

Five Year Housing Land Supply Assessment 2025

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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) 2025 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 December 2024.
- 3 The Department of Levelling Up, Housing and Communities last published the results of the Housing Delivery Test for 2023 on 12 December 2024. The Housing Delivery Test result for 2023 for Gedling Borough Council is 109%. 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 2023 means that the Council is no longer required to prepare an action plan or apply a buffer of 20% to its five year housing land supply. However, it is the view of the Council that the Housing Delivery Action Plan continues to be useful report to publish. For further information on the Housing Delivery Test and the Council's Action Plan please see separate Gedling Borough Housing Delivery Action Plan 2024 which is available at the following web page <https://www.gedling.gov.uk/planning-and-building-control/planning-and-building-control/planning/planning-and-building-control/planning-and-building-control/planning-policy/planning-and-building-control/planning-and-building-control/planning/planning-and-building-17>. For the purposes of this five year housing land supply assessment, a 5% buffer has been applied in accordance with Paragraph 78 of the National Planning Policy Framework.
- 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 78 of the National Planning Policy Framework 2024 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) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework , and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.
- 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 75 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 631. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in 2025.
- 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 2024 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 2.4 and 1.9 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 <https://www.gedling.gov.uk/planning-and-building-control/planning-and-building-control/planning/planning-and-building-control/planning-and-building-control/planning/planning-policy/planning-and-building-control/planning-and-building-control/planning/planning-and-building-13>. 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 2025.
 - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2025) 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 2025) 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 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 75 of the National Planning Policy Framework 2024 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 2024 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 131 dwellings per annum will contribute to the housing supply from Year 4 onwards.

Consideration of undersupply (under-delivery)

- 24 Paragraph 22 of the National Planning Practice Guidance states that local planning authorities may consider what factors might have led to this and whether there are any measures that the authority can take, either alone or jointly with other authorities, which may counter the trend. Where the standard method for assessing local housing need is used, the standard method 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 2023 means that the Council will need to apply a buffer of 5% to its five year housing land supply by reason that paragraph 78 of the National Planning Policy Framework 2024 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 2025 to 31 March 2030.

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:-
- 9% for small sites (1-9 dwellings) and;
 - 1% 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 1.9. Source data for the nationally set ratio is from the Census 2021 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 2.4 and 1.9 respectively)
 \div 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 in accordance with NPPF paragraph 78
 - 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 3,190 homes. However, in line with NPPF paragraph 78 a 5% buffer is applied, which increases the housing target for the five year period to 3,350 homes.

Annual local housing need	638
Local housing need for five years (460 x 5 years)	3,190
5% buffer (rounded)	160
Five year housing target	3,350

- 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	1048	86	63	155	
Edge of Hucknall	455	0	0	0	
Bestwood Village	93	0	4	0	
Calverton	236	4	12	0	
Ravenshead	47	0	8	0	
Other villages	0	16	23	0	
Total	1,879	106	106	155	
Non-implementation (lapse) rates applied	N/A	N/A	9% rate applied	1% rate applied	
Revised total	1,879	106	96	153	2235
Windfall allowance (128 x 2 years = 256)					256
Communal accommodation					7
Housing supply					2,498

[#] 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 2,504 homes to the five year housing target of 3,350 homes, there is an undersupply of 846 homes.

Housing supply for five years	2,498
Annual housing target (3,350 divided by five years) (rounded)	670
No of years supply (rounded)	3.73 years

- 36 The assessment shows that against the housing target, Gedling Borough Council has a **3.73** 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 2024.

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 the value of existing housing stock for the area of the local authority (Dwelling stock (including vacants), Table 125: dwelling stock estimates by local authority district). The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.

The dwelling stock estimates by local authority district are available at the following web page [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)

Step 2 – An adjustment to take account of affordability

Then adjust the housing stock baseline 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 5 or below. For each 1% the ratio is above 5, 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:

$$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

Calculating the annual local housing figure for Gedling Borough

Step 1 – Baseline

Latest dwelling stock estimates taken from Table 125 of the dwelling stock estimates by local authority from the following web page [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)

Dwelling stock estimate for 2024 = 55,131

Multiplied by 0.8% = 441

Baseline = 441

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 24 March 2025) from the following web page <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

Ratio of median house price to median workplace-based earnings average for 2020-2024 = 7.35

Adjustment = $([7.35 \text{ minus } 5] \text{ divided by } 5) = 0.47$

Multiply by 0.95 = 0.4465

Add 1 = 1.4465

Multiply average annual household growth (441) (from step 1) by adjustment factor (1.4465) = 637.9065

Annual local housing need = 638 (rounded).

