

Five Year Housing Land Supply Assessment (2014)

as at 31 March 2014

December 2014

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Introduction

1. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis.
2. The assessment should be based on the current development plan which sets out the housing requirement for Gedling Borough. The current development plan is the Gedling Borough Aligned Core Strategy which was adopted on 10 September 2014 and covers the plan period from 2011 to 2028.
3. The assessment will enable the Borough Council to actively plan, monitor and manage housing supply and ensure that the Council can deliver a flexible supply of land for housing.
4. This report uses baseline information as at 31 March 2014. The time frame of this five year housing land supply update is 1 April 2015 – 31 March 2020.
5. All sites in the five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA has been updated in 2014. Where available, anticipated completion timescales and rates are as provided by the developer/landowner. Where this information has not been provided, then a methodology has been used (as set out in **Appendix A**) based on the viability of a site's location.
6. **Appendix B** contains a list of deliverable sites which are expected to deliver housing during the five year period.
7. The housing trajectory has been updated based on information as at 31 March 2014 and is attached as **Appendix C**.

Delivery of Housing

8. The National Planning Policy Framework has introduced a requirement to have in place sufficient housing land available to accommodate a five year supply plus either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-
 - identify and update annually a supply of specific deliverable¹ sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
 - identify a supply of specific, developable² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
9. To assess whether Gedling Borough has “a record of persistent under delivery of housing”, it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against the previous development plans would also need to be assessed.
10. The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 dwellings for the period 2006 to 2026 (annual requirement of 400 dwellings). The number of net dwellings completed in the last 10 years was 2,385 dwellings against the cumulative requirement of 3,200 dwellings, resulting in a shortfall of 815 dwellings as shown in Table 1.
11. The Nottinghamshire and Nottingham Joint Structure Plan was adopted in February 2006 and set a housing requirement of 5,000 dwellings for the period 2001 to 2021 (annual requirement of 250 dwellings). The number of net dwellings completed in the last 10 years was 3,555 dwellings against the cumulative requirement of 3,250 dwellings, resulting in an oversupply of 305 dwellings as shown in Table 1.
12. The Aligned Core Strategy sets a housing requirement of 7,250 dwellings for the period 2011 to 2028. Table 1 shows that the number of net dwellings completed between 2011 and 2013 exceed the cumulative requirements. The number of net dwellings completed as at 31 March 2014 was 823 dwellings against the cumulative requirement of 940 dwelling, resulting in a shortfall of 117 dwellings as shown in Table 1.

¹ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

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

13. It is important to note that there has generally been a national drop in dwelling completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. It is clear that the delivery was significantly higher until the recession took full effect.

Table 1: Gedling's net completions (cumulative) in the last 10 years

	Net completions	Joint Structure Plan target	% of target	Net completions	Regional Plan target	% of target	Net completions	Aligned Core Strategy target	% of target
2004/05	926	1,000	93 %						
2005/06	1,170	1,250	94 %						
2006/07	1,466	1,500	98 %	296	400	74 %			
2007/08	1,913	1,750	109 %	743	800	93 %			
2008/09	2,117	2,000	106 %	947	1,200	79 %			
2009/10	2,391	2,250	106 %	1,221	1,600	76 %			
2010/11	2,732	2,500	109 %	1,562	2,000	78 %			
2011/12	3,007	2,750	109 %	1,837	2,400	77 %	275	250	110 %
2012/13	3,234	3,000	108 %	2,064	2,800	74 %	502	500	100 %
2013/14	3,555	3,250	109 %	2,385	3,200	74 %	823	940	88 %

14. Following the adoption of the Replacement Local Plan in 2005, the Flatts Lane site was the first site to commence in 2005/06. The Bestwood Colliery, Chartwell Grove and Longdale Lane sites commenced in 2006/07. During the period 2007/08, 78% of dwellings were built on windfall sites and 22% of dwellings were built on allocated sites. The percentage completed on allocated sites had increased significantly from previous years, as a result of the adoption of the Replacement Local Plan.

15. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. The Chartwell Grove site was affected by the recession and the site is currently under construction but at a slower rate than when development on the site commenced.

16. Whilst the Plains Road/Arnold Lane, Stockings Farm, Ashwater Drive and Howbeck Road sites are now under construction, work commenced on these sites significantly later than anticipated (in 2009/10, 2010/11, 2011/12 and 2012/13 respectively), especially given that all are relatively straightforward, urban edge, greenfield sites.

