

Preferred Approach: Housing Background Paper

December 2022



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1 Introduction

- 1.1 This Background Paper provides the context for the housing provision and distribution in the Greater Nottingham Strategic Plan, together with the context and reasoning behind the housing mix and Gypsy and Travelling Showpeople policies. It summarises the broad approach to the size, type and tenure of housing needed for the plan area, drawing on evidence and signposting to where further information can be found.

2 National Policy Background

- 2.1 The National Planning Policy Framework 2021 (NPPF) sets out the Government's approach to significantly boosting the supply of homes. It confirms that the standard methodology for assessing local housing need should be the source for determining the minimum number of homes required, unless exceptional circumstances justify an alternative approach. In Greater Nottingham, there is no reason to depart from the standard method, so this is the starting point for determining housing need in the Greater Nottingham, though it is considered some adjustments to the need are justified in determining the housing provision for the Greater Nottingham Strategic Plan.
- 2.2 As at December 2020, Nottingham City is one of the 20 largest urban local authorities in the Country. Accordingly the standard methodology applies a 35% uplift to its housing need. The government justifies this by arguing it will promote brownfield development, and that changes to the planning system, such as permitted development, will facilitate more new homes through changes of use of existing buildings. Prior to the 35% uplift being applied, Nottingham City could meet its own need in full. However, following the addition of the 35% uplift, it can no longer meet all of the need. It is not proposed to redistribute that element of the 35% uplift to need that cannot be met in Nottingham City to the Borough Councils within the Housing Market Area, and the reasoning for this is set out in section 4 below.
- 2.3 Once the housing provision has been determined, the NPPF requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies. To this end, the Greater Nottingham councils jointly commissioned the;
Greater Nottingham and Ashfield Housing Needs Assessment, 2020
(<https://www.gnplan.org.uk/media/3371769/housing-needs-assessment-2020.pdf>)
and the Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment, 2021
(<https://www.gnplan.org.uk/media/3372879/greater-nottingham-ashfield-gtaa-report.pdf>)
The recommendations of these assessments will be reflected in the next (Regulation 19) version of the Plan.

3 Outline of Strategy

- 3.1 The spatial strategy defines the settlement hierarchy to accommodate housing growth in Greater Nottingham. This is firstly to accommodate growth in and adjacent to the main built up area of Nottingham; secondly adjacent to the sub regional centre of Hucknall; and thirdly in or adjacent to Key Settlements (see Greater Nottingham Strategic Plan Preferred Approach glossary for definitions). In other settlements (including villages) development will be smaller scale, which will be defined in Part 2 Local Plans.
- 3.2 The aim of the spatial strategy is to achieve sustainable development in the plan area. This will be through adopting the following principles:
- Ensuring development maximises opportunities to enhance the blue-green infrastructure network and incorporates blue-green infrastructure into new development;
 - Promoting urban living through seeking sites for development firstly within the main built up area of Nottingham, and to a lesser extent adjoining it;
 - Ensuring that new development adjoining the built up area of Hucknall, or in or adjoining key settlements, is of a scale that supports these as sustainable locations for growth;
 - Creating sustainable and attractive places with an enhanced quality of life for residents through implementing a “20 minute neighbourhood” approach; and
 - Maximising the economic development potential of key sites including the former Ratcliffe-upon-Soar power station in Rushcliffe, Toton/Chetwynd in Broxtowe and the Broad Marsh area in Nottingham City.
- 3.3 The spatial strategy will ensure that key aims are met; promoting brownfield development, making the best use of land, minimising Green Belt development, and ensuring that new development can benefit from and enhance existing infrastructure where ever possible.
- 3.4 Outside of the Nottingham built up area, development of a lesser scale will be promoted on the edge of Hucknall (Top Wighay Farm site in Gedling Borough) and at the named key settlements. The scale of development at each location will be in accordance with supporting the sustainability of these key settlements, and enhancing their infrastructure where necessary.
- 3.5 Outside of the named key settlements, the development will be smaller scale, as defined in the Councils’ Part 2 Local Plans.
- 3.6 It should be noted that most of the planned housing growth is already included in existing Local Plans, and new strategic site allocations for housing are only proposed in Gedling Borough (extension to the existing allocation at Top Wighay Farm) and in Nottingham City (at the Broad Marsh area).