The annual local housing need for Gedling Borough is 638.

Appendix B: Schedule of deliverable sites in the plan period 2011 to 2030

Urban Area

Net completions 1 April 2011 to 31 March 2025:-

Arnold = 1,001 homes
 Carlton = 2,475 homes
 Total = 3,476 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H1	Rolleston Drive	Arnold	89	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 2025, 42 homes have been completed.	89				
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. Site is currently under construction for 24 houses on part of the site (2021/1398).No planning application has been received for the remainder of the site.	13	11			
H4	Linden Grove	Carlton	22	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 2025, 98 homes have been completed.	22				
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.		33	33	33	33
H6	Spring Lane	Carlton			Site completed in April 2019.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H7	Howbeck Road/ Mapperley Plains	Arnold	54	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 has completed for 164 homes (2019/0213) in September 2024. The remainder of the site is currently under construction for 54 homes.	7	33	14		
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 of the phasing condition. It is now anticipated that extraction will be completed by December 2025 with progressive restoration taking place following this, but will not impact the delivery of housing. Part of the site is under construction for 45 homes (2023/0830). A full application for 172 homes on the remainder of the site was received in October 2025.	11	34			
H9	Gedling Colliery/ Chase Farm	Carlton	331	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) ,433 homes (2021/1294) on phase 2 and 24 homes on the remainder of the site (2022/0200). Total granted to date is 965 homes. As at 31 March 2025, 634 homes have been built.	87	87	87	70	
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). The site is under construction for 51 retirement apartments (2023/0701).	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).		33	33	33	33

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
ACS	Teal Close	Carlton	300	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 2025, 507 homes have been built.	84	84	84	48	
Total						364	282	218	151	33

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

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1236	Birkland Avenue (31, Land Adj To)	Arnold	2	Building Control	Site is currently under construction for a new dwelling (2021/0559).	1				
G351 (part)	Calverton Road	Arnold	1	Building Control	Remaining one plot on site - plot 49. Site is currently under construction for 1 detached dwelling (2020/1002).	1				
G1113	Church Street (3)	Arnold	2	Building Control	Site is currently under construction for change of use from offices to two apartments (2018/0749).	2				
G864	Church Street (36)	Arnold	9	Building Control	Site is currently under construction for (2023/0423) for proposed redevelopment of the site to provide an Independent Living Scheme comprising nine apartments and communal/office space following site clearance.	9				
G1165	Coppice Farm Stables	Arnold	3	Building Control	Currently under construction for three detached houses (2023/0927) pursuant to outline permission (2022/0426).		1	1	1	
G1350	Dean Road (14)	Arnold	1	Assumptions for build-out rates	Site is under construction for a new detached bungalow (2024/0367).		1			
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).	2				
G1347	Mansfield Road (71)	Arnold	1	Assumptions for build-out rates	Site is under construction for conversion of ground floor retail unit into a two bedroomed apartment (2024/0467).	1				
G932	Newcombe Drive (4)	Arnold	1	Site visit	Site is under construction for a new dwelling (2021/1331).	1				
G1306	Portland Street (2)	Arnold	1	Assumptions for build-out rates	Site is under construction (2023/0315) for separation of part of redundant cafe (no 32 Mansfield Road) and returning of no2 Portland Street to ground floor apartment.	1				
G1226	Redhill Road (69)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for change of use from retail unit to two residential units, net gain of two dwellings (2020/0634).	2				
G1254	Redhill Road (10A)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2020/0376).	1	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).	1	1	1		
G1097	Sandfield Road (98)	Arnold	1	Assumptions for build-out rates	Site is under construction for plot 1 (2023/0539 and 2024/0254).	1				
G1300	St Albans Road (49)	Arnold	2	Assumptions for build-out rates	Site is under construction for 2 new dwellings (2024/0231 and 2023/0245)	2				
G1240	Arnold Lane (123)	Carlton	2	Site visit	Site is under construction for the demolition of existing dwelling and replacement with two detached dwellings (2021/1120)	2				
G735	Blenheim Avenue (21 and 23)	Carlton	1	Assumptions for build-out rates	The site has one remaining plot which is currently under construction (2017/1084).	1				
G1057	Burton Road (148)	Carlton	2	Assumptions for build-out rates	Site is under construction for four new dwellings (2019/1167).	2				