17. It should be noted that the percentage of dwellings completed on allocated sites has significantly increased, to around 50% in 2010/11 and 2011/12 and up to 75% in 2012/13, as shown in Table 2.

18. Outline planning permission for the Dark Lane site was granted in 2012/13, significantly later than anticipated due to the need to await the outcome of a village green application. A reserved matters application was approved in August 2013 and work has not yet commenced on the site.

19. Planning applications have not been submitted for the remaining allocated sites at Newstead Sports Ground and Wood Lane in the Replacement Local Plan.

20. For the strategic sites identified in the Aligned Core Strategy, a planning application for residential development (up to 830 units) and other uses on the Teal Close site was granted in June 2014. A planning application for development on part of the Top Wighay Farm site was submitted in August 2014. Planning Committee resolved to grant permission for up to 300 homes on the North of Papplewick Lane site subject to a section 106 agreement in August 2014.

Table 2: Net completions since the adoption of the Replacement Local Plan

	Net completions	Allocated completions	% of allocated completions	Windfall completions	% of windfall completions
2005/06	244	2	1 %	242	99 %
2006/07	296	26	9 %	270	91 %
2007/08	447	100	22 %	347	78 %
2008/09	204	71	35 %	133	65 %
2009/10	274	68	25 %	206	75 %
2010/11	341	173	51 %	168	49 %
2011/12	275	134	49 %	141	51 %
2012/13	227	170	75 %	57	25 %
2013/14	321	195	61 %	126	39 %
Total	2,629	939	36 %	1,690	64 %

21. The Greater Nottingham Housing and Economic Prospects report (2012)³ states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). However, it is clear that the sites allocated in the Replacement Local Plan in 2005 have either not come forward for development, come forward later, or been built out more slowly than anticipated. There are specific circumstances that have affected the delivery of two sites – the need to structure a funding package to bring forward the Gedling Colliery/Chase Farm site and the delay arising from the village green application in relation to the Dark Lane site. As such, it is likely that the completions since 2008/09 could have been significantly higher. From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.

22. As noted in a recent appeal decision (ref APP/K2420/A/12/2188915) relating to Land at Shilton Road, Barwell, Leicestershire⁴, the rate of house building cannot be considered to be entirely the result of decisions made by the Council. In addition (and reflecting the Barwell decision) there is no evidence that the Council has been obstinate in relation to the under-delivery of housing and the persistence referred to in paragraph 47 of the National Planning Policy Framework has not been demonstrated.

23. Under these circumstances, it is considered appropriate to use a 5% buffer rather than 20% to assess housing land supply.

³ [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

⁴ <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2188915&coid=2123328>

Five Year Housing Land Supply Assessment

Identifying the Level of Housing Provision

24. The Gedling Borough Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028. Policy 2 of the Aligned Core Strategy states that the 7,250 homes will be distributed as follows:-

- a) Approximately 4,045 homes in or adjoining the main built up area of Nottingham (i.e. Arnold and Carlton), to include strategic sites at:

Teal Close (830 homes)
Gedling Colliery/Chase Farm (at least 600 homes)

- b) Approximately 1,300 homes adjoining Hucknall Sub Regional Centre comprising of Sustainable Urban Extensions at:

- i) North of Papplewick Lane (up to 300 homes)
ii) Top Wighay Farm (1,000 homes)

- c) Approximately 1,645 homes elsewhere, including in or adjoining the Key Settlements of:

- i) Bestwood Village (up to 560 homes)
ii) Calverton (up to 1,055 homes)
iii) Ravenshead (up to 330 homes)

- d) Up to 260 homes will be provided in other villages not specifically identified above solely to meet local needs

Table 3: Housing requirement (2011-2028)⁵

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

25. It should be noted that the figures in Table 3 are not upper limits to development. They represent the anticipated rate of housing completions and are to be used by the councils to determine the level of their five year supply of deliverable housing sites.

26. The housing requirement needs to be adjusted to reflect the level of housing that has already been delivered within the lifetime of the Aligned Core Strategy. As the previous CLG guidance required the five year land supply assessment to be based upon a 'forward look', an estimate needs to be made for the number of completions during 2014-15. The estimated figure has been derived from the updated housing trajectory which is based on information as at 31 March 2014 (see **Appendix C**). The total dwellings completed in Gedling Borough between 2011 and 2015 are shown in Table 4 below.