Nottingham City

- 3.7 Nottingham City will be a key location for new housing, due to it being a highly sustainable location, with leisure, education and employment opportunities in close proximity to one another and accessible to new housing. It is also important that as much housing as is practicable is developed here, whilst adhering to good development principles which enhance the quality of residents' lives. This will ensure the efficient use of brownfield land, so that greenfield or Green Belt development can be minimised, and that Nottingham meets as much of its own need plus 35% uplift as it can. However, urban living cannot mean 'town cramming'. Maintaining a high quality of life is vital to the success of the strategy, by ensuring Nottingham City continues to be an attractive place to live, and therefore a viable place for developers to invest in.
- 3.8 The Aligned Core Strategies included strategic locations for housing growth at the Waterside, Southside and Eastside Regeneration Zones. Where appropriate, sites within these locations are allocated in the Part 2 Local Plan, and have already delivered significant numbers of new homes. These strategic locations are therefore not carried forward in the Greater Nottingham Strategic Plan. However, the strategic location at Stanton Tip, which is allocated in the Part 2 Local Plan for up to 500 homes, does not yet have planning permission so is carried forward. A new site at Broad Marsh based around the former shopping centre is also included as a location for around 1,000 homes.

Broxtowe

- 3.9 The large majority of Broxtowe's housing provision is to be provided within or adjoining the main built up area of Nottingham, in accordance with the preferred strategy. It will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe, particularly in the Toton/Chetwynd area. Whilst Key Settlements are identified, these will only deliver existing commitments and will not be subject to further allocations or Green Belt release.
- 3.10 This approach is however very much dependent on forthcoming Government decisions on the provision of transport infrastructure, including potential new rail, road and cycling infrastructure. This will include delivery of housing together with employment uses with the overall quantum and distribution of development subject to confirmation of land required for access.
- 3.11 Areas in the urban south of Broxtowe benefit from being in the strongest housing sub market, having the most comprehensive public transport links particularly to Nottingham and being in the greatest area of affordable housing need. The potential new transport infrastructure at Toton/Chetwynd would add significantly to the transport and economic sustainability of this area for new development. This strategy therefore performs best in terms of deliverability, sustainability, maximising opportunities for economic development, job creation and contributing to local housing needs. It also ensures that the opportunity for

future development on land in the vicinity of the possible new station assists with, and in no way compromises, the delivery of the station.

- 3.12 Four settlements (Awsorth, Brinsley, Eastwood and Kimberley) were identified as 'Key Settlements' in the Aligned Core Strategies. These are carried forward into this Plan. However, growth in these settlements will be achieved only through existing commitments comprising a combination of sites which have already been allocated by the Broxtowe Part 2 Local Plan and sites within the settlements which already have planning permission or come forward as infill or redevelopment sites. It is not proposed that any further land adjacent to any of the key settlements be allocated for housing development during the plan period and there will be no Green Belt release.

Gedling

- 3.13 Gedling Borough has a shortfall in housing supply to meet its identified need and the evidence studies have confirmed that strategic opportunities are limited.
- 3.14 The Greater Nottingham Strategic Plan Growth Options document identifies possible development strategies, including prioritising firstly within the main built up area and to a lesser extent adjoining it.
- 3.15 Development opportunities in accordance with the growth hierarchy are also available adjoining the sub regional centre of Hucknall.
- 3.16 The importance of understanding opportunities and constraints is key with the Nottinghamshire Green Belt covering the majority of the non-built up area of Gedling Borough. Outside the urban area, careful consideration will be given in particular to non Green Belt locations which will include specifically the Safeguarded Land allocated in the Gedling Part 2 Local Plan. The settlement hierarchy provides the scope to consider the expansion of existing key settlements, including Bestwood Village, Calverton and Ravenshead.
- 3.17 Strategic opportunities for growth are limited and therefore a reliance on non-strategic sites and future allocations in the review of the Part 2 Local Plan will also be required.

