



Rushcliffe
Borough Council

Five Year Housing Land Supply Assessment

2018-2023

As at 31 March 2018

Published October 2018

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 Rushcliffe Borough. The current development plan is the Rushcliffe Local Plan Part 1: Core Strategy which was adopted on 22 December 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 2018. The time frame of this five year housing land supply update is 1 April 2018 – 31 March 2023.
5. All components of housing delivery contained in the five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA), through its housing land availability report (March 2018) and through sites in the planning process as at 31st March 2018.

Appendix 1 contains a list of what the Borough Council consider to be deliverable sites which are expected to deliver housing during the five year period.

Rushcliffe Local Plan Part 1: Core Strategy

6. The housing requirement for the Borough, including the methodology for calculating 5 year land supply are set by policy 3 of Local Plan Part 1: Rushcliffe Core Strategy, and the methodology outlined within paragraphs 3.3.8 to 3.3.10 of the policy's supporting text.
7. Further explanation and justification for the methodology is provided in Chapter 7 of the 2014 Updated Housing Background Paper which was endorsed by the Planning Inspector who examined the Core Strategy – see paragraphs 62-68 of her [December 2014 report](#).
8. Policy 3 of the Local Plan Part 1: Core Strategy identifies that a minimum of 13,150 dwellings will be provided over the plan period (2011-2028). Furthermore, it identifies (Part 3 of Policy 3) that the following patterns of housing delivery will be used for monitoring purposes.

2011 to 2028	2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
13,450*	500	2,350	6,500	4,100
All years are financial years, April to March. Numbers are rounded to the nearest 50.				

** Whilst the Core Strategy contains an objectively assessed need target of 13,150 dwellings within it, 13,450 (the amount in the first column of the table) is an indication on the number of new homes which the 2013 Strategic Housing Land Availability Assessment (SHLAA) anticipated would be delivered between 2011 and 2028.*

Total requirement over plan period (2011-2028)	13,150
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Pattern of expected delivery and performance to date

9. Whilst the monitoring table contains a flat per annum rate of delivery for each of the 5 year tranches, Appendix D of Local Plan Part 1, Rushcliffe Core Strategy contains the expected delivery rates year on year throughout the life of the Core Strategy. The delivery rates outlined in core strategy indicate that 2,850 dwellings would be delivered by March 2018. To date, 2,682 dwellings have been delivered across the Borough, which is a shortfall of 168 dwellings.

Five year land supply

As detailed above, the five year land supply has been calculated using the approach outlined in Local Plan Part 1: Rushcliffe Core Strategy. The approach for calculating housing delivery is contained within paragraphs 3.3.9-3.3.10 of the Core Strategy. It states:

“3.3.9 As set out in Section 1.2, the Local Plan is being prepared in two parts. The Local Plan Part 2: Land and Planning Policies will be prepared following the adoption of this Local Plan Part 1: Core Strategy and will, amongst other matters, allocate non-strategic sites for development. As a result of this two stage process and taking into account other factors including the current economic downturn, but more particularly, the lead in time required to bring forward development on strategic sites and in some cases the requirement for infrastructure to be in place prior to development, the delivery of housing across the plan period is expected to be lower in the early part of the plan period. Housing delivery will build up thereafter, following the adoption of the Part 2 Local Plan and due to the commencement and build out of the strategic sites and, to a lesser extent, a return to more normal market conditions. This is reflected in the table included at Policy 3 (part 3). The figures in the table are not upper limits to development or intended to restrict delivery if development is able to come forward sooner. Rather, they represent the anticipated rate of housing completions and will be used by the Council to determine the level of its 5 year supply of deliverable housing sites prior to adoption of the Part 2 Local Plan. Thereafter, for the remaining years of the plan period (to 2028) the 5 year supply of deliverable housing sites will be based on an annualised calculation, taking into account any under delivery against the projected housing completions included within the housing trajectory at Appendix D.

3.3.10 The table included in Policy 3 (part 3), therefore, takes account of the fact that the spatial strategy is dependent on the delivery of a number of key strategic sites (see below) who, collectively, will not be in a position to maximise housing completions until towards the mid phase of the plan period at the earliest. This, in part, is due to the dependency on supporting infrastructure first coming forward in a timely manner. Given the profile of housing delivery from these strategic sites, the expected annual rate of housing delivery will, therefore, begin at a lower rate and will rise in subsequent periods, before receding again as key sites near completion. Attempting to achieve a constant annualised rate of delivery is not possible if the particular spatial strategy identified for the Borough is to be realised. However, ultimately it is expected that the housing target of 13,150 homes will be exceeded by the end of the plan period in 2028. Using latest evidence from the 2013 Strategic Housing Land Availability Assessment, it is expected that around 13,450 homes in total will be delivered by 2028.”

10. It is calculated that for the period 2018 to 2023 that Rushcliffe has **3.4** years supply of housing when based against requirements over this period.

5 year land supply assessment: 2018– 2023

Target over Plan Period	13,150
Annual Target based upon Requirement 2018-2023	1,300
Housing target for 5 year period 2018-2023	6,500
Housing shortfall/surplus against Policy 3.3 requirements	168
5 Year Housing Requirement (5 year target plus shortfall plus 20% buffer) (6500+168+1334)	8,002
Annual housing requirement	1,600

Supply calculation

Housing requirement	8,002
Total supply	5,377
Total five year supply ((5,377/8,002)*5)	3.4

Supply Calculation

11. The five year supply figure is calculated for the period April 2018 to March 2023 based on a housing requirement over this period of **6,500** homes, plus the **168** homes undersupply, plus a buffer of **20%** in the period 2011 to 2018 having regard to the monitoring arrangements outlined in Policy 3 (part 3).
12. The housing requirement is taken from the delivery figures set out within Policy 3 (part 3) of the Local Plan Part 1: Core Strategy (see also the paragraph 1.3 above). As 2018 to 2023 covers the entire middle period of the stepped trajectory, the housing requirement figure is calculated on this basis. The requirement is therefore for **6,500** homes.
13. The shortfall in completions between 2011 - 2018 is **168** dwellings, and this is included in whole as part of the 5 year land supply assessment. The tables of sites which support the five year land supply assessment have been extracted from the 2018 SHLAA and are contained within Appendix 1.

