significant constraint in terms of bringing the site forward with an anticipated start in 2023. Information from the SHLAA 2021 consultation indicates that the Council is now considering options but no formal decision has been made.							
H9	Gedling Colliery/ Chase Farm	Carlton	686	SHLAA consultation response 2021	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 (506 homes) (2015/1376). As at 31 March 2021, 250 dwellings have been built. Reserved matters application for phase 2 and final housing phase of 430 dwellings was submitted in November 2021 and pending consideration (2021/1294). Information from the SHLAA 2021 consultation provides the delivery rates for the site.	103	102	82	81	86	85	84
X1	Daybrook Laundry	Arnold	49	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G477. The site is allocated in the Local Planning Document (site X1). Information from the SHLAA 2021 consultation indicates that there is interest with site acquisition. No planning application has been received.							
X2	West of A60 A	Arnold	72	SHLAA consultation response 2021	SHLAA site G479. The site is allocated for 70 homes in the Local Planning Document (site X2). Site is currently under construction for 72 homes (2016/0854). Information from the SHLAA 2021 consultation provides the delivery rates for the site.	20	52					
X3	West of A60 B	Arnold	157	SHLAA consultation response 2021	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 157 dwellings submitted in January 2021 and pending consideration (2021/0072). Information from the SHLAA 2021 consultation provides the delivery rates for the site which will be delivered as 'phase 2 land' as a continuation of 'phase 1' at Land West of A60 Site A (SHLAA site G479).			50	50	50	7	
Total						285	414	337	246	226	162	154

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

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	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). Full planning application for change of use from farm buildings to three residential units was submitted in August 2021 and pending consideration (2021/0961).	2	2					
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 previous 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	2	Building Control	Site completed in April 2021.	2						
G1206	Millbeck House	Arnold	23	Building Control	Site completed in April 2021.	23						
G203	Plains Road (143A)	Arnold	3	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	3						
G1097	Sandfield Road (98)	Arnold	3	Assumptions for build-out rates	Site is currently under construction for three new dwellings (2019/0793).	2	1					
G218	Woodchurch Road (64, Land South Of)	Arnold	4	Assumptions for build-out rates	Site is currently under construction for four new dwellings (2018/0911).	2	2					
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						
G991	Broadway East (2)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0762).	1						
G1122	Deabill Street (87, Land Adj To)	Carlton	2	SHLAA consultation response 2021	Site is currently under construction (2018/0932). Information from the SHLAA 2021 consultation says the site is now complete, however this has not yet been signed off as 'complete' by Building Control.	2						
G689	Festus Street (2, Land Rear Of)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for change of use to 2 residential units (2017/0363). Plot 2 was completed in November 2020.	1						
GX	Gedling Road (60-62)	Carlton	6	Building Control	Site completed in August 2021.	6						
G817	Godfrey Street (77)	Carlton	4	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	4						
G899	Greenhill Rise (7)	Carlton	3	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	3						

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0070).	1						
G1171	Kenrick Road (218)	Carlton	3	Building Control for plot 3. Assumptions for build-out rates for plots 1 and 2.	Site is currently under construction for a replacement dwelling with 3 dwellings, net gain of 2 dwellings (2020/1198). The existing dwelling has been demolished and work on the three dwellings have started. Plot 3 was completed in August 2021.	3						
G1107	Lymn Avenue (26, Land Adj To)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2017/1521).	1						
G1108	Mapperley Plains (148)	Carlton	1	Building Control	Site completed in August 2021.	1						
G1095	Marshall Road (33)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling with 2 existing dwellings, net gain of 1 dwelling (2019/0532). The existing dwelling has been demolished and work on the two dwellings have started.	1						
G902	Midland Road (6)	Carlton	1	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	1						
G1081	Norman Road (32 and 34)	Carlton	1	Building Control	Site completed in July 2021.	1						
G1168	Pearson Street (1A)	Carlton	6	Assumptions for build-out rates	Full planning permission for six new apartments (2018/0931) granted in August 2019. Information from the SHLAA 2021 consultation states that the construction of the site is currently underway.	2	2	2				
G1082	Priory Court	Carlton	2	Building Control	Site completed in May 2021.	2						
G1197	Second Avenue (102)	Carlton	1	Building Control	Site completed in May 2021.	1						
G1207	Second Avenue (102, Land Adj To)	Carlton	2	Building Control	Site completed in October 2021.	2						
G260	Sol Construction Ltd	Carlton	44	SHLAA consultation response 2021	Site has been cleared and construction work for 44 dwellings has been delayed on site (2008/0287). Full planning application (2016/0347) to vary condition 12 of 2008/0287 which relates to amended plans showing minor changes to the proposed layout and elevations and amend previously agreed s106 planning obligation to omit the integrated transport and public open space contributions and reduce the education contribution on viability grounds was refused in December 2018 and an appeal lodged (APP/N3020/W/19/32222859). Appeal allowed in June 2019. Information from SHLAA 2021 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	44						
G1198	Tennyson Avenue (14)	Carlton	1	Building Control	Site completed in September 2021.	1						
G229	Westdale Lane East (72-74)	Carlton	10	Building Control	Site completed in June 2021.	10						
G137	Wood Lane	Carlton	4	Building Control	Site completed in June 2021.	4						