⁵ These figures are rounded to the nearest 50 dwellings.

Table 4: Dwellings completed (and estimated) 2011-2015

	Completed 2011-2014	Estimated 2014-2015	Total 2011-2015
Urban area (Arnold and Carlton)	678	274	952
Teal Close	0	0	0
Gedling Colliery/Chase Farm	0	0	0
North of Papplewick Lane	0	0	0
Top Wighay Farm	0	0	0
Bestwood Village	33	20	53
Calverton	29	76	105
Ravenshead	62	39	101
Other villages	21	22	43
Windfall allowance	0	0	0
Total	823	431	1,254
C2 communal and student accommodation	147	0	147
Overall Total	970	431	1,401

27. The National Planning Practice Guidance states that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The Planning Practice Guidance also states that student accommodation can be included towards the housing requirement. The total communal and student accommodation (i.e. the number of bedrooms) completed in Gedling Borough between 2011 and 2015 is shown in Table 4 above.
28. The housing requirement for the period 2011 to 2015 is 1,380 dwellings⁶. The actual (and estimated) number of dwellings completed during that period is 1,401 dwellings which exceeds the housing requirement by 21 dwellings.
29. This leaves a requirement of 5,849 dwellings in the remaining plan period 2015 to 2028.
30. Paragraph 97 of the Inspector's Report on the Aligned Core Strategies states "In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgefield approach)". The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible.
31. The housing requirement for the five year period (2015 to 2020) is 2,280 dwellings⁷. However taking account of the over-delivery of 21 dwellings from 2011-2015 means the revised five year housing requirement is 2,259 dwellings. The housing requirement plus a 5% buffer (as required by paragraph 47 of the National Planning Policy Framework) for the next five year period is therefore 2,372 dwellings.

⁶ See Table 3. Target for 2011 to 2013 (500) + 2/5 of target for 2013 to 2018 (880) = 1,380.

⁷ See Table 3. 3/5 of target for 2013 to 2018 (1,320) + 2/5 of target for 2018 to 2023 (960) = 2,280.

Identifying Sites for Five Year Period

32. The sources of sites that have the potential to deliver housing during the five year period are:-
- Strategic sites allocated in the Aligned Core Strategy
 - Sites that are allocated in the Replacement Local Plan
 - Sites with planning permission that have not been implemented
 - Sites that are currently under construction
 - Unallocated 'brownfield' sites (including sites with lapsed permission)
33. Some sites allocated for housing in both the Replacement Local Plan (2005) and Aligned Core Strategy (2014) have planning permission but have not yet been implemented, some are under construction and the remaining allocated sites do not have the benefit of planning permission.
34. Unimplemented sites with planning permission include a mixture of brownfield sites and greenfield sites.
35. Sites where construction has commenced but not yet completed are also included.
36. Unallocated 'brownfield' sites have been identified as part of the Council's Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA is to identify and assess sites within Gedling Borough that may have the potential to accommodate new housing development. Most of these unallocated brownfield sites are sites with planning permission which have lapsed within the past five years and where it is considered that delivery is likely to occur in the future.
37. Sites that are suitable subject to policy changes and unallocated 'greenfield' sites (which also include residential gardens) have not been included in this assessment. The National Planning Policy Framework only allows unallocated brownfield sites to be included and sites that are suitable subject to policy changes will only be included if such changes are made through the preparation of the Local Planning Document.
38. Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The Framework states that the windfall allowance should not include residential gardens.
39. The housing trajectory for Gedling Borough set out in Appendix C of the Aligned Core Strategy shows a windfall allowance included in the last five years of the plan period (2023-2028). The windfall allowance of 208 dwellings (40 dwellings per year except for 48 dwellings in the last year) was calculated based on the previous 10 years of completions on small sites (less than 10 dwellings) between 2003 and 2013. Large sites were excluded because they would have been

identified separately through the SHLAA process. Table 5 shows how the average annual figure of 40 dwellings has been calculated.

Table 5: Windfall completions (gross) over past 10 year period (2003-2013)

	Total completions	Allocated completions	Large windfall completions	Small windfall completions	Small windfall completions excluding garden land
2003/04	375	4	308	63	44
2004/05	259	8	181	70	38
2005/06	261	2	166	93	44
2006/07	315	26	202	87	29
2007/08	475	100	263	112	47
2008/09	214	71	68	75	32
2009/10	282	68	143	71	29
2010/11	386	173	103	110	82
2011/12	295	134	91	70	32
2012/13	233	170	28	35	20
Average	310	76	155	79	40

40. The National Planning Practice Guidance states that local planning authorities should include housing provided for older people, including residential institutions in Use Class C2, and student accommodation. At 31 March 2014, there are no live planning permissions for communal or student accommodation.