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1227	Carlton Hill (238)	Carlton	1	Assumptions for build-out rates	Site is under construction for a new dormer bungalow (2020/0097).	1				
G1351	Carlton Square (19)	Carlton	2	Building Control	Site completed for the change of use of first floor to create two 1 bedroomed dwellings (2024/0656) in September 2025.	2				
G999	Dunstan Street Garages (46-50)	Calton	2	Assumptions for build-out rates	Site is currently under construction for the erection of 2 dwellings (2024/0268).		1	1		
G117	Gardenia Grove (35)	Carlton	5	Site Visit	Site is currently under construction for five dwellings (2022/0545).	4	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				
G1353	Land at Pearson Street	Carlton	2	Assumptions for build-out rates	Site is under construction for the erection of 2 dwellings and associated parking (2024/0267).	1	1			
G1291	Nursery Drive (3)	Carlton	7	Building Control	Site completed construction for rear extension and alterations to host building and associated outbuildings to form 7 category 3 supportive living accommodation and welfare unit (2024/0230) in September 2025.	7				
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	3	Site Visit	Site is currently under construction for 9 new dwellings (2021/0737).	3				
G1090	Scotgrave Farm	Carlton	5	Assumptions for build-out rates	Site is currently under construction for 5 dwellings (4 semi-detached and 1 detached bungalow) (2024/0093).	1	1	1	1	1
G1337	Woodborough Road (850)	Carlton	1	Assumptions for build-out rates	Site is under construction for change of use of part of ground floor to 1 Bedroom Flat (2024/0043)	1				
G513	Woodborough Road (864)	Carlton	9	Site visit	Site is under construction for (2022/1347) for the conversion of the existing house to 3 flats and build seven new flats	9				
Total						76	8	4	2	1

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	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	
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				
G553	Churchmoor Lane (51)	Arnold	3	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing building into dwelling and erection of 2 semi-detached dwellings (2023/0810) granted in November 2024	1		1	1	
G1162	Cross Street (Gas Govenor)	Arnold	7	Assumptions for lead-in times and build-out rates	Full planning permission for construction of detached building containing 7 2-bedroom apartments (2024/0283) granted in January 2025.		7			
G1342	Church Street (5)	Arnold	2	Assumptions for lead-in times and build-out rates	Demolition of remnants of shop and out-buildings; erection of semi-detached 2-story dwellings (2024/0104) granted in July 2024.		1	1		
	Coronation Road (17)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of a dwelling (2024/0785) granted in March 2025		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			
G1369	Furlong Street (7A)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of an industrial unit to 2 self-contained residential units (2023/0565) granted in January 2025.	2				
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		1			
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			
G1343	Mansfield Road (22a)	Arnold	5	Assumptions for lead-in times and build-out rates	Demolition of existing buildings and replacement with 3no. Retail units (Class E) together with 5no. residential properties above, including off street car parking and cycle storage (2023/0242) granted in July 2024.		2	2	1	
G1292	Plains Road (31)	Arnold	4	Assumptions for lead-in times and build-out rates	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.	2	2			
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				
G1346	Carlton Hill (376 First Floor)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from Class E, (Dance Studio) to C3 self contained, two bedroom apartment (2024/0431) granted in August 2024	1				
G1349	Carlton Hill (85)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission to divide property into two separate residences (2024/0458) granted in September 2024.	1				