Appendix 1

Sites within the 5 year assessment

Site Ref	Site Name	Parish	Dwellings Remaining	Development Period	2018/19 - 2022/23
1	Land at Abbey Lane	Aslockton	41	2 Years	41
976	Garages West of 41-43 Meadow Close	Aslockton	2	1 Year	2
418	Rear Of The Cottage, Chapel Lane	Aslockton	1	1 Year	1
770	Grange Barn	Aslockton	1	1 Year	1
964	York House, Chapel Lane	Aslockton	1	1 Year	1
997	Hill Top Farm, Cliffhill Lane	Aslockton	1	1 Year	1
697	South of Clifton	Barton in Fabis	3000	13 Years	750
578	Land north of Bingham (planning application)	Bingham	1050	8 years	600
868	Bingham Public House, Long Acre	Bingham	3	1 year	3
721	11 and 11A Market Place	Bingham	1	1 Year	1
866	10 Newdigate Street	Bingham	1	1 Year	1
867	23 Derry Lane	Bingham	1	1 Year	1
965	15-17 Derry Lane	Bingham	1	1 Year	1
971	Land North of 11 Tithby Road / West of 2 The Banks	Bingham	1	1 Year	1
980	5 Market Street	Bingham	1	1 Year	1
869	Land opposite Oak House	Bradmore	1	1 Year	1
958	Wysall Road Farm	Bunny	1	1 Year	1
983	16 Loughborough Road	Bunny	1	1 Year	1
987	Toll Bar Farm, Fosse Way	Car Colston	5	1 Year	5
1019	Willow Brook, Church Gate	Colston Bassett	3	1 Year	3
409	Fernhill Farm	Colston Bassett	1	1 Year	1
846	Highway House, 1 Main Street	Costock	3	1 Year	3
69	Former Cotgrave Colliery	Cotgrave	89	1 Year	77
62	Land Between 3 and 5 Marlwood	Cotgrave	3	1 Year	3
996	Land West Of Main Road	Cotgrave	2	1 Year	2
1000	Woodlands, The Fosse	Cotgrave	2	1 Year	2
753	26 Risegate	Cotgrave	1	1 Year	1
870	Fosse Farm Cottage, The Fosse	Cotgrave	1	1 Year	1
995	1 Thorntons Close	Cotgrave	1	1 Year	1
953	11 Church Street	Cropwell Bishop	9	1 Year	9
871	Manor House, 42 Fern Road	Cropwell Bishop	2	1 Year	2
1008	Land Adjacent to 25 Nottingham Road	Cropwell Bishop	1	1 Year	1
776	The Buttery 8 Rookery	Cropwell Butler	1	1 Year	1

Site Ref	Site Name	Parish	Dwellings Remaining	Development Period	2018/19 - 2022/23
	Farm				
986	Stovebolt, Hoe Lane	Cropwell Butler	1	1 Year	1
92	Garage Block South of 55 Holloway Close	East Bridgford	5	1 Year	5
94	2 Hackers Close	East Bridgford	4	1 Year	4
97	18 Cherryholt Lane	East Bridgford	2	1 year	2
872	Reindeer Inn, Kneeton Road	East Bridgford	2	1 Year	2
689	Former Tennis Court 10A Kneeton Road	East Bridgford	1	1 year	1
757	Longlands 6, College Street	East Bridgford	1	1 Year	1
955	Workshop Old Telephone Exchange	East Bridgford	1	1 Year	1
972	20 Cherryholt Lane	East Bridgford	1	1 Year	1
687	Land off Rempstone Road (North)	East Leake	235	5 years	200
844	Land north of Lantern Lane	East Leake	195	5 Years	150
382	Land Off Kirk Ley	East Leake	194	4 Years	194
761	Former Micropropagation	East Leake	24	2 Years	24
579	Land at Lantern Lane	East Leake	14	1 Year	14
582	Land E/O Meeting House Close	East Leake	14	1 Year	14
766	The Heavens, Gotham Road	East Leake	14	2 Years	14
875	28 Main Street	East Leake	4	1 Year	4
873	The Rectory, 3 Bateman Road	East Leake	1	1 Year	1
990	91 Main Street	East Leake	1	1 Year	1
1012	Land North of The Spinney, Sutton Lane	Elton on the Hill	1	1 Year	1
127	Former Islamic Institute	Flintham	95	3 Years	95
597	Skerry Wood	Flintham	1	1 year	1
755	Cherry Tree Cottage	Gamston	1	1 Year	1
876	Land North East of 6 Derwent Close	Gamston	1	1 Year	1
756	Boot and Shoe Public House	Granby	1	1 Year	1
1016	Mill Cottage, Main Street	Granby	1	1 Year	1
600	Part OS Field 7500 Green Lane	Hickling	1	1 Year	1
880	Rebbur House, 108 Nicker Hill	Keyworth	11	1 Year	11
164	North of 1 Blind Lane	Keyworth	4	1 Year	4
989	The Hall, Nottingham Road	Keyