

Five Year Housing Land Supply Assessment 2024

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Introduction

- 1 The five year housing land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2024 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 2023.
- 3 The Department of Levelling Up, Housing and Communities last published the results of the Housing Delivery Test for 2022 on 19 December 2023. The Housing Delivery Test result for 2022 for Gedling Borough Council is 88%. Following the Housing Delivery Test results for 2018, 2019 and 2020, 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 2022 means that the Council must continue to prepare an action plan but no longer needs to apply a buffer of 20% to its five year housing land supply. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2022 which is available at the following web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports. For the purposes of this five year housing land supply assessment, a 5% buffer has been applied in accordance with the Housing Delivery Test data published on 14 January 2022, being the most recent data.
- 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 76 of the National Planning Policy Framework 2023 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 3 years, to improve the prospect of achieving the planned supply.
- 7 Annex 2 of the National Planning Policy Framework 2024 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 72 of the National Planning Policy Framework 2023 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 460. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in 2024.
- 11 The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. National Planning Practice Guidance states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. The Housing Delivery Test Measurement Rule Book published in July 2018 explains how the net homes delivered calculated with adjustments for net student accommodation and net other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively) for the Housing Delivery Test results.

Methodology

- 12 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.
- 13 The SHLAA methodology report was updated in 2023 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

- 14 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.
- 15 All sites in the assessment have been identified through the Council's SHLAA 2023 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 2024.
 - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2024) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted.
- 16 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 2024) are not included in this assessment, but will be included in next year's assessment.
- 17 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.
- 18 The approach taken to completion timescales and delivery rates is set out in the SHLAA methodology report.

- 19 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.
- 20 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.
- 21 **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;
 - 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; and
 - Sites with planning permission for communal accommodation.

Future sources of supply (windfall allowance)

- 22 Paragraph 72 of the National Planning Policy Framework 2023 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 2023 defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 23 Paragraphs 45-49 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 137 dwellings per annum will contribute to the housing supply from Year 4 onwards.

Consideration of undersupply (under-delivery)

- 24 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

- 25 The Housing Delivery Test result for 2022 means that the Council will need to apply a buffer of 5% to its five year housing land supply by reason that paragraph 74 of the National Planning Policy Framework 2023 states that the

housing supply should include a buffer of 5% to ensure choice and competition in the market for land.

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 2024 to 31 March 2029.

Non-implementation (lapse) rates

- 27 Paragraphs 51-52 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:-
- 8% for small sites (1-9 dwellings) and;
 - 2% for medium/large sites (10+ dwellings).

Communal accommodation

- 28 Paragraphs 16-19 of the SHLAA methodology report refer to counting other forms of accommodation including student housing and housing provided for older people in the housing supply. Currently there are no proposals for student accommodation within Gedling Borough. As there are sites with planning permission for other communal accommodation (for example residential care homes) within Gedling Borough the nationally set ratio applied to other communal accommodation will be based on the national average number of adults in all households and applying a ratio to the bedroom data of 1.8. Source data for the nationally set ratio is from the Census 2011 and the ratio will be updated following each Census when the data is publicly available.

Five year land supply calculation

- 29 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) including adjustments for student accommodation and other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively) ÷ annual target = supply in years

Summary

30 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 5% 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
- Adjustments for student accommodation and other communal accommodation have been included within the housing supply;
- The methodology used to calculate the five year supply accords with PAS advice.

Five year housing land supply assessment

- 31 The local housing need for the five year period is 2,300 homes. However, as a result of the Housing Delivery Test 2022 result, a 5% buffer is applied which increases the housing target for the five year period to 2,431 homes.

Annual local housing need	460
Local housing need for five years (460 x 5 years)	2,300
5% buffer (rounded)	115
Five year housing target	2,415

- 32 Paragraphs 14 to 20 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	1431	75	57	10	
Edge of Hucknall	570	0	0	0	
Bestwood Village	93	0	4	0	
Calverton	320	2	7	0	
Ravenshead	82	3	3	0	
Other villages	7	19	26	0	
Total	2,503	99	97	10	
Non-implementation (lapse) rates applied	N/A	N/A	8% rate applied	2% rate applied	
Revised total	2,530	99	89	10	2701
Windfall allowance (137 x 2 years = 276)					274
Communal accommodation					17
Housing supply					2,992

[#] Aligned Core Strategy and Local Planning Document

- 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 Comparing the estimated housing supply of 3,285 homes to the five year housing target of 2,431 homes, there is an oversupply of 854 homes.