Table 6: Estimated housing supply for the five year period

	Dwellings	Communal/student	Projected completions
Urban area (Arnold and Carlton)	312	0	312
Teal Close	498	0	498
Gedling Colliery/Chase Farm	0	0	0
North of Papplewick Lane	300	0	300
Top Wighay Farm	450	0	450
Bestwood Village	75	0	75
Calverton	189	0	189
Ravenshead	89	0	89
Other villages	35	0	35
Windfall allowance	0	0	0
Estimated Housing Supply	1,948	0	1,948

41. The five year housing requirement is 2,259 dwellings (see paragraph 31). Compared to the estimated housing supply of 1,948 dwellings, there is a shortfall of 311 dwellings.

Total Dwelling Supply	1,948
Annual Requirement for 2015-2020 ⁸	452
No of Years Supply	4.31 years
Five Year plus 5% buffer target	5.25 years

⁸ Five year housing requirement of 2,259 dwellings ÷ 5 years = 452 dwellings.

42. The five year housing requirement plus a 5% buffer is 2,372 dwellings (see paragraph 31). Compared to the estimated housing supply of 1,948 dwellings, there is a shortfall of 424 dwellings.
43. Since the preparation of the previous five year housing land supply assessment, the Council has adopted the Aligned Core Strategy which has allocated strategic sites for residential development at North of Papplewick Lane and Top Wighay Farm and also granted planning permission for the strategic site at Teal Close. These sites will now be able to start delivering completions.
44. Progress has been made on the funding and delivery of the Gedling Colliery/Chase Farm site. Gedling Colliery/Chase Farm is identified as a strategic location for growth in the Aligned Core Strategy which will formally be allocated through the Local Planning Document. The Aligned Core Strategy anticipates development commencing at the Gedling Colliery/Chase Farm site within the last five years of the plan period (i.e. 2022-2028) primarily due to the uncertainties over the delivery and funding of the Gedling Access Road. However, Planning Committee resolved to grant planning permission for the Gedling Access Road to ease traffic congestion on roads surrounding the former Gedling Colliery/Chase Farm site subject to a Unilateral Undertaking in November 2014. Construction of the Gedling Access Road is anticipated to commence in Spring 2015 and be completed by 2019. The agreed project plan envisages the first phase of homes (315 homes) at the Gedling Colliery/Chase Farm site will be built by March 2020. However, the next milestones in terms of the housing on the development site will be the appointment of a development partner in December 2014, the submission of a planning application for the development site in Summer 2015, and the determination of that application in Autumn 2015. At each of these milestone stages, the delivery of the Gedling Access Road and the housing will become more certain and therefore more weight will be able to be attached to them. Once these milestones are met, the Council expects to be able to consider the delivery of these houses to be realistic and therefore include the first 315 homes at the Gedling Colliery/Chase Farm site in-year and in the next update of the five year housing land supply assessment.
45. In addition, the Council is working to bring forward the Local Planning Document, which will allocate non-strategic sites in accordance with the spatial strategy set out in Policy 2 of the Aligned Core Strategy. Whilst the majority of the sites are located within the urban area, others require changes to be made to the Green Belt boundary or the removal of other policy designations. Adoption of the Local Planning Document is anticipated in summer 2016.
46. **Appendix B** contains the list of deliverable sites which are expected to deliver housing during the five year period and therefore make up the five year housing land supply.

Conclusion

47. The purpose of this report is to monitor and review the housing supply against the housing requirement.
48. The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council has a 4.31 years of supply (against the requirement of 5.25 years of supply).
49. It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy (including the Gedling Colliery/Chase Farm site) and also the adoption of the emerging Local Planning Document which will bring forward additional non-strategic sites.

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Appendix A: Deliverability Notes

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

Sites in the planning system

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

Sites not in the planning system

- Sites with lapsed planning permission
- Sites identified by the Council
- Sites submitted by developers

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

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

Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided, then the Council's assumptions are applied.

Following discussions with the Home Builders Federation, it has been assumed that:-

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

Assumptions about when a site will start to be developed are made based on the strength of the site's sub-market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, 3 Dragons Viability Toolkit sub-market assessment and local knowledge. Market strength for all sub-market areas remain unchanged to the assumptions made in 2013. Table A1 provides the Council's assumptions for sites in the planning system

and Table A2 provides the Council's assumptions for sites not in the planning system.

Table A1: Assumptions for sites in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	Year 8
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 4
	Up to 100 dwellings	Year 5
	Up to 1,000 dwellings	Year 6
	Over 1,000 dwellings	Year 7
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 3
	Up to 100 dwellings	Year 4
	Up to 1,000 dwellings	Year 5
	Over 1,000 dwellings	Year 6

Table A2: Assumptions for sites not in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 7
	Up to 100 dwellings	Year 8
	Up to 1,000 dwellings	Year 9
	Over 1,000 dwellings	Year 10
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 6
	Up to 100 dwellings	Year 7
	Up to 1,000 dwellings	Year 8
	Over 1,000 dwellings	Year 9
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	Year 8

Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

Start years remain unchanged compared to the assumptions made in 2012 which are based on the information provided by Savills Residential Property Focus Q3 2012⁹. This indicates that house price growth will go above 4.5% for the Prime 'Midlands/North' Market in 2015 and above 5% for Mainstream 'East Midlands' Market in 2016. The latest predictions from Savills 2014 work (Residential Property Focus Q3 2014¹⁰) shows that house prices will grow in 2014 before slowing down between 2015 and 2018 so the impact of future interest rate rises on new house building is unclear.

The Greater Nottingham Housing and Economic Prospects report (2012) prepared by GL Hearn¹¹ for the Aligned Core Strategies indicates that the market will return to

⁹ http://www.savills.co.uk/research_articles/141285/141750-0

¹⁰ http://www.savills.co.uk/research_articles/141285/178175-0

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

long term average sales volumes between 2016 and 2018. This accords with the assumptions made based on Savills 2014 work which suggests higher than expected growth in the short term followed by slightly slower growth in the period to 2018.

NB: Year 0 is the current year (2014/15). Year 1 is 2015/16. Year 5 is 2019/20.

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

Urban Area (Arnold/Carlton)

SHLAA Ref	Site	Locality	Status	Years 1-5
6673	Arnold Daybrook And Bestwood Constitutional Club	Arnold	Planning permission	13
6719	Aylesham Avenue (70, Land Adj To)	Arnold	Planning permission	1
6820	Byron House	Arnold	Planning permission	4
6674	Front Street (55)	Arnold	Planning permission	1
6268	Front Street (68)	Arnold	Brownfield unallocated	1
6582	High Street (24)	Arnold	Brownfield unallocated	1
6813	Mapperley Plains (231)	Arnold	Planning permission	1
6722	Mapperley Plains (421)	Arnold	Planning permission	1
6723	Melbury Road (65)	Arnold	Planning permission	1
6479	Metallifactory Ltd	Arnold	Planning permission	75
6187	Middlebeck Drive (11)	Arnold	Planning permission	1
6555	Oxclose Lane (143-143A)	Arnold	Brownfield unallocated	4
6203	Plains Road (143A)	Arnold	Planning permission	4
6726	Plains Road (157)	Arnold	Planning permission	1
6727	Plains Road (35)	Arnold	Planning permission	1
6680	Ramsey Drive (38)	Arnold	Planning permission	1
6784	Ravenswood Road (143)	Arnold	Planning permission	1
6590	Rolleston Drive (102-104)	Arnold	Under construction	7
6681	Sobers Gardens (36, Land Adj To)	Arnold	Planning permission	1
6202	Stockings Farm	Arnold	Under construction	49
6482	The Grove Hotel	Arnold	Planning permission	4
6797	Warren Hill Community Church	Arnold	Planning permission	6
6218	Woodchurch Road (64, Land Adj To)	Arnold	Planning permission	3
6646	Arnold Lane (51, Land Adj To)	Carlton	Planning permission	1
6735	Blenheim Avenue (21 and 23)	Carlton	Planning permission	4
6645	Burton Road (127)	Carlton	Under construction	0
6267	Buxton Avenue (33)	Carlton	Planning permission	1
6815	Carlton Hill (330-332)	Carlton	Planning permission	5
6146	Carlton Mill	Carlton	Planning permission	7
6688	Deabill Street (57)	Carlton	Planning permission	2
6606	Emmanuel Avenue (2)	Carlton	Brownfield unallocated	1
6689	Festus Street (2-14, Rear Of)	Carlton	Planning permission	2
6501	Fraser Road (94, 94a and 94b)	Carlton	Brownfield unallocated	6
6558	Friday Lane (St Eia, Land Rear Of)	Carlton	Planning permission	1
6739	Glebe Farm - Plot 4	Carlton	Planning permission	1
6740	Glebe Farm - Plot 5	Carlton	Planning permission	1
6738	Glebe Farm (Lambley Lane, 71)	Carlton	Planning permission	1
6692	Glebe Farm (north eastern stables) Plot 3	Carlton	Planning permission	1
6693	Glebe Farm (north western stables) Plot 2	Carlton	Planning permission	1
6694	Glebe Farm Plot 1	Carlton	Planning permission	1
6817	Godfrey Street (77)	Carlton	Planning permission	4
6821	Ivy Villa	Carlton	Planning permission	1
6745	Main Road (61)	Carlton	Planning permission	1
6273	Main Road (87, Land Adj To)	Carlton	Planning permission	3
6804	Manor Road (5, Pioneer Accident Repair Centre)	Carlton	Planning permission	4