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G365	Wood Lane (31)	Carlton	1	SHLAA consultation response 2021	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 2021 consultation provides the delivery rates for the site.			1				
Total						129	8	3	0	0	0	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1199	Breck Hill Road (Land Adj 133)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/0294) granted in May 2021.		2					
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				
G1205	Jermyn Drive (12 and 14)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2020/0152) granted in April 2020 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 2021	Full planning permission for two new residential flats (2018/0829) granted in November 2018. Information from the SHLAA 2021 consultation states that the applicant intends to build two flats in 2022/23.		2					
G184	Broadway East (12A)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2019/0961) granted in December 2019.	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					
G559	Carlton Hill (381)	Carlton	1	SHLAA consultation response 2020	Full planning permission to return the upstairs of a commercial building back to residential use (2020/1074) granted in February 2021. Information from the previous SHLAA 2020 consultation provides the delivery rates for the site.		1					

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1213	Carlton Hill (92, Land Adj To)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/0893) granted in January 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				
G1076	Elm Avenue (17, Rear Of)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2021/0032) granted in March 2021.		2	2				
G1195	Freda Avenue (21)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2020/0203) granted in April 2020 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	1						
G1117	Gardenia Grove (35)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for five dwellings (2021/0785) granted in September 2021.		2	2	1			
G1208	Greenhill Rise (3, Flat 1)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission granted in November 2020 (2020/0745) for conversion of existing garages to two new apartments.	2						
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						
G1215	Midland Crescent (5)	Carlton	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2020/0556) granted in February 2021.		2	1				
G737	Mile End Road (Electricity Sub Station)	Carlton	8	SHLAA consultation response 2021	Full planning permission for eight new flats (2020/0969) granted in December 2020. Information from the SHLAA 2021 consultation provides the delivery rates for the site.	8						
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 for the delivery rates	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 for the delivery rates	This site is part of outline planning permission 2018/0499 - see SHLAA site G159 for information.							

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
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			
G725	Plains Road (88, Land Rear Of)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2019/0721) granted in September 2021 for a replacement dwelling with 2 existing dwellings, net gain of 1 dwelling.		1					
G1096	Sandford Road (23)	Carlton	2	Assumptions for lead-in times and build-out rates	Outline planning permission for two new dwellings (2021/0675) granted in August 2021.			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					
G1212	Simkin Avenue (145)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/1153) granted in January 2021.		1					
G71	Standhill Avenue (Land Corner Of)	Carlton	9	Assumptions for lead-in times and build-out rates	Full planning permission for nine new dwellings (2019/0435) in September 2020.	2	2	2	2	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				
G1164	Woodborough Road (876)	Carlton	7	Assumptions for lead-in times and build-out rates	Full planning permission for seven apartments (2019/0826) granted in February 2020. Information from the SHLAA 2021 consultation states that applicant intends to start construction work before the permission expires in February 2023.		2	2	2	1		
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						39	36	18	6	2	0	0