Housing supply for five years	2,9923
Annual housing target (2,15 divided by five years) (rounded)	483
No of years supply (rounded)	6.19 years

- 36 The assessment shows that against the housing target, Gedling Borough Council has a **6.19** 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 2024 = 54,628

Household projections for 2034 = 58,500
Difference = 3,872
Divided by 10 years = 387.2

Average annual household growth = 387.2 (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 2023) 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 2023 = 7.02
Adjustment = $([7.02 \text{ minus } 4] \text{ divided by } 4) = 0.755$
Multiply by 0.25 = 0.18875
Add 1 = 1.18875

Multiply average annual household growth (387.2) (from step 1) by adjustment factor (1.18875) = 460.284

Annual local housing need = 460 (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 3,872 or 387 homes per annum
 $40\% \text{ of } 3,872 = 1,548.8$
 $3,872 + 1,548.8 = 5,420.888$ or 542. per annum

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

Most recently adopted strategic polices = 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 460. This figure does not exceed the higher of the two caps calculated in step 3 (i.e. 542 and 597.06) 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 460.

Appendix B: Schedule of deliverable sites in the plan period 2011 to 2029

Urban Area

Net completions 1 April 2011 to 31 March 2024:-

Arnold = 928 homes
 Carlton = 2,222 homes
 Total = 3,144 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H1	Rolleston Drive	Arnold	112	Assumptions for build-out rates based on information from developer	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). The site is currently under construction for 131 factory-built affordable homes (2020/1054). As of 31 March 2024, 19 homes have been completed.	59	53			
H2	Brookfields Garden Centre	Arnold	90	Delivery rates to be added when planning application is submitted.	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 has since lapsed in March 2023.					
H3	Willow Farm	Carlton	110	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. Full planning application for 24 houses on part of the site (2021/1398) was submitted in December 2021 and granted permission in April 2023. No planning application has been received for the remainder of the site.	13	11			
H4	Linden Grove	Carlton	56	Based on past build-out rates	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Site is currently under construction for 120 homes (2021/0694). As of March 2024, 64 homes have been completed.	50	6			
H5	Lodge Farm Lane	Arnold	148	SHLAA consultation response 2023	SHLAA site G48. The site is allocated for 150 homes in the Local Planning Document (site H5). Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the 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 2023 consultation provides the delivery rates for the site.			36	36	36
H6	Spring Lane	Carlton			Site completed in April 2019.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H7	Howbeck Road/ Mapperley Plains	Arnold	78	SHLAA consultation response 2023 for the majority of the site under construction. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site	The site (which consists of SHLAA sites G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). The majority of the site is currently under construction for 164 homes (2019/0213). As at 31 March 2024, 140 homes have been built. A planning application for 54 homes on the remainder of the site was received in December 2023 and is currently pending consideration (2023/0926).	24	34	22		
H8	Killisick Lane	Arnold	230	Assumptions for build out rates	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 Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction was scheduled to be complete by 2021, however due to COVID-19 the extraction of clay was slower than expected and consent has since been granted to vary the timing phasing condition. It is now anticipated that extraction will be completed by summer 2024 with progressive restoration taking place following this. Full planning permission on part of the site for 45 homes is going to Planning Committee in June 2024 (2023/0830). No planning applications have yet been received for the remainder of the site.		36	9		
H9	Gedling Colliery/ Chase Farm	Carlton	439	Based on past build-out rates	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). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667) and 433 homes (2021/1294) on phase 2. Full permission granted for 24 homes on the remainder of the site in (2022/0200) December 2023. Total figure granted to date is 965 homes. As at 31 March 2024, 526 homes have been built.	84	84	84	84	84
X1	Daybrook Laundry	Arnold	51	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). Full planning permission for 51 retirement apartments (2023/0701) was granted in March 2024.		51			
X2	West of A60 A	Arnold			Site completed in February 2023					
X3	West of A60 B	Arnold	144	SHLAA consultation response 2023	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 144 homes was approved at Planning Committee in March 2024 subject to s106 (2021/0072).		36	36	36	36
Total						230	313	183	156	156

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
ACS	Teal Close	Carlton	393	Based on past build-out rates	SHLAA site G782. The site is allocated for 830 homes in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). All three housing phases are currently under construction (2017/0800, 2019/0152 and (2019/0560). Total figure granted to date is 807 homes. As of 31 March 2024, 331 homes have been built. 197 homes on phase 1 with 2 plots remaining and 217 homes on phase 2 have been built.	83	83	83	83	61