Rushcliffe

- 3.18 In Rushcliffe, sustainable development will be concentrated within the main urban area (West Bridgford) where opportunities exist. However, West Bridgford has relatively limited capacity to accommodate development over the plan period and, therefore, the majority of 'main urban area' development in Rushcliffe will be delivered on three Sustainable Urban Extensions at Melton Road, Edwalton, South of Clifton (also known as Fairham Pastures) and East of Gamston/North of Tollerton.
- 3.19 All three locations were selected for inclusion in the Rushcliffe Local Plan Part 1: Core Strategy, which was adopted in 2014, and are on land that was removed

from the Green Belt at that time in order to accommodate development. It is not proposed that any further land adjacent to the main urban area (within Rushcliffe) is allocated for housing development during the plan period.

- 3.20 The Melton Road, Edwalton strategic allocation is already well underway and it is expected that all development will be finished by March 2028. The development of the South of Clifton strategic allocation has recently commenced and it is expected to be complete within the plan period. The strategic allocation to the East of Gamston/North of Tollerton is still to secure planning permission. Of the 4,000 new homes expected, delivery of around 2,240 new homes is anticipated by the end of the plan period (2038) and then all remaining homes by around 2047.
- 3.30 Beyond the main urban area of Nottingham, there are three other strategic allocations within Rushcliffe: North of Bingham; the Former RAF Newton; and the Former Cotgrave Colliery. Development of these sites has commenced, with the Former Cotgrave Colliery strategic allocation being largely complete, with only 2 hectares of employment land remaining to be delivered.
- 3.31 Development elsewhere in Rushcliffe will be concentrated at the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington, again to assist in meeting sustainability objectives. The delivery of new homes at these Key Settlements over the plan period will be achieved through a combination of sites which have already been allocated by the Rushcliffe Local Plan Part 2 (adopted 2019) and sites within the settlements which already have planning permission or come forward as infill or windfall sites. It is not proposed that any further land adjacent to any of the Key Settlements is allocated for housing development during the plan period.
- 3.32 In other settlements, development will be smaller scale, as defined by a new Rushcliffe Local Plan Part 2 to replace the one adopted in 2019. It is expected that the delivery of new homes at these other settlements over the plan period will be achieved through a combination of sites which have already been allocated by the adopted Local Plan Part 2, sites within settlements that already have planning permission or come forward as infill development, conversion or changes of use of buildings and/or on 'exception' sites. It is not proposed that any further land adjacent to any other settlements is allocated for housing development during the plan period.

Housing Provision and Employment

- 3.33 The Employment Background Paper sets out in detail comparisons between labour demand (the actual likely demand for jobs) with labour supply (the likely number of people in full time equivalents making up the labour force derived from the housing provision set out in the Greater Nottingham Strategic Plan using the standard methodology and therefore compatible with the objectively assessed housing needs). This assessment considers that the anticipated job growth in the Plan Area, which is based on a range of job forecasts, is broadly compatible with the planned levels of housing delivery.

4 Housing Provision for Greater Nottingham

Standard method

- 4.1 The requirements of the Government's standard method (as at March 2022) for determining housing need are set out in table 1 below.
- 4.2 It should be noted that the affordability ratio which forms part of the standard method is published annually, and the methodology also rolls forward a ten year period from the 2014-based household projections each year. This means that the housing need for Greater Nottingham changes each year, which makes strategic planning more challenging. In summary, annual housing need for the Greater Nottingham area at April 2022 is 3,282 new homes, equating to 52,512 new homes for the plan period.
- 4.3 All the Councils have recently refreshed their Strategic Housing Land Availability Assessments (SHLAAs). The SHLAA is an annual review of sites undertaken by councils to identify sites that have potential for residential development. This has resulted in an increase in assessed housing supply, particularly in Nottingham City, where updated windfall assumptions have been applied, and an assumption for new homes in the Broad Marsh area, as a result of the significant changes anticipated in this area. This has significantly reduced the gap between housing supply and housing need for the City area, whilst increased housing supply has also been identified in Broxtowe, Gedling and Rushcliffe areas. Housing supply will continue to be assessed, and further sources of supply may be identified.
- 4.4 The results are shown in the table below, which shows the housing supply and the 'standard methodology' derived housing need to from 2022 to 2038. It will be noted that estimated housing supply in Greater Nottingham exceeds housing need at the present time.