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1368	Carnarvon Grove Carlton (adj 20)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of dwelling (2024/0831) granted in January 2025.		1			
G1367	Ernest Road (1)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for demolition of existing garages and erection of 2 new build dwellings (2024/0549) granted in January 2025		1	1		
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.		1	1	1	1
G1339	Foxhill Road Central (259)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from office to office plus 2 self contained apartments (2023/0327) granted in June 2024.	1	1			
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 granted in Ocotber 2023(2023/0615).		1			
G10	Manor Farm	Carlton	7	Assumptions for lead-in times and build-out rates	Outline planning permission for 7 dwellings (2023/0096) granted in September 2024.			1	1	1
G159	Nursery Drive (1) Plot A	Carlton	1	Assumptions for lead-in times and build-out rates	Site has planning permission for a new dwelling (OPP - 2021/1375 and RM 2024/0922) granted in Feb 25.		1			
G160	Nursery Drive (1) Plot B	Carlton	1	Assumptions for lead-in times and build-out rates	Site has planning permission for a new dwelling (OPP 2021/1377 and RM 2024/0923) granted in Feb 2025.		1			
G161	Nursery Drive (1) Plot C	Carlton	1	Assumptions for lead-in times and build-out rates	Site has planning permission for a new dwelling (OPP 2021/1378 and RM 2024/0924) granted in Feb 25.		1			
G802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for the erection of 5 detached dwellings (2023/0865) granted in March 2024.		1	1	1	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			
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				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
	Shelford Road (land adj. 172)	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for the erection of a dwelling (2024/0465) granted in March 2025.			1		
G1344	Tudor Close (80)	Carlton	1	Assumptions for lead-in times and build-out rates	Outline application with all matters reserved for the construction of a detached dwelling (2024/0170) granted in July 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		
G170	Waterhouse Lane (Land south of Kingsdale)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of dwelling with associated garage and landscaping (2024/0214) granted June 2024.		1			
G1318	Westdale Lane East (16 Westdale Balti)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2021/0734) for change of use of rear ground floor store to be incorporated into the existing ground floor flat to create a one bedroom flat with external steel staircase. Granted September 2023.	1				
Total						14	32	12	6	3

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1352	Baptist Church (Cross Street)	Arnold	23	Assumptions for lead-in times and build-out rates	Full planning permission for the conversion of church building to 9 no. residential apartments and erection of 14 apartments, including ancillary bin stores, cycle stores and landscaping (2024/0404) granted in February 2025.		13	10		
	Friar Tuck	Arnold	51	Assumptions for lead-in times and build-out rates	Full planning permission for demolition of existing buildings and erection of a 51 no. apartment retirement living development (2024/0526) granted in August 2025.			51		
G1370	Leivers Court (Douro Drive)	Arnold	30	Assumptions for lead-in times and build-out rates	Full planning permission subject to s106 for the demolition of existing care home and construction of a 3-storey building to incorporate 22 flats providing supported accommodation and the erection of 8 semi-detached dwellings (2023/0851) approved in February 2025.			13	13	4
G925	Mapperley Plains land between Arnold Lane and Chartwell Grove	Carlton	37	Assumptions for lead-in times and build-out rates	Full planning application for 8 detached dwellings and 3 apartment buildings (comprising 29 flats) (2021/0934) was approved in June 2025.		13	13	11	
G1340	Sandford Road (2)	Carlton	14	Assumptions for lead-in times and build-out rates	Full planning permission for the construction of 1 dwelling and 13 apartments (2023/0474) granted in February 2025.		13	1		
Total							39	88	24	4

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Bed spaces	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
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 2025:-

293 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
ACS	North of Papplewick Lane	Hucknall	30	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy. The majority of the site completed for 273 homes (2017/0201 and 2020/0258). The remainder of the site has full permission for 30 homes (2023/0233) granted in January 2025	13	13	4		
ACS	Top Wighay Farm	Hucknall	763	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. Remainder of the site is currently under construction for 763 homes (2020/0050 and 2023/0872).	25	100	100	100	100
H10	Hayden Lane	Hucknall	131	Delivery rates to be added when planning permission granted	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.					
Total						38	113	104	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 2025:-

165 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
H11	The Sycamores	Bestwood Village	3	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 is currently under construction for 3 homes (2024/0101).	3				
H12	Westhouse Farm	Bestwood Village	194	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 2025, 66 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	18
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						21	18	18	18	18

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

None.

Sites with planning permission

Small sites with planning permission

None.