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G238	Acton Road (66, Land Adj To)	Arnold	2	Site visit	Site is currently under construction for two dwellings (2022/0344) granted in August 2022	2				
G882	Beech Avenue (35, Land Adj To)	Arnold	3	Site visit	Site is currently under construction for three detached dwellings (2015/1037).	3				
G1236	Birkland Avenue (31, Land Adj To)	Arnold	2	Site visit	Site is currently under construction for a new dwelling (2021/0559) granted in July 2021.	1				
G820	Byron House	Arnold	12	Building Control	Site completed for change of use from first and second floor offices to 12 residential flats (2022/0319PN) in April 2024	12				
G351 (part)	Calverton Road	Arnold	1	Building Control	Remaining two plots on site - plots 49 and 62. Part of site is currently under construction for 1 detached dwelling on plot 62 (9 Shotton Drive) (2023/0660) granted in October 2023.	1				
G1113	Church Street (3)	Arnold	2	SHLAA consultation response 2023	Site is currently under construction for change of use from offices to two apartments (2018/0749).	2				
G1048	Dairy Farm	Arnold	3	Assumptions for build-out rates	Site is currently under construction for change of use from farm buildings to three residential units (2021/0961).	3				
G1294	Front Street (53)	Arnold	2	Site visit	Site is currently under construction for the erection of an upper floor extension and conversion of retail storage building (2021/0936) granted in February 2023.	2				
G119	Marlborough Road (34, Land Adj To)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2021/0747) granted in August 2021	2				
G932	Newcombe Drive (4)	Arnold	1	Site visit	Full planning permission for a new dwelling (2021/1331) granted in February 2022.	1				
G1228	Sandfield Road (49, Land To Side & Rear Of)	Arnold	3	Site visit	Site is currently under construction for three new dwellings (2020/0922) granted in May 2021	1	2			
G1240	Arnold Lane (123)	Carlton	2	Site visit						
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				
G1295	Breck Hill Road (146)	Carlton	1	Building Control	Site completed the demolition of the existing house and replacement with 2.5 storey apartment block granted in April 2024.	8				
G184	Broadway East (12A)	Carlton	1	Site visit	Site is currently under construction for a new dwelling (2019/0961). Construction commenced October 2022	1				
G1057	Burton Road (148)	Carlton	4	SHLAA consultation response 2023	Full planning permission for four new dwellings (2019/1167) granted in September 2020	4				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G1227	Carlton Hill (238)	Carlton	1	Assumptions for build-out rates	Full planning permission for a new dormer bungalow (2020/0097) granted in April 2020. Site is under construction.	1				
G117	Gardenia Grove (35)	Carlton	5	Assumptions for build-out rates	Site is currently under construction for five dwellings (2022/0545).	1	1	1	1	1
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0070).	1				
G1234	Lambley Lane (32, Land Rear Of)	Carlton	1	SHLAA consultation response 2023	Site is under construction for a new dwelling (2021/0284)	1				
G151	Old Brickyard (1-15)	Carlton	7	Site visit	Site is currently under renovation for change of use of ground floor storage units to seven additional new flats (2020/0602)	7				
G1231	Pheonix Avenue (94)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0833).	1				
G725	Plains Road (88)	Carlton	2	Site Visit	The site is currently under construction for 2no. detached two storey dwellings (2019/0721) granted in September 2021	2				
G1040	Plains Road (96)	Carlton	9	Site Visit	Site is currently under construction for 9 new dwelling (2021/0737).	9				
G1212	Simkin Avenue (145)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/1153).	1				
	Wollaton Avenue (4)	Carlton	2	Site visit	Site is currently under renovation for the change of use of the ground floor from Retail (use class A1) to Residential (use class C3) to create 4 self-contained flats. Two of the flats appear completed.	2				
G365	Wood Lane (31)	Carlton	1	SHLAA consultation response 2022	Construction work for a new chalet bungalow on site started in 2005 (2003/0923). Information from the SHLAA 2022 consultation provides the delivery rates for the site.			1		
Total						63	7	4	1	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1278	Calverton Road (20A)	Arnold	2	Assumptions for lead-in times and build-out rates	Outline planning permission for a demolition of existing dwelling and construction of three residential units (2021/1078) granted in October 2022.			1	1	
G1165	Coppice Farm Stables	Arnold	3	Assumptions for lead-in times and build-out rates	Reserved matters for three detached houses (2023/0927) granted in March 2024 pursuant to outline planning permission houses (2022/0426) granted in November 2022.		1	1	1	
G1275	Coppice Road (4)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to two residential units (2021/1326) granted in August 2022.	2				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1272	Croft Road (8)	Arnold	1	Assumptions for lead-in times and build-out rates	The site has permitted development rights for change of use of existing first floor offices to one flat (2021/0076PN). Decision date is August 2022.	1				