SHLAA Ref	Site	Locality	Status	Years 1-5
6746	Marshall Hill Drive (122, Land Adj To)	Carlton	Planning permission	1
6206	Midland Road (30)	Carlton	Planning permission	8
6737	Mile End Road (Electricity Sub Station)	Carlton	Planning permission	2
6159	Nursery Drive (1) Plot A	Carlton	Planning permission	1
6160	Nursery Drive (1) Plot B	Carlton	Planning permission	1
6161	Nursery Drive (1) Plot C	Carlton	Planning permission	2
6802	Oakdale Road (202, Land Rear Of)	Carlton	Planning permission	5
6798	Old Brickyard (5a)	Carlton	Planning permission	3
6725	Plains Road (86)	Carlton	Planning permission	1
6822	Plains Road (92)	Carlton	Planning permission	1
6823	Plains Road (92, Land Adj To)	Carlton	Planning permission	5
6335	Podder Lane	Carlton	Under construction	9
6262	Roseleigh Avenue (30)	Carlton	Brownfield unallocated	2
6818	Sandford Road (2 & 2A)	Carlton	Planning permission	10
6510	Spring Lane (375)	Carlton	Brownfield unallocated	2
6246	Standhill Road (161, Land Adj To)	Carlton	Planning permission	1
6819	Stratford Close (7, Land Adj To)	Carlton	Planning permission	2
6750	Victoria Road (23)	Carlton	Planning permission	2
6170	Waterhouse Lane (15, Land Adj To)	Carlton	Brownfield unallocated	2
6137	Wood Lane	Carlton	Allocated in RLP	20
6752	Woodlands (Highclere Drive)	Carlton	Planning permission	1
Total				312

RLP = Replacement Local Plan

Strategic Sites

SHLAA Ref	Site	Status	Years 1-5
6131	Teal Close	Planning permission	498
6782	Gedling Colliery/Chase Farm	Allocated in ACS	0
6463	North of Papplewick Lane	Allocated in ACS	300
6467 & 6136	Top Wighay Farm	Allocated in ACS	450
Total			1,248

ACS = Aligned Core Strategy

Bestwood Village

SHLAA Ref	Site	Status	Years 1-5
620	Bestwood Business Park	Planning approval subject to signing of s106	40
673	Bestwood Hotel	Planning permission	6
6484	The Sycamores	Planning permission	25
6814	The Sycamores	Planning permission	4
Total			75

Calverton

SHLAA Ref	Site	Status	Years 1-5
6730	Crookdole Lane (16)	Planning permission	1
6130	Dark Lane	Planning permission	72
632	Land Between Main Street and Hollinwood Lane	Under construction	67
6489	Little Tithe Farm	Brownfield unallocated	1
6732	Lodge Farm	Planning permission	4
6490	Longue Drive (Plots 34 To 59)	Under construction	18
6551	Main Street (145)	Planning permission	2
6788	Manor Road (27, Land Rear Of)	Planning permission	1
6154	Mansfield Lane (110-112)	Under construction	3
6390	Renals Way	Under construction	5
6801	Spring Farm Kennels (plot 3)	Planning permission	1
6686	The Cherry Tree	Planning permission	14
Total			189