Table 1: Housing Need at 2038 vs Estimated Supply

	Standard Method Housing Need 2022-2038	Current Estimated Housing Supply 2022-2038	Difference
Broxtowe Borough	6,240	9,787	3,547
Gedling Borough	7,952	7,952*	0
Nottingham City	28,368	25,760	-2,608
Rushcliffe Borough	9,952	14,433	4,481
Greater Nottingham	52,512	57,932	5,420

* Gedling has an identified supply of 7,320 homes. The shortfall of 632 will be considered through allocations in the Part 2 Local Plan, so the supply in this table reflects those future allocations.

Justification for final Greater Nottingham figure

- 4.5 Broxtowe and Rushcliffe have an excess of housing supply over need, whilst Gedling and Nottingham City have shortfalls. The position in Gedling will be rectified through new allocations in the review of their Part 2 Local Plan, leaving Nottingham City with a shortfall of 2,608 homes. Across the area current estimated supply exceeds the totality of housing need by 5,420 homes.
- 4.6 The Preferred Approach provides for a minimum buffer of 10% to each Borough's housing need to ensure delivery in full of their minimum housing need figure. The City Council's housing provision is its anticipated housing supply. There is no buffer included for Nottingham City, because the City's supply is limited by a lack of further sites due to its tight administrative boundaries (see "The Standard Method for Assessing Housing Need in Nottingham City" 2022). The Boroughs' buffers do not form part of their housing targets, and are therefore not counted towards five year land supply or housing delivery test calculations. Broxtowe and Rushcliffe Boroughs' 10% buffer will be sites from their existing housing supply as evidenced through their SHLAAs. In Gedling, the flexibility buffer will be provided primarily through existing and future designations of safeguarded land.
- 4.7 The application of a 10% buffer to the housing targets mean that non implementation or lapse rates have not been applied to specific elements of the housing supply (see the common SHLAA methodology for more detail). To do so would effectively 'double count' the non delivery allowance. The exception to this is the City Councils' supply, where lapse rates are applied in accordance with the common SHLAA methodology, as there is no buffer proposed. However, this results in a relatively modest reduction of 184 dwellings over the Plan period.
- 4.8 It is not proposed to redistribute Nottingham City need to neighbouring Boroughs, because the unmet housing need is part of the 35% uplift, and therefore not evidenced in terms of actual local housing need, nor in terms of delivery. The national Planning Practice Guidance also references the 35% uplift and states that "This increase in the number of homes to be delivered in urban areas is expected to be met by the cities and urban centres themselves, rather than the surrounding areas, unless it would conflict with national policy and legal obligations." (Paragraph: 035 Reference ID: 2a-035-20201216).
- 4.9 The NPPF is national policy, and includes the need to positively prepare local plans, "so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development". Provision elsewhere in Greater Nottingham would entail development in the Green Belt, which the Government has made clear can only happen in exceptional circumstances. However, the Councils do not consider unevidenced need to constitute exceptional circumstances, and paragraph 11.b)i states that land designated as Green Belt (footnote 7) can provide " a strong reason for

restricting the overall scale [...] of development in the plan area” below objectively assessed needs.

- 4.10 In addition, the Government’s consideration of the local housing delivery target may review the approach to the 35% uplift with greater sensitivity to local challenges and evidence. If housing need is provided for elsewhere, it will not meet the government’s expectations that homes are built in the right place, making the most of existing infrastructure and making travel patterns more sustainable.
- 4.11 The Preferred Approach housing target across the Plan area, plus the district buffers is 52,318 homes. This compares to housing need (including City uplift) of 52,512 homes, and so the housing target plus buffers broadly equates to need across the area.

Distribution by District

Table 2: Proposed Greater Nottingham Strategic Plan housing distribution

	Housing Target*	Minimum Buffer** 2022-2038	Housing Target plus Buffer
Broxtowe Borough	6,240	624	6,864
Gedling Borough	7,952	795	8,747
Nottingham City	25,760	0	25,760
Rushcliffe Borough	9,952	995	10,947
Greater Nottingham	49,904	2,414	52,318

* Figures unrounded. They are rounded to nearest 10 in the Preferred Approach document.