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G351	Calverton Road	Arnold	3	Assumptions for lead-in times and build-out rates	Remaining three plots on site - plots 35, 49 and 62. Full planning permission for 1 detached dwelling on plot 35 (21 Ellington Road) was granted in June 2019 (2019/0205). Full planning permission for 1 detached dwelling on plot 62 (9 Shotton Drive) was granted in January 2020 (2019/1117). Full planning application for 1 detached dwelling on plot 49 was submitted in October 2020 and pending consideration (2020/1002). Assume planning application for plot 49 granted permission during 2021/22.	2	1					
G626	Fairacre and Mapperley Plains (335)	Arnold	9	Assumptions for lead-in times and build-out rates	Full planning permission (2021/0727) granted in September 2021 for the replacement of 2 existing dwellings for 11 dwellings, net gain of 9 dwellings.		9					
G1039	Chase Farm, Mapperley Plains	Carlton	46	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 2021 consultation indicates that the site has been sold subject to contract. Delivery rates based on assumptions for 46 homes with outline permission.		10	10	10	16		
G1055	Earl Of Chesterfield	Carlton	23	SHLAA consultation response 2021	The public house on site was demolished in 2018. Full planning permission for 23 sheltered accommodation flats with one office (2019/1031) granted in March 2021. Information from the SHLAA 2021 consultation states that the applicant intends to develop 23 flats in 2022/23.		23					
Total						2	43	10	10	16	0	0

Edge of Hucknall

Net completions 1 April 2011 to 31 March 2021:-

174 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Hucknall	101	Based on past build-out rates. Delivery rates for the additional 18 dwellings to be added when planning permission granted	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 2021, 136 dwellings have been built. Full planning application for additional 18 homes (2020/0258) granted in December 2020 subject to the signing of s106.	45	45	11				
ACS	Top Wighay Farm	Hucknall	805	Based on information from the SHLAA consultation response 2021	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. Resolution to grant outline planning application for mixed-use development comprising 805 homes (2020/0050) in March 2021 subject to the signing of the s106. Information from the SHLAA 2021 consultation provides the delivery rates for the site. The delivery rates information has been put back a year given anticipated timescales regarding the sale of the site by the County Council to a housing developer, the need for a reserved matters application and the start date for construction work.			100	100	100	100	100
H10	Hayden Lane	Hucknall	120	SHLAA consultation response 2021	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). Information from SHLAA 2021 consultation provides the delivery rates for the site and indicates that the site has been marketed and the landowners/agents are now in the process of selecting a housing developer with a planning application anticipated later in the year. No planning application has been received.		10	40	40	30		
Total						45	55	151	140	130	100	100

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

None.

Sites with planning permission

None.

Bestwood Village

Net completions 1 April 2011 to 31 March 2021:-

85 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood Village	11	SHLAA consultation response 2021	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). Part of site is currently under construction for eight homes (2018/0650). Full planning permission for three homes (2019/0678) on the remainder of the site granted in November 2019. Information from the SHLAA 2021 consultation provides the delivery rates for the site.	5	6					
H12	Westhouse Farm	Bestwood Village	210	SHLAA consultation response 2021	SHLAA site G26. The site is allocated for 210 homes in the Local Planning Document (site H12). Part of the site is currently under construction for 101 homes (2018/0823). Information from the previous SHLAA 2020 consultation states that development of phase 2 will follow on from phase 1 to enable the development to be completed during the plan period. No planning application for phase 2 has been received. Information from the SHLAA 2021 consultation provides the delivery rates for the site.	25	25	25	25	25	25	25
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. No planning application has been received.							
Total						30	31	25	25	25	25	25

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
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						
G1067	Wild Acres	Bestwood Village	1	Building Control	Site completed in June 2021.	1						
Total						3	0	0	0	0	0	0

Sites with planning permission

None.

Calverton

Net completions 1 April 2011 to 31 March 2021:-

202 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	57	SHLAA consultation response 2021	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 2021 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	5	15	15	15	7		
H15	Main Street	Calverton	79	SHLAA consultation response 2021	SHLAA site G544. The site is allocated for 75 homes in the Local Planning Document (site H15). Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. Information from the SHLAA 2021 consultation provides the delivery rates for the site and indicates that a detailed application will be submitted in 2021.		5	25	25	24		
H16	Park Road	Calverton	390	SHLAA consultation response 2021 for 351 homes on part of the site. Assumptions for lead-in times and build-out rates for 20 bungalows on the remainder of the site	The site (which consists of SHLAA sites G47, G662 and G665) is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. Site is allocated for 390 homes in the Local Planning Document (site H16). Majority of the site is currently under construction for 351 homes (2020/0020). Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021. Information from the SHLAA 2021 consultation provides the delivery rates for the 351 homes on site.	28	80	80	70	70	43	
X4	Flatts Lane	Calverton	82	Assumptions for build-out rates	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). Site is currently under construction for 82 homes (2020/0822).	12	35	35				
Total						45	135	155	110	101	43	0

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

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
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						
G551	Main Street (145)	Calverton	1	Assumptions for build-out rates	Discharge of conditions (2014/1138DOC) confirms the commencement of development (2011/1268) in December 2014. Full planning permission for amendments to the dwelling approved in 2011 (2021/0654) granted in September 2021.		1					
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 a 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 new 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						8	1	0	0	0	0	0

Sites with planning permission
Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1209	Main Street (130)	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from B1 business premises to two new dwellings (2020/0245) granted in November 2020.	2						
Total						2	0	0	0	0	0	0

Medium/large sites with planning permission

None.

Ravenshead

Net completions 1 April 2011 to 31 March 2021:-

118 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H17	Longdale Lane A	Ravenshead	30	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). No planning application has been received.							
H18	Longdale Lane B	Ravenshead	31	SHLAA consultation response 2021	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). Resolution to grant planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106. Information from the SHLAA 2021 consultation provides the delivery rates for the site.		2	5	5	5	5	4
H19	Longdale Lane C	Ravenshead	47	SHLAA consultation response 2021	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 2021 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	7	10	15	15			
X5	Kighill Lane A	Ravenshead	12	Based on past build-out rates for SHLAA site G166, delivery rates to be added when planning permission granted for SHLAA site G669 and SHLAA consultation response 2021 for SHLAA site G841	<p>The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5).</p> <ul style="list-style-type: none"> Part of the site is currently under construction for six residential units (2020/0741) (SHLAA site G166) and as at 31 March 2021, four dwellings have been built. A new dwelling 16 Kighill Lane was built on part of SHLAA site G669 in August 2019 (2018/1004) and full planning application for three dwellings to the remainder of the G669 site (i.e. rear of 18 and 16 Kighill Lane) submitted in September 2020 and pending consideration (2020/0888). SHLAA site G841 is currently under construction for seven new dwellings. Information from the SHLAA 2021 consultation provides the delivery rates for the site. 	5	4					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
X6	Kighill Lane B	Ravenshead	30	Delivery rates to be added when planning application is submitted or permission granted	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. Information from one of the three land owners via the SHLAA 2021 consultation states that all land owners have come to an agreement to sell the land to a house builder. No planning application has been received.							
Total						12	16	20	20	5	5	4

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1200	Chapel Lane (84 & 86)	Ravenshead	2	Based on past build-out rates	Site is currently under construction for the replacement of 2 existing dwellings with 6 dwellings, net gain of 4 dwellings (2019/0770). The two existing dwellings have been demolished. As at 31 March 2021, 4 dwellings have been built.	2						
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	2	Assumptions for build-out rates	Site is currently under construction for three dwellings (2017/0960). Plot A was built in August 2020.	2						
G800	Longdale Lane (12)	Ravenshead	2	Assumptions for build-out rates	Site is currently under construction (2019/0748) for a replacement dwelling with 4 dwellings, net gain of 3 dwellings. Plot 4 was built in February 2021.	2						
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 for a detached dwelling (2014/0890). Construction work started in May 2018.	1						
G633	Woodlands Farm (outbuilding)	Ravenshead	1	SHLAA consultation response 2021	The site is part of full planning permission for a replacement dwelling and residential conversion (2013/0346) granted in July 2013. The replacement dwelling plot is recorded under SHLAA site G634 and the residential conversion plot is recorded under SHLAA site G633. Information from the SHLAA 2021 consultation states that the construction work on the residential conversion is now complete, however this has not yet been signed off as 'complete' by Building Control.	1						
Total						10	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	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					
G87	Main Road (120, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for a 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						5	1	0	0	0	0	0

Medium/large sites with planning permission

None.

Other Villages

Net completions 1 April 2011 to 31 March 2021:-

Burton Joyce	= 25 homes
Lambley	= 27 homes
Linby	= 5 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 14 homes
Total	= 82 homes

The sites in the tables are listed in alphabetical order by village name.