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Calverton

Net completions 1 April 2011 to 31 March 2024 :-

557 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
H14	Dark Lane	Calverton	31	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 2025, 26 homes have been completed.	13	13	5		
H15	Main Street	Calverton	73	SHLAA consultation response	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 approved for 73 dwellings (2024/0217) in April 2025		15	15	15	15
H16	Park Road	Calverton	125	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.	74	50			
X4	Flatts Lane	Calverton		Assumptions for build-out rates	Site completed in June 2024.					
Total						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	2025-26	2026-27	2027-28	2028-29	2029-30
G1239	Crookdole Stud	Calverton	1	Assumptions for build-out rates	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				
G1209	Main Street (130)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for change of use from business premises to two new dwellings (2020/0245).	2				
Total						3	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	2025-26	2026-27	2027-28	2028-29	2029-30
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				
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				
G1338	Mansfield Lane (rear of Bandoak)	Calverton	4	Assumptions for lead-in times and build-out rates	Full planning permission for residential development consisting of 4no. Flats (2023/0483)		2	2		
G587	Whitehaven Farm	Calverton	5	Assumptions for lead-in times and build-out rates	Full planning permission granted on part of site for demolition of existing buildings for residential development of five detached dwellings, garages and curtilages, improvement of existing private access track to Mansfield Lane(2023/0728) granted in August 2024.		1	1	1	1
Total						4	3	3	1	1

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:-

143 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H17	Longdale Lane A	Ravenshead	33	Delivery rates to be added when planning permission granted	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.					
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.	33	11			
X5	Kighill Lane A	Ravenshead	3	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 2025, 4 dwellings have been completed. (SHLAA site G841). 	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						22	14	8	1	

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

None.

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
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		
G1303	Ling Farm	Ravenshead	5	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0100) for conversion of two agricultural buildings to create 5 dwellings approved subject to s106 in June 2023. Section 106 was signed in June 2025.		2	2	1	
G1372	Main Road (Land rear 285)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for the change of use and conversion of stable block to one dwelling (2024/0692) granted in November 2024.	1				
Total						2	2	4	1	

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Other Villages

Net completions 1 April 2011 to 31 March 2024:-

Burton Joyce	= 116 homes
Lambley	= 33 homes
Linby	= 5 homes
Newstead	= 9 homes
Papplewick	= - 1 home
Stoke Bardolph	= 1 home
Woodborough	= 23 homes
Total	= 186 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 (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H20	Mill Field Close	Burton Joyce			Site completed in March 2022.					
H21	Orchard Close	Burton Joyce			Site completed in July 2024.					
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.					
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.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
Total						0	0	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	2025-26	2026-27	2027-28	2028-29	2029-30
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	1	Assumptions for build-out rates for 14 dwellings on part of the site	Full planning permission also granted for the replacement farmhouse and erection of dwelling (2023/0702) granted in March 2024.	1				
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 redevelopment of existing stable buildings to provide a new dwelling (2021/0946) granted in January 2022.	1				
G1251	Park Lane Stables	Lambley	1	Assumptions for build-out rates	Site is currently under construction for redevelopment of land and stables to create a single self-build dwelling (2023/0678) granted in October 2023.	1				
G1267	Spring Lane (164)	Lambley	5	Site visit	Site is currently under construction for five new dwellings (2022/0173) granted in June 2022.	3	1	1		
G975	Hill Close Farm / Catfoot Lane (26)	Lambley	1	Site visit	Site completed construction for the erection of 1 chalet bungalow (2023/0249) in September 2025.	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				
G1312	Abbey Fields Farm	Newstead	1	Assumptions for build-out rates	Site is currently under construction for conversion of an existing stable barn and adjoining agricultural outhouse to a new single dwelling (2022/1077).	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				
G1276	Roe Hill (Land On East Side)	Woodborough	1	Site visit	Site is currently under construction for one new dwelling (2022/0441) granted in September 2022.	1				
Total						12	2	1		

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G656	Bridle Road (80, Land To Front Of)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning application for a new dwelling (2024/0008) granted in April 2024.		1			
G847	Lee Road (2)	Burton Joyce	4	Assumptions for lead-in times and build-out rates	Full planning permission granted for the erection of 4 dwellings (2023/0882) granted in September 2024.		1	1	1	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			
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				
G922	Lambley Lane (75)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for the erection of a dwelling (2023/0212) granted in November 2023 and (2024/0777) granted in January 2025.		1			
G1298	Catfoot Lane (216 Orchard Farm)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission (2021/0882) for the clearance and redevelopment of land and buildings at Orchard Farm for a replacement self build dwelling granted in May 2023		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			
G1348	The Dumbles (18)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of self build dwelling (2023/0753) granted September 2024		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
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 2023.	2	2			
G1345	Baptist Church, Shelt Hill	Woodborough	1	Assumptions for lead-in times and build-out rates	Part demolition and conversion of Church to a dwelling and associated parking and amenities (2024/0348) granted in July 2024	1				
Total						2	1	1		

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Appendix C Housing Trajectory - Five Year Housing Land Supply 2025