G1283	Front Street (135-141)	Arnold	5	Assumptions for lead-in times and build-out rates	Full planning permission (2021/1135) for the demolition of existing building including four flats and the creation of nine residential apartments, net gain of five residential units granted in December 2022.	5				
G1324	2A Henry Street	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0741) granted for construction of 2 storey dwelling with off road vehicle access and parking					
G1281	Mapperley Plains (383)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/1448) granted in October 2022.	1				
G1292	Plains Road (31)	Arnold	4	SHLAA 2023 consultation response	Full planning permission (2022/1119) for the change of use of and extensions of ground floor for commercial with four apartments above granted in February 2023.		4			
G1306	Portland Street (2)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0315) for separation of part of redundant cafe (no 32 Mansfield Road) and returning of no2 Portland Street to ground floor apartment granted in July 2023.		1			
G1254	Redhill Road (10A)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/0376) granted in January 2022.	1	1			
G1300	St Albans Road (49, land to side of)	Arnold	2	Assumptions for lead-in times and build-out rates	Outline planning permission (2023/0245) for 2 new dwellings granted in June 2023			2		
G1316	St Albans Road (49, land to the side & rear of)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/05520) for conversion of existing workshop/offices into dwelling with pitched roof and flat roof extension and demolition of existing outbuildings. Granted in September 2023.		1			
G1097	Sandfield Road (98)	Arnold	1	Assumptions for lead-in times and build-out rates	Plot 1 has a new planning permission (2023/0539) granted in November 2023.	1				
G69	Sunnyholme	Arnold	3	Site visit	Full planning permission for four new dwellings (2022/0108) granted in April 2022. 1 plot completed but no evidence of construction for the 3 remaining dwellings.		1	1	1	
G1335	Thackerays Lane (42)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for conversion of the upper floor to create one dwelling using an existing entrance for access to the newly created flat (2023/0770)		1			
G1322	Burton Road (58-60)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for proposed 2-bed detached bungalow (2023/0616) granted in October 2023.		1			
G559	Carlton Hill (381)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission to return the upstairs of a commercial building back to residential use (2020/1074) granted in February 2021.	1				
G1319	Carlton Hill (299 Carlton Fryer)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0288) for conversion of outbuildings to 2 bed living accommodation. Granted in September 2023.	1				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1268	Forester Road (32A)	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission (2022/0173) for the conversion and extension of two existing dwellings to eight dwellings, net gain of six dwellings granted in July 2022.	2	2	2		
G1177	Main Road (17)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2022/0831	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (2022/0831) granted in November 2022.	1				
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. An application to renew the planning permission was submitted in August 2023 (2023/0615).			1		
G159	Nursery Drive (1) Plot A	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1375) granted in January 2022.			1		
G160	Nursery Drive (1) Plot B	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1377) granted in January 2022.			1		
G161	Nursery Drive (1) Plot C	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1378) granted in January 2022.			1		
G1291	Nursery Drive (3)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2022/1311) granted for erection of two dwellings following removal of existing detached bungalow granted in February 2023.			1		
G1286	Perlethorpe Crescent	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2022/0900) granted in December 2022.	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.			1	1	
G1280	Second Avenue (92)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to two residential units (2022/0972) granted in October 2022.	1				
G1334	The Elms (9)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for the erection of a detached dwellinghouse (2023/0601) granted in February 2024		1			
G1279	The Elwes Arms	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2022/0832) granted in October 2022.	1	1			
G1315	Victoria Road (23-25)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0500) for part change of use from Class E, to Residential C3. (Rear of property only). Granted September 2023.	1				
G1238	Victoria Road (Units 4 and 5)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from first floor retail storage area to two flats (2021/0465) granted in August 2021.	2				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1250	Westdale Lane West (437)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from ground floor osteopaths to a flat (2021/1229) granted in December 2021. Information from the SHLAA 2022 consultation states the site is on the market and decision to whether the conversion to residential or keep as mixed as mixed use will be up to the new owner. Assume one year delay in lead-in times.	1				
Total						28	18	9	2	0