Ravenshead

SHLAA Ref	Site	Status	Years 1-5
6812	Byron Crescent (1)	Planning permission	1
6793	Chapel Lane (70)	Planning permission	4
641	Cornwater Fields (Site B)	Planning permission	70
6527	Gorse Hill (4)	Planning permission	2
6117	Longdale Avenue (2, Land Adj To)	Planning permission	1
6800	Longdale Lane (12)	Planning permission	2
6237	Main Road (25)	Brownfield unallocated	1
6522	Milton Court (8)	Brownfield unallocated	1
6563	Nottingham Road (102, Land Rear Of)	Planning permission	1
6808	Regina Crescent (9)	Planning permission	2
6639	Sheepwalk Lane (20)	Planning permission	1
6809	Tabramcore	Planning permission	1
6620	The Sherwood Ranger	Brownfield unallocated	2
Total			89

Other Villages

SHLAA Ref	Site	Locality	Status	Years 1-5
6728	Bridle Road (108)	Burton Joyce	Planning permission	1
6807	Crifftin Road (21)	Burton Joyce	Planning permission	1
6488	Crow Park Drive (1, Land Adj To)	Burton Joyce	Planning permission	1
6583	Foxhill Road (56, Land At)	Burton Joyce	Planning permission	4
6103	Lambley Lane (120, Land Adj To)	Burton Joyce	Planning permission	1
6145	The Old Vicarage (Land Adj To)	Burton Joyce	Planning permission	1
6370	Ashlea (Land Adj To)	Lambley	Under construction	1
6753	Catfoot Squash Club	Lambley	Planning permission	1
6754	Green Lane (31)	Lambley	Planning permission	1
6700	Spring Lane (156)	Lambley	Planning permission	4
6152	Barn Stable and Cart Sheds	Linby	Planning permission	1
6806	Mansfield Road (131)	Papplewick	Planning permission	1
6757	Mansfield Road (169)	Papplewick	Planning permission	1

SHLAA Ref	Site	Locality	Status	Years 1-5
6/196	Ash Grove	Woodborough	Planning permission	6
6/761	Lowdham Lane (78)	Woodborough	Planning permission	1
6/789	Main Street (147)	Woodborough	Planning permission	6
6/790	Main Street (152-156)	Woodborough	Planning permission	3
Total				35

C2 communal and student accommodation

SHLAA Ref	Site	Locality	Status	Years 1-5
Total				0

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Appendix C: Housing Trajectory

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Total
Past Completions (net)	275	227	321															823
Urban area (Arnold and Carlton)	183	199	296	274	83	49	68	61	51	20	0	0	0	0	0	0	0	1284
Teal Close				0	104	104	104	104	82	83	83	83	83	0	0	0	0	830
Gedling Colliery/Chase Farm				0	0	0	0	0	0	0	0	100	100	100	100	100	100	600
North of Papplewick Lane				0	15	60	90	90	45	0	0	0	0	0	0	0	0	300
Top Wighay Farm				0	50	100	100	100	100	100	100	100	100	100	50	0	0	1000
Bestwood Village	30	2	1	20	10	15	6	4	40	40	40	40	40	20	0	0	0	308
Calverton	16	3	10	76	71	58	33	27	0	0	0	0	0	0	0	0	0	294
Ravenshead	42	15	5	39	72	2	8	1	6	19	20	0	0	0	0	0	0	229
Other villages	4	8	9	22	7	10	6	11	1	0	0	0	0	0	0	0	0	78
Windfall allowance after 10 years																		0
Demolitions																		0
Total Projected Completions (net)				431	412	398	415	398	325	262	243	323	323	220	150	100	100	4100
Cumulative Completions	275	502	823	1254	1666	2064	2479	2877	3202	3464	3707	4030	4353	4573	4723	4823	4923	4923
PLAN – Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN – Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR – No. dwellings above or below cumulative housing target	25	2	-117	-126	-154	-196	-221	-303	-458	-676	-913	-1070	-1177	-1387	-1667	-1997	-2327	
MANAGE – Annual housing target taking account of past/projected completions	426	436	450	459	461	465	471	477	486	506	541	591	644	724	892	1264	2427	2327

Footnote:

Sites that are suitable subject to policy changes and unallocated 'greenfield' sites are not included in the housing trajectory. The National Planning Policy Framework only allows unallocated brownfield sites to be included and sites that are suitable subject to policy changes will only be included if such changes are made through the preparation of the Local Planning Document. See paragraphs 32 to 37 for further information.