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Burton Joyce	6	Based on past build-out rates	SHLAA site G469. The site is allocated for 20 homes in the Local Planning Document (site H20). Site is currently under construction for 14 homes (2018/0613). As at 31 March 2021, 8 dwellings have been built.	6						
H21	Orchard Close	Burton Joyce	14	Assumptions for lead-in times and build-out rates	SHLAA site G537. The site is allocated for 15 homes in the Local Planning Document (site H21). Full planning permission for 14 homes (2021/0301) granted in August 2021.		4	10				
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. The public house on site was demolished in early 2018. No planning application has been received.							
H23	Ash Grove	Woodborough	11	Assumptions for lead-in times and build-out rates for plot 2 and SHLAA consultation response 2021 for the remaining plots on site	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) was built in May 2018 (2016/0888). Full planning permission for a dwelling on plot 2 (adjacent to 3 Ash Grove) (2019/1147) granted in March 2020. Work on the remainder plots have not started. Information from the SHLAA 2021 consultation states the information provided through the previous SHLAA 2019 consultation remains unchanged, which 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 (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H24	Broad Close	Woodborough	15	SHLAA consultation response 2021	The site (which consists of SHLAA sites G776, G825 and G840) is allocated for 15 homes in the Local Planning Document (site H24). SHLAA site G825 is required to allow access to SHLAA sites G776 and G840 to the north. Full planning application for three detached houses on part of the allocation site (part of SHLAA site G776) 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 allocation site (i.e. remainder part of SHLAA site G776 and include SHLAA sites G825 and G840) to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration. Information from the SHLAA 2021 consultation provides the delivery rates for the site.		14					
Total						7	18	12	2	2	2	2

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

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	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 build-out rates	Site is currently under construction for part demolition and part conversion of existing barn to a single dwelling (2020/1236).	1						
G1068	Bridle Road (34)	Burton Joyce	1	Building Control	Site completed in April 2021.	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						
G1196	Lambley Lane (127, Land Adj To)	Burton Joyce	1	Building Control	Site completed in September 2021.	1						
G1189	Lendrum Court	Burton Joyce	34	SHLAA consultation response 2021	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. Information from SHLAA 2021 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	34						
G996	Main Street (60)	Burton Joyce	2	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	2						
G154	Mansfield Lane (110-112)	Calverton	6	SHLAA consultation response 2021	The site has full planning permission for six dwellings (2004/1471). Construction work started on plot 1 in July 2009 and no progress since. Information from the SHLAA 2021 consultation provides the delivery rates for the site.		1	2	3			
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						

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G997	Spring Lane (114)	Lambley	2	Based on past 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 2020/0450 respectively). Plot 3 was completed in December 2019 (2017/1134). Plot 2 was completed in July 2020 (2018/0548).	2						
G1070	Sunrise Farm	Lambley	2	Building Control	Site completed in October 2021.	2						
G334	Main Street (142)	Woodborough	1	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	1						
G789	Main Street (147)	Woodborough	5	Building Control	Site completed in June 2021.	5						
G916	Main Street (165)	Woodborough	2	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	2						
G1211	Old Manor Farm (workshop)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for 1 new dwelling (2020/0528).	1						
G1172	Shelt Hill (45)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling (2019/0675). The existing dwelling has been demolished and work on the replacement plot has started.	1						
Total						56	1	2	3	0	0	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
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						
G656	Land fronting 80 & 88 Bridle Road	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning application for 1 new dwelling (2020/0499) was refused in July 2020 and an appeal lodged (APP/N3020/W20/3259804). Appeal allowed in April 2021.		1					
G1214	Nottingham Road (228)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission granted in January 2021 (2020/0885) for conversion of existing outbuilding to a new dwelling.	1						
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 a new dwelling (2018/0729) granted in May 2019.	1						
G487	Wellington Road (19)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission granted in January 2021 (2020/1003) for conversion of existing garage to a new dwelling.	1						

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1115	Harlow Wood Farm (The Stables)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to residential dwelling (2017/1325) granted in November 2018. Information from the SHLAA 2021 consultation states that the landowner wishes their site to remain on the SHLAA database.	1						
G1038	The Riding Stables	Lambley	1	SHLAA consultation response 2020	Full planning permission for a redevelopment of existing stables to provide a new dwelling (2020/0269) granted in June 2020. Information from the previous 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 and the replacement plot has not yet been built.	1						
Total						9	1	0	0	0	0	0

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	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	The site is in the Green Belt and adjacent to Burton Joyce village. Part of site has full planning permission for 14 homes (2020/0475) granted in October 2020.	4	10					
Total						4	10	0	0	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	310									2699
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232									2038
Past completions (net) – Edge of Hucknall	0	0	0	0	0	36	2	43	55	38									174
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10									85
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8									202
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10									118
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9									25
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4									27
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0									5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0									9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0									2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0									0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1									14
Urban area - ACS and LPD allocations											285	414	337	246	226	162	154	655	2479
Teal Close									95	72	102	70	70	70	73			277	829
H1 - Rolleston Drive												100	31						131
H2 - Brookfields Garden Centre														15	17			58	90
H3 - Willow Farm																35	35		70
H4 - Linden Grove											10	40	40	30					120
H5 - Lodge Farm Lane																35	35		70
H6 - Spring Lane						27	64	55	4										150
H7 - Howbeck Road/Mapperley Plains											50	50	64					41	205

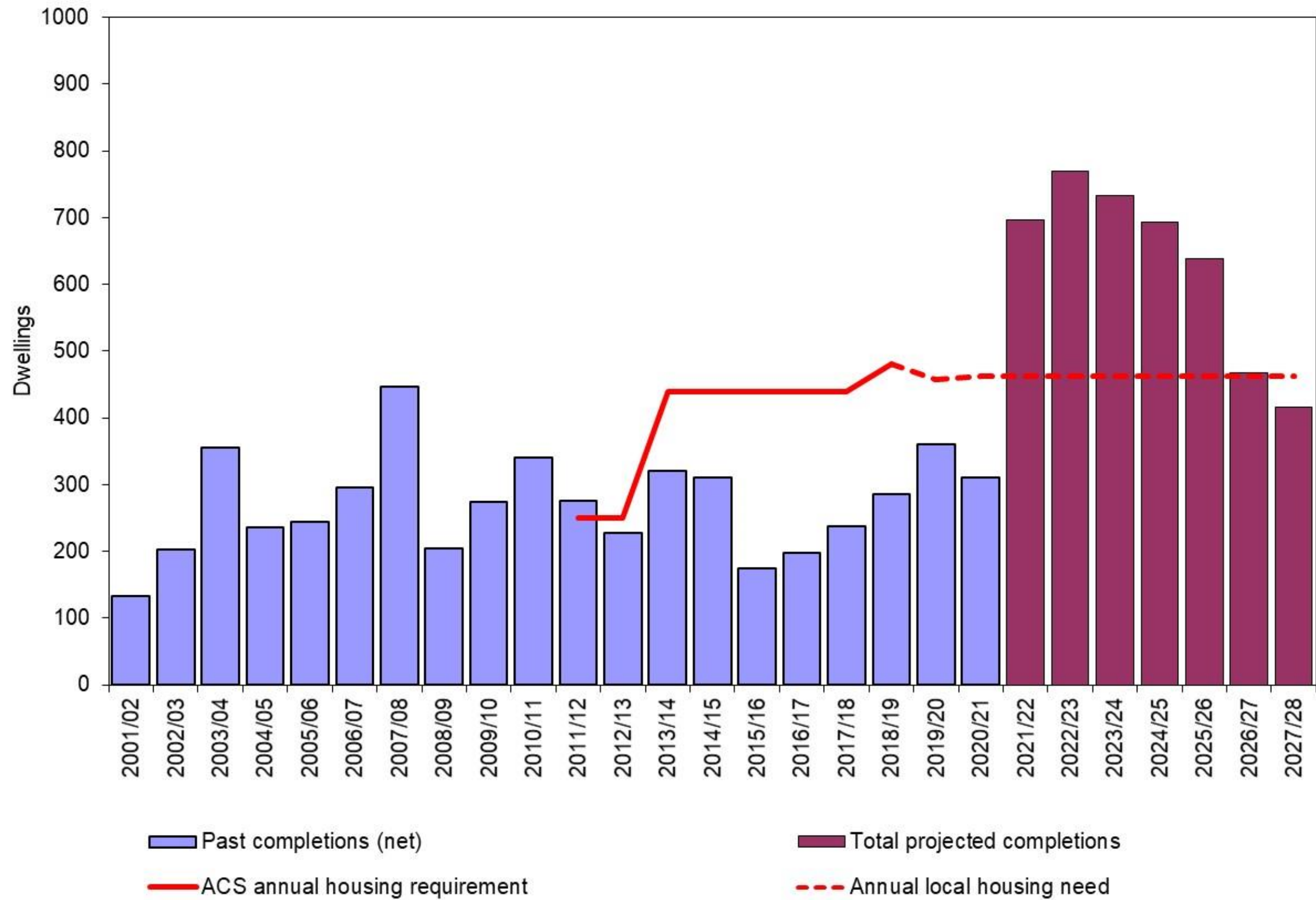
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H8 - Killisick Lane																		230	230
H9 - Gedling Colliery/Chase Farm							25	65	96	64	103	102	82	81	86	85	84		873
X1 - Daybook Laundry																		49	49
X2 - West of A60 A											20	52							72
X3 - West of A60 B													50	50	50	7			157
Urban area - sites under construction											129	8	3						140
Urban area - small sites with permission											39	36	18	6	2				101
Urban area - medium/large sites with permission											2	43	10	10	16				81
Edge of Hucknall - ACS and LPD allocations											45	55	151	140	130	100	100	18	739
North of Papplewick Lane								43	55	38	45	45	11					18	255
Top Wighay Farm						36	2						100	100	100	100	100		538
H10 - Hayden Lane												10	40	40	30				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											30	31	25	25	25	25	25	220	406
H11 - The Sycamores											5	6							11
H12 - Westhouse Farm											25	25	25	25	25	25	25		175
H13 - Bestwood Business Park																		220	220
Bestwood Village - sites under construction											3								3
Bestwood Village - small sites with permission																			0
Bestwood Village - medium/large sites with permission																			0
Calverton - LPD allocations											45	135	155	110	101	43	0	0	589

	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											5	15	15	15	7				57
H15 - Main Street												5	25	25	24				79
H16 - Park Road											28	80	80	70	70	43			371
X4 Flatts Lane											12	35	35						82
Calverton - sites under construction											8	1							9
Calverton - small sites with permission											2								2
Calverton - medium/large sites with permission																			0
Ravenshead - LPD allocations											12	16	20	20	5	5	4	30	112
H17 - Longdale Lane A																			0
H18 - Longdale Lane B												2	5	5	5	5	4		26
H19 - Longdale Lane C											7	10	15	15					47
X5 Kighill Lane A									1		5	4							10
X6 Kighill Lane B																		30	30
Ravenshead - sites under construction											10								10
Ravenshead - small sites with permission											5	1							6
Ravenshead - medium/large sites with permission																			0
Other villages - LPD allocations											7	18	12	2	2	2	2	0	45
H20 - Mill Field Close (Burton Joyce)										8	6								14
H21 - Orchard Close (Burton Joyce)												4	10						14
H22 - Station Road (Newstead)																			0
H23 - Ash Grove (Woodborough)								1			1		2	2	2	2	2		12
H24 - Broad Close (Woodborough)												14							14
Other villages - sites under construction											56	1	2	3					62

	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											9	1							10
Other villages - medium/large sites with permission											4	10							14
Windfall allowance														131	131	131	131		524
Total projected completions											691	770	733	693	638	468	416	923	5332
Cumulative completions	275	502	823	1134	1308	1506	1743	2029	2389	2699	3390	4160	4893	5586	6224	6692	7108	8031	8031
PLAN - annual housing target	250	250	440	440	440	440	440	480	458	463	463	463	463	463	463	463	463		7342
PLAN - housing target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3638	4101	4564	5027	5490	5953	6416	6879	7342	7342	
MONITOR - number of dwellings above or below cumulative housing target	25	2	-117	-246	-512	-754	-957	-1151	-1249	-1402	-1174	-867	-597	-367	-192	-187	-234	689	
MANAGE - annual housing target taking account of past/projected completions	426	436	450	459	470	495	522	551	586	619	663	659	636	612	585	559	650		
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		

Notes

- The annual housing target figures include the Aligned Core Strategy annual housing requirement from 2011/12 to 2018/19 and the annual local housing need figures calculated using the standard method from 2019/20 onwards.
- Planning application for the third and final housing phase of 277 dwellings on Teal Close pending consideration. No delivery rates have been provided for the third phase through the SHLAA 2021 consultation. The 277 dwellings figure is provided in column A.
- Permission for the additional 18 dwellings on part of North of Papplewick Lane site is subject to the signing of the s106. No delivery rates have been provided for the additional 18 dwellings through the SHLAA 2021 consultation. The figure is provided in column A.
- No delivery rates have been provided for the remaining 58 dwellings on part of H2 Brookfields Garden Centre site and the remaining 48 dwellings on part of H7 Howbeck Road/Mapperley Plains 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 sites H8 Killisick Lane, X1 Daybrook Laundry, H13 Bestwood Business Park and X6 Kighill Lane B. Delivery rates to be added when planning application is submitted or permission granted. The Local Plan capacity figures are provided in column A.
- No delivery rates have been provided for site H22 Station Road because it is not expected the site will 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.