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G351 (part)	Calverton Road	Arnold	2	Assumptions for lead-in times and build-out rates	Remaining two plots on site - plots 49 and 62. Full planning application for 1 detached dwelling on plot 49 was granted in August 2022 (2020/1002).	1				
G513	Woodborough Road (864)	Carlton	9	Assumptions for lead-in times and build-out rates	Site has planning permission (2022/1347) for the conversion of the existing house to 3 flats and build seven new flats.	9				
Total						10				

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Bed spaces	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G864	Church Street (36)	Arnold	9	9	Assumptions for lead-in times and build-out rates	Full planning permission for (2023/0423) for proposed redevelopment of the site to provide an Independent Living Scheme (Use Class C2) comprising nine apartments and communal/office space following site clearance, granted in August 2023.		9			
G1270	Woodthorpe Drive (53)	Arnold	12	7	Assumptions for lead-in times and build-out rates	Full planning permission for a new build residential care home (2020/1312) granted in July 2022.	7				
Total							7	9	0	0	0

Edge of Hucknall

Net completions 1 April 2011 to 31 March 2024:-

285 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
ACS	North of Papplewick Lane	Hucknall	9	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy. Part of the site is currently under construction for 255 homes including additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2024, 246 homes have been built. The remainder of the site has been granted full permission for 30 homes subject to s106 (2023/0233).	9	30			
ACS	Top Wighay Farm	Hucknall	805	Based on information from the SHLAA consultation response 2022	SHLAA site G989. The site is allocated for 1,000 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022. Information received indicates that the site is being acquired by a housebuilder and a reserved matters application is anticipated.		100	100	100	100
H10	Hayden Lane	Hucknall	131	Assumptions for lead-in times and build-out rates	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). Full planning permission for 131 homes (2022/0501) was granted subject to s106.		36	36	36	23
Total						9	166	136	136	123

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 2024:-

148 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood Village		Building Control	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). Part of the site completed construction for 11 homes (2018/0650 and 2019/0678). The remainder of the site was granted full permission for 3 homes (2024/0101) in June 2024.		3			
H12	Westhouse Farm	Bestwood Village	145	Delivery rates based on past build out rates	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). As at 31 March 2023, 49 homes have been built. Full planning permission for 93 homes on the remainder of the site (2024/0095) was submitted in February 2024 and is currently pending.	18	18	18	18	185
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						18	21	18	18	18

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

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1248	Forge Farm	Bestwood Village	4	SHLAA consultation response 2023	Full planning permission for change of use from farm buildings to four dwellings (2021/0930) granted in November 2021. Information from the SHLAA 2023 consultation provides the delivery rates for the site.	1	1	1	1	
Total						1	1	1	1	0

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Calverton

Net completions 1 April 2011 to 31 March 2024 :-

467 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	45	Based on past build	SHLAA site G130. The site is allocated for 70 homes in the Local Planning Document (site H14). The site is currently under construction for 57 homes (2017/1263). As of 31 March 2024, 12 homes have been completed.	12	12	12	9	
H15	Main Street	Calverton	77	SHLAA consultation response 2023	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. Reserved matters application is currently pending for 77 dwellings (2024/0217).		10	15	15	15
H16	Park Road	Calverton	225	Based on past build out rates 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 allocated for 390 homes in the Local Planning Document (site H16). Majority of the site is currently under construction for 363 homes (2022/0584). As of 31 March 2024, 158 dwellings have been built. Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021.	89	74	50		
X4	Flatts Lane	Calverton	8	Assumptions for build-out rates	SHLAA site G37. The site is allocated for 60 homes in the Local Planning Document (site X4). The site is currently under construction for 82 homes (2020/0822). As of 31 March 2024, 37 homes have been completed.	8				
Total						108	96	77	24	15

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G1239	Crookdole Stud	Calverton	1	SHLAA consultation response 2023	Site is currently under renovation for change of use from equestrian and workshop building to residential use (2021/1093)	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				
Total						2	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	2024-25	2025-26	2026-27	2027-28	2028-29
G1336	Flatts Lane (3)	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for the subdivision of the existing first-floor apartment to create two first-floor apartments, and a first floor rear extension to form a dwellinghouse together external alterations and off-street car parking spaces (2023/0666) granted in March 2024.		2			
G1321	Salterford Manor	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for proposed re-use of former agricultural buildings to form a single residential dwelling, garage and ancillary accommodation (2023/0591) in October 2023.		1			
G1244	St Wilfrids Square (14) first floor	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission to create a new flat at first floor (2021/0309) granted in September 2021.	1				
G1259	The Baptist Church	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of existing church hall building to two dwelling houses (2021/0370) granted in February 2022. Information from the SHLAA 2022 consultation states the site is now in the process of being advertised for sale. Assume one year delay in lead-in times.	1	1			
G1301	The Small Holding	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0295) for change of use into a new dwelling granted in June 2023		1			
Total						2	5	0	0	0

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Ravenshead

Net completions 1 April 2011 to 31 March 2024:-

140 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H17	Longdale Lane A	Ravenshead	33	SHLAA consultation response 2023	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). A detailed planning application was received in January 2023 for 33 homes (2023/0083) and is pending determination.		13	13	7	
H18	Longdale Lane B	Ravenshead	31	Delivery rates to be added when planning permission granted	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106.					
H19	Longdale Lane C	Ravenshead	44	SHLAA consultation response 2022	SHLAA site G40. The site is allocated for 70 homes in the Local Planning Document (site H19). Reserved matters for 47 homes (2017/1164) granted in December 2019. A site visit in July 2023 informed that the construction of the site is currently underway.	36	8			
X5	Kighill Lane A	Ravenshead	6	Delivery rates to be added when planning application is submitted or permission granted for the remainder of SHLAA site G669. Bast on past build-out rates for SHLAA site G841.	The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5). <ul style="list-style-type: none"> The west part of the site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741) (SHLAA site G166). For the middle part of the site, a new dwelling 16 Kighill Lane was built on part of SHLAA site G669 in August 2019 (2018/1004). For the east part of the site (land adjacent to 16 Kighill Lane), Reserved Matters permission for seven homes (2021/0573) was granted in September 2021. As of 31 March 2023, 3 dwellings have been completed. (SHLAA site G841). 	1	1	1	1	1
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). Full application for 11 homes on part of the allocation site (SHLAA sites G843 and G845) was submitted in March 2022 has since been withdrawn. No planning application has been received since.					
Total						37	22	14	8	1

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G1026	Longdale Craft Centre	Ravenshead	1	Assumptions for build-out rates	Site is currently under construction for three dwellings (2017/0960). Two of the dwellings have completed.	1				
G1173	Woodside Gardens (20) Plot 1	Ravenshead	1	Assumptions for build-out rates		1				
G1174	Woodside Gardens (20) Plot 2	Ravenshead	1	Assumptions for build-out rates		1				
Total						3	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	2024-25	2025-26	2026-27	2027-28	2028-29
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		
G1288	Longdale Lane (225)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for the conversion of existing garage/store building to residential dwelling (2022/0031) granted in December 2022.		1			
G1289	Main Road (226)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2022/0296) granted in December 2022.			1		
Total						0	1	2	0	0

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G1297	Longdale Lane (272)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0125) for the change of use from 3 holiday apartments to children's home for 4 children	1				
Total						1	0	0	0	0

Other Villages

Net completions 1 April 2011 to 31 March 2024:-

Burton Joyce	= 96 homes
Lambley	= 34 homes
Linby	= 5 homes
Newstead	= 8 homes
Papplewick	= zero
Stoke Bardolph	= 1 home
Woodborough	= 24 homes
Total	= 168 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	2024-25	2025-26	2026-27	2027-28	2028-29
H20	Mill Field Close	Burton Joyce			Site completed in March 2022.					
H21	Orchard Close	Burton Joyce	7	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). The site is part of a larger SHLAA site G31. The site is currently under construction for 14 homes (2021/0301) granted in August 2021. As of 31 March 2024, 7 homes have been built.	7				
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	10	Delivery rates to be added when planning application is submitted or permission granted for the remaining plots on site	SHLAA site G196. The site is allocated for 10 homes in the Local Planning Document (site H23). Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Close) was built in May 2018 (2016/0888). Plot 2 (adjacent to 3 Ash Grove) (2019/1147) completed in August 2023. Work on the remaining plots have not started.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H24	Broad Close	Woodborough	14	Delivery rates to be added when planning permission granted	The site (which consists of SHLAA sites G776, G825 and G840) is allocated for 15 homes in the Local Planning Document (site H24). Resolution to grant 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) 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					
Total						7	0	0	0	

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G8	Ashdale	Burton Joyce	6	SHLAA consultation response 2024	Site is currently under construction for 11 homes (2021/1332). As of 31 March 2024, 5 dwellings have been built.	6				
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	9	Assumptions for build-out rates for 14 dwellings on part of the site	The site is in the Green Belt and adjacent to Burton Joyce village. Part of the site is currently under construction for 14 homes (2020/0475). For the remainder of the site, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan.	9				
G29	The Paddocks (4 & 5)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2020/0857).	1	1			
G1038	The Riding Stables	Lambley	1	Assumptions for build-out rates	Site is currently under construction for a redevelopment of existing stable buildings to provide a new dwelling (2021/0946) granted in January 2022.	1				
G1242	Main Street (14, Land to Rear Of)	Linby	1	Assumptions for build-out rates	Site is currently under construction to convert a detached garage to a new dwelling (2020/1147).	1				
G1211	Old Manor Farm (workshop)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0528).	1				
Total						19	1	0	0	