** See para 4.6 for explanation of buffers.

- 4.12 Figure 1 below summarises the position with housing need (the total of housing need for the area, as derived from the standard method, including 35% uplift for Nottingham City), the Preferred Approach housing target, applying a 10% flexibility buffer to the target, and the total anticipated housing supply from 2022 to 2038. Note that the Y axis scale is truncated, and shows the difference between the standard method housing need and the housing target is modest (2,608 homes). It also shows the anticipated housing supply exceeds the housing target, and this gives confidence that the housing target will be met.
- 4.13 Much of the excess supply is in Rushcliffe Borough, and it is intended this will provide sufficient protection against any potential future housing undersupply should the delivery of one or more of the larger strategic allocations either stall completely or if the rate of housing delivery on site falls significantly below expected levels. However, in the event that delivery on any of the sites does

stall or slow, there would be no requirement for these homes to be provided for elsewhere through the allocation of new housing sites.

Figure 1: Summary of Housing Need, Target and Supply for Plan Area



Past delivery

- 4.14 Consideration of past delivery can give an indication of the ability of Greater Nottingham to deliver sufficient housing, given an ongoing supply of developable sites.
- 4.15 Table 3 below sets out the net housing completions for the plan making authorities each year since 1 April 2011 (the base date of current Core Strategies), together with the number of completions anticipated in the Core Strategies. It shows a broad upward trend in housing completions, albeit there is still a shortfall against Core Strategy provision. The position does vary across the authorities, but with relatively recently adopted part two Local Plans, which release sites that were formerly in the Green Belt, the upward trend is expected to continue, with the shortfall between Core Strategy provision and actual completions made up in the medium term (i.e. by 2028).

Table 3

	2011 to 2022	2011 to 2012*	2012 to 2013*	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
Broxtowe Borough Council (Core Strategy anticipated)	3,720	100	100	360	360	360	360	360	430	430	430	430
Broxtowe Borough Council (actual)	2,248	140	67	150	78	101	285	324	301	232	267	303
Erewash Borough Council (Core Strategy anticipated)	4,048	368	368	368	368	368	368	368	368	368	368	368
Erewash Borough Council (actual)	2,637	222	198	257	222	369	179	173	321	245	208	243
Gedling Borough Council (Core Strategy anticipated)	4,620	250	250	440	440	440	440	440	480	480	480	480
Gedling Borough Council (actual)	3,056	275	227	321	311	174	198	237	286	360	310	357
Nottingham City Council (Core Strategy anticipated)	10,110	475	475	880	880	880	880	880	1,190	1,190	1,190	1,190
Nottingham City Council (actual)	12,411	422	799	463	1,022	947	974	1,393	1,456	1,806	1,407	1,722
Rushcliffe Borough Council (Core Strategy anticipated)	8,050	250	250	470	470	470	470	470	1,300	1,300	1,300	1,300
Rushcliffe Borough Council (actual)	5,598	294	209	199	373	487	528	593	760	494	650	1,011
Greater Nottingham (Core Strategies anticipated)	30,548	1,443	1,443	2,518	2,518	2,518	2,518	2,518	3,768	3,768	3,768	3,768
Greater Nottingham (actual)	25,950	1,353	1,500	1,390	2,006	2,078	2,164	2,720	3,124	3,137	2,842	3,636

5. Housing supply

- 5.1 This section sets out the approach used for calculating the housing supply for each of the councils for the Greater Nottingham Strategic Plan.

Strategic Housing Land Availability Assessment

- 5.2 The Review of Greater Nottingham SHLAAs published by Ove Arup & Partners Ltd in July 2019 (made a number of recommendations on how greater consistency between the SHLAAs undertaken by each council could be achieved. In response, a common methodology for undertaking a SHLAA was set out in the Greater Nottingham Planning Partnership's Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs) published in November 2020 by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, and Rushcliffe Borough Council supported by specific council appendices. This will be referred to as the "SHLAA methodology report".
- 5.4 The SHLAA methodology report and supporting appendices were updated in September 2022 and the councils have also published their 2022 SHLAAs which are available on the following web pages:-