															Year 1	Year 2	Year 3	Year 4	Year 5		
	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	2029/30	A	Total
Past completions (net)	275	227	321	311	174	198	237	286	360	310	357	691	604	463							4814
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232	278	462	366	326							3470
Past completions (net) - Edge of Hucknall	0	0	0	0	0	36	2	43	55	38	36	44	30	9							293
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10	13	18	32	17							165
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8	4	117	144	90							557
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10	5	7	10	3							143
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9	10	43	18	20							116
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4	2	2	3	-1							33
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0	0	0	0	0							5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0	0	-1	0	1							9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0	0	-2	0	-1							-1
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0	0	1	0	0							1
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1	9	0	1	-1							23
Urban area - ACS and LPD allocations															364	282	218	151	33	438	1486
Teal Close									95	72	61	103	83	93	84	84	84	48			807
H1 - Rolleston Drive												10	9	23	89						131

H2 - Brookfields Garden Centre																					0
H3 - Willow Farm															13	11				86	110
H4 - Linden Grove												14	50	34	22						120
H5 - Lodge Farm Lane																				148	148
H6 - Spring Lane						27	64	55	4												150
H7 - Howbeck Road/Mapperley Plains											24	65	51	24	7	33	14				218
H8 - Killisick Lane															11	34				185	230
H9 - Gedling Colliery/Chase Farm							25	65	96	64	90	98	88	108	87	87	87	70		19	984
X1 - Daybook Laundry															51						51
X2 - West of A60 A												72									72
X3 - West of A60 B																33	33	33	33		132
Urban area - sites under construction															71	8	4	2	1		86
Urban area - small sites with permission															14	32	13	6	3		68
Urban area - medium/large sites with permission															0	39	88	24	4		155
Edge of Hucknall - ACS and LPD allocations															38	113	104	100	100	431	886
North of Papplewick Lane								43	55	38	36	44	30	9	13	13	4				285
Top Wighay Farm						36	2								25	100	100	100	100	300	763
H10 - Hayden Lane																				131	131
Edge of Hucknall - sites under construction																					0
Edge of Hucknall - small sites with permission																					0
Edge of Hucknall - medium/large																					0

sites with permission																					
Bestwood Village - LPD allocations															21	18	18	18	18	257	350
H11 - The Sycamores													11		3						14
H12 - Westhouse Farm											12	18	19	18	18	18	18	18	18	37	194
H13 - Bestwood Business Park																				220	220
Bestwood Village - sites under construction																					0
Bestwood Village - small sites with permission																					0
Bestwood Village - medium/large sites with permission																					0
Calverton - LPD allocations															102	84	20	15	15	13	249
H14 - Dark Lane													12	14	13	13	5				57
H15 - Main Street																15	15	15	15	13	73
H16 - Park Road											1	77	92	68	89	56					383
X4 Flatts Lane												37	37	8							82
Calverton - sites under construction															4						4
Calverton - small sites with permission															4	3	3	1	1		12
Calverton - medium/large sites with permission																					0
Ravenshead - LPD allocations															34	12	1	0	0	64	111
H17 - Longdale Lane A																				33	33
H18 - Longdale Lane B																				31	31
H19 - Longdale Lane C													3	0	33	11					47
X5 Kighill Lane A									1	4	1	2	2	2	1	1	1				15

X6 Kighill Lane B																					0
Ravenshead - sites under construction																					0
Ravenshead - small sites with permission															2	2	3	1			8
Ravenshead - medium/large sites with permission																					0
Other villages - LPD allocations																				0	0
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								3
H24 - Broad Close (Woodborough)																					0
Other villages - sites under construction															12	3	1				16
Other villages - small sites with permission															6	11	2	2	2		23
Other villages - medium/large sites with permission																					0
Windfall allowance																		128	128		262
Past communal accommodation completions (net)	0	53	29	0	-12	46	-13	-5	-14	37	-16	8	18	7							138
Communal accommodation															9						9
Total projected completions															681	607	475	448	305	1203	3725
Cumulative completions	275	555	905	1216	1378	1622	1846	2127	2473	2820	3161	3860	3860	3860	4541	5148	5623			7585	7585
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	-2144	-1926	-1782	-1770			192	
MANAGE - annual housing target taking account of past/projected completions	426	436	446	453	464	489	512	540	577	611	648	734	741	926	1234	1511	2415				
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1				