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1312	Abbey Fields Farm	Newstead	1	Assumptions for lead-in times and build-out rates	Full planning permission (2022/1077) for conversion of an existing stable barn and adjoining agricultural outhouse to a new single dwelling		1			
G1243	Church Road (104)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0550) granted in September 2021.	1				
G975	Hill Close Farm / Catfoot Lane (26)	Lambley	1	Assumptions for lead-in times and build-out rates	Full permission granted for the erection of 1 chalet bungalow (2023/0249) granted in January 2024.		1			
G1214	Nottingham Road (228)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing outbuilding to a new dwelling (2020/0885) granted in January 2021.	1				
G1311	Barn Farm, Challenge Consultants	Lambley	2	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0045) for conversion of barn to dwelling and demolition of the existing training and conference centre building and barn-outbuilding and erection of 1no. Dwelling. Granted in July 2023.	1	1			
G1317	Lowdham Lande (adj. 114)	Woodborough	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0537) for proposed re-use of former agricultural building to form a single (self build) dwelling. Granted in September 2023.	1				
G1310	Mansfield Road (169)	Papplewick	5	Assumptions for lead-in times and build-out rates	Full planning permission (2020/0581) for demolition of buildings (single storey arched and flat roof structures) and erection 5no. 3 bedroom bungalows including associated works. Granted July 2023.	1	1	1	1	1
G1246	St Helens Grove (4)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new custom build dwelling (2021/0855) granted in September 2021.			1		
G1333	Stockhill Farm (The Stables)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for re-use and conversion of existing stables/storage building to dwelling (2022/1082) granted in February 2024		1			
G1251	Park Lane Stables	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of disused stable building to a residential dwelling (2020/0949) granted in November 2021.	1				
G1267	Spring Lane (164)	Lambley	5	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of disused stable building to a residential dwelling (2020/0949) granted in November 2021.	2	3			
G1308	Spring Lane (326)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0084) for proposed new 'self-build' dwelling granted July 2023.	1				
G1265	Old Manor Farm	Woodborough	4	Assumptions for lead-in times and build-out rates	The site had permitted development rights for change of use two former agricultural buildings to four dwelling houses (2020/0513PN). Decision date is July 2020.	2	2			
G1276	Roe Hill (Land on East Side)	Woodborough	1	Assumptions for lead-in times and build-out rates	Full planning permission for one new dwelling (2022/0441) granted in September 2022.	1				
Total						12	10	2	1	1

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

	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	2028/29	A	Total
Past completions (net)	275	227	321	311	174	198	237	286	360	310	357	691	604							4351
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232	278	462	366							3144
Past completions (net) - Edge of Hucknall	0	0	0	0	0	36	2	43	55	38	36	44	30							284
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10	13	18	32							148
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8	4	117	144							467
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10	5	7	10							140
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9	10	43	18							96
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4	2	2	3							34
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0	0	0	0							5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0	0	-1	0							8
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0	0	-2	0							0
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0	0	1	0							1
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1	9	0	1							24
Urban area - ACS and LPD allocations														313	396	266	239	217	420	1851
Teal Close									95	72	61	103	83	83	83	83	83	61		807
H1 - Rolleston Drive												10	9	59	53					131
H2 - Brookfields Garden Centre																			90	90
H3 - Willow Farm														13	11				86	110
H4 - Linden Grove												14	50	50	6					120
H5 - Lodge Farm Lane																36	36	36	40	148
H6 - Spring Lane						27	64	55	4											150
H7 - Howbeck Road/Mapperley Plains											24	65	51	24	36	18				218