- Web link for SHLAA methodology:
<https://www.gnplan.org.uk/evidence-base/>
- Broxtowe Borough Council SHLAA:
<https://www.broxtowe.gov.uk/for-you/planning/planning-policy/strategic-housing-land-availability-assessment-shlaa/>
- Gedling Borough Council SHLAA:
<https://www.gedling.gov.uk/shlaa/>
- Nottingham City Council SHLAA:
<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-policy/the-local-plan-and-planning-policy/other-local-plan-related-documents/>
- Rushcliffe Borough Council SHLAA:
<https://www.rushcliffe.gov.uk/planningpolicy/localplan/monitoring/>

Housing supply

- 5.5 The housing supply for the Greater Nottingham Strategic Plan is shown in Table 1 above. This is based on the councils' SHLAA 2022. Appendix A provides the detailed table of housing supply and includes a housing trajectory for each council.

Flexibility

- 5.6 The objectively assessed housing need is the minimum number of homes needed (except for Nottingham City, see section 4 above). A 10% buffer has been applied to housing need to ensure that the Borough Council's need is met in full. Flexibility in terms of the number of homes delivered will be achieved through a combination of the following.

Part 2 Local Plan

- 5.7 Where necessary, reviews of Part 2 Local Plans will allocate further non strategic sites.

Strategic allocations

- 5.8 Dwelling capacity figures indicated for strategic allocations are approximate. Planning permission may be granted for proposals with higher or lower numbers of homes subject to the overall scheme being considered suitable and sustainable.

Non-implementation (lapse rates)

- 5.9 For the City, non-allocated sites with planning permission, non-implementation rates have been applied where planning permission has not been implemented i.e. those sites where construction work has not started.

Safeguarded land

- 5.10 Gedling and Rushcliffe Borough Councils identify safeguarded land. The availability of safeguarded land does allow for proposals for residential development to be considered under the presumption in favour of sustainable development if the council is unable to demonstrate a five year supply of land, as evidenced by case law.

Green Belt

- 5.11 For Broxtowe, Gedling and Rushcliffe Borough Council it is considered that the need for any further flexibility through the allocation of land over and above the housing target has to be balanced against the fact that any additional allocations would be most likely met through land which is in the Green Belt. The safeguarded land is not included in the housing supply apart from where it is allocated for strategic development at Top Wighay Farm.

6 Conclusions

- 6.1 The Preferred Approach housing target of 49,904 homes is made up of the 2022-2038 standard method housing need figures for Broxtowe, Gedling and Rushcliffe Boroughs, and the anticipated housing supply of Nottingham City over the same period.
- 6.2 The housing target will be used as the basis on which 5 year land supply calculations and the local plan delivery test will be conducted. This paper shows how that housing target will be delivered in full, by applying a flexibility buffer to the housing targets in the Borough Councils.
- 6.3 It also shows how the full potential housing supply over the Plan period exceeds the housing target, even once the additional 10% buffer has been taken into account.

Appendix A – Housing supply and trajectories by council

This appendix includes a housing trajectory for each council. Further information on what makes up the housing supply can be found in the Common SHLAA Methodology at <https://www.gnplan.org.uk/evidence-base/>.

Housing trajectory for Broxtowe Borough Council

		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32				035/36	2036/37	2037/38	Total
1	Completions on non-allocated sites and identified SHLAA capacity	446	300	294	223	183	141	0	0	0	0	0	0	0	0	0	0	1,587
2	Chetwynd Barracks	0	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	1,500
3	Land at Toton	0	0	100	100	100	100	100	100	100	100	100	100	100	100	100	100	1,400
4	Field Farm Stapleford	56	56	56	56	54	54	0	0	0	0	0	0	0	0	0	0	332
5	Boots	0	138	207	61	0	0	0	0	0	0	0	0	0	0	0	0	406
8	Local Plan Part 2 sites	88	88	87	87	87	211	211	211	211	211	81	81	81	81	81	0	1,897
9	Windfall	0	0	0	205	205	205	205	205	205	205	205	205	205	205	205	205	2,665
	Projected completions	590	682	844	832	729	811	616	616	616	616	486	486	486	486	486	405	9,787
	Cumulative Completions	590	1,272	2,116	2,948	3,677	4,488	5,104	5,720	6,336	6,952	7,438	7,924	8,410	8,896	9,382	9,787	9,787