H8 - Killisick Lane															36	9			185	230	
H9 - Gedling Colliery/Chase Farm							25	65	96	64	90	98	88	84	84	84	84	84	19	965	
X1 - Daybook Laundry															51					51	
X2 - West of A60 A												72								72	
X3 - West of A60 B															36	36	36	36		144	
Urban area - sites under construction															63	7	4	1		75	
Urban area - small sites with permission															24	22	9	2		57	
Urban area - medium/large sites with permission															9	1				10	
Edge of Hucknall - ACS and LPD allocations															9	166	136	136	123	405	975
North of Papplewick Lane								43	55	38	36	44	30	9	30					285	
Top Wighay Farm						36	2								100	100	100	100	405	843	
H10 - Hayden Lane															36	36	36	23		131	
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															18	21	18	18	18	275	368
H11 - The Sycamores													11		3					14	
H12 - Westhouse Farm											12	18	19	18	18	18	18	18	55	194	
H13 - Bestwood Business Park																			220	220	
Bestwood Village - sites under construction																				0	
Bestwood Village - small sites with permission															1	1	1	1		4	

Bestwood Village - medium/large sites with permission																				0	
Calverton - LPD allocations														108	96	86	15	15	23	343	
H14 - Dark Lane													12	12	12	9				45	
H15 - Main Street															10	15	15	15	23	78	
H16 - Park Road										1	77	92	89	74	62					395	
X4 Flatts Lane												37	37	7						81	
Calverton - sites under construction															2					2	
Calverton - small sites with permission															2	5				7	
Calverton - medium/large sites with permission																				0	
Ravenshead - LPD allocations															37	22	14	8	1	61	143
H17 - Longdale Lane A															13	13	7				33
H18 - Longdale Lane B																			31		31
H19 - Longdale Lane C													3	36	8						47
X5 Kighill Lane A									1	4	1	2	2	1	1	1	1	1			15
X6 Kighill Lane B																				30	30
Ravenshead - sites under construction															3						3
Ravenshead - small sites with permission																1	2				3
Ravenshead - medium/large sites with permission																					0
Other villages - LPD allocations															7					23	30
H20 - Mill Field Close (Burton Joyce)										8	6										14
H21 - Orchard Close (Burton Joyce)														7	7						14
H22 - Station Road (Newstead)																					0
H23 - Ash Grove (Woodborough)								1					1	1						9	12
H24 - Broad Close (Woodborough)																				14	14

Other villages - sites under construction															18	1				19
Other villages - small sites with permission															10	7	4	3	2	26
Other villages - medium/large sites with permission																				0
Windfall allowance																		137	137	274
Past communal accommodation completions (net)	0	53	29	0	-12	46	-13	-5	-14	37	-16	8	18							131
Communal accommodation														8	9					17
Total projected completions														623	763	541	560	513	1207	4207
Cumulative completions	275	555	905	1216	1378	1622	1846	2127	2473	2820	3161	3860	3860	4483	5246	5787	6347		8067	8067
PLAN - ACS annual housing requirement	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430			7250
PLAN - annual local housing need (2020)	250	250	440	440	440	440	440	480	480	458	458	458	458	458	458	458	458			7324
PLAN - annual local housing need (2021)	250	250	440	440	440	440	440	480	480	458	463	463	463	463	463	463	463			7359
PLAN - annual local housing need (2022)	250	250	440	440	440	440	440	480	480	458	463	497	497	497	497	497	497			7563
PLAN - annual housing target	250	250	440	440	440	440	440	480	480	458	463	497	463	463	463	463	463			7393
PLAN - housing target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4118	4581	5078	5541	6004	6467	6930	7393		7393	
MONITOR - number of dwellings above or below cumulative housing target	25	55	-35	-164	-442	-638	-854	-1053	-1187	-1298	-1420	-1218	-1681	-1521	-1221	-1143	-1046		674	
MANAGE - annual housing target taking account of past/projected completions	426	436	446	453	464	489	512	540	577	611	648	734	741	926	1027	1159	1776			
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's annual housing requirement from 2011/12 to 2019/20 and the annual local housing need figures calculated using the standard method from 2020/21 onwards.

The remaining homes to come forward after 2028 on sites H5 Lodge Farm Lane, H9 Gedling Colliery/Chase Farm, H12 Westhouse Farm and H15 Main Street are provided in column A.

No delivery rates have been provided for the remaining 90 homes on part of H2 Brookfields Garden Centre site, the remaining 86 homes on part of H3 Willow Farm, the remaining 185 homes on part of H8 Killisick Lane and the remaining 9 homes on part of H23 Ash Grove site. Delivery rates to be added when planning application is submitted or permission granted. The figures are provided in column A.

No delivery rates have been provided for sites H13 Bestwood Business Park, H18 Longdale Lane B 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.

The “Cumulative completions”, “MONITOR” and “MANAGE” rows include past communal accommodation completions. Note the figures in the “Cumulative completions” row differ from the Government’s net additional dwellings due to the fact that the Government figure records past completions and communal accommodation completions separately.