Housing trajectory for Gedling Borough Council

		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
1	Non-allocated sites and identified SHLAA capacity	272	99	51	25	27	0	0	0	0	0	0	0	0	0	0	0	474
2	Teal Close	108	96	104	100	89	82	0	0	0	0	0	0	0	0	0	0	579
3	Gedling Colliery/Chase Farm	102	82	81	86	85	84	81	24	0	0	0	0	0	0	0	0	625
4	North of Papplewick Lane	42	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83
5	Top Wighay Farm	0	100	100	100	100	100	100	100	105	100	100	100	100	100	100	40	1,445
6	Local Plan Part 2 sites	384	469	368	320	257	124	117	110	86	43	25	25	25	25	25	30	2,433
7	Windfall				129	129	129	129	129	129	129	129	129	129	129	129	129	1,677
	Projected completions	908	887	704	760	687	519	427	363	320	272	254	254	254	254	254	199	7,316
	Cumulative Completions	908	1,795	2,499	3,259	3,946	4,465	4,892	5,255	5,575	5,847	6,101	6,355	6,609	6,863	7,117	7,316	7,316

Notes:

"Local Plan Part 2 allocated sites" row excludes H13 Bestwood Business Park and H22 Station Road allocations.

Housing trajectory for Nottingham City Council

		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
1	Non-allocated sites and identified SHLAA capacity	1893	2657	1897	781	402	1161	924	550	528	293	134	134	109	109	109	109	11790
2	Broad Marsh	0	0	0	0	0	125	175	175	175	175	175	0	0	0	0	0	1000
3	Boots Campus	0	70	70	70	20	0	0	0	0	0	0	0	0	0	0	0	230
4	Stanton Tip	0	0	0	0	0	100	100	100	100	100	0	0	0	0	0	0	500
5	Local Plan Part 2 sites	1016	684	1034	552	495	579	388	524	626	113	100	100	100	0	0	0	6311
6	Windfall allowance	0	0	0	507	507	507	507	507	507	507	507	507	507	507	507	507	6591
7	Demolitions	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	480
8	Lapsed	18	33	30	12	7	21	18	15	16	7	4	2	1	0	0	0	184
	Projected completions	2861	3348	2941	1868	1387	2421	2046	1811	1890	1151	882	709	685	586	586	586	25758
	Cumulative Completions	2861	6210	9150	11018	12405	14826	16872	18683	20573	21724	22606	23316	24000	24586	25172	25758	25758

Notes:

The “Non allocated sites and identified SHLAA capacity” line includes sites of fewer than 5 dwellings, as these are not separately recorded, due to the large number. See Common SHLAA Methodology.

The City trajectory includes a line for demolitions, however, the lines in the Borough Trajectories are net of demolitions.

Due to there being no buffer for the City Councils housing target, the City trajectory includes a “Lapsed” line, which is a non delivery assumption of 1.22% of dwellings on sites not under construction.

Housing trajectory for Rushcliffe Borough Council

		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
1	Non-allocated sites and identified SHLAA capacity	145	260	186	62	24	118	88	3	0	0	166	15	0	0	0	0	1,067
2	Land at Melton Road, Edwalton	165	132	132	132	132	79	0	0	0	0	0	0	0	0	0	0	772
3	Land at former Cotgrave Colliery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Land at Former RAF Newton	88	88	88	88	88	64	0	0	0	0	0	0	0	0	0	0	504
5	Land north of Bingham	132	132	132	132	132	106	0	0	0	0	0	0	0	0	0	0	766
6	Land south of Clifton	22	44	176	250	250	250	250	250	250	250	250	250	250	250	8	0	3,000
7	East of Gamston/North of Tollerston	0	0	0	0	0	88	176	220	220	220	220	220	220	220	220	220	2,244
8	Local Plan Part 2 sites	522	468	508	479	294	266	327	138	44	44	25	44	26	0	0	0	3,185
9	Windfall				215	215	215	215	215	215	215	215	215	215	215	215	215	2,795
	Projected completions	1,074	1,124	1,222	1,358	1,135	1,186	1,056	826	729	729	876	744	711	685	443	435	14,333
	Cumulative Completions	1,074	2,198	3,420	4,778	5,913	7,099	8,155	8,981	9,710	10,439	11,315	12,059	12,770	13,455	13,898	14,333	14,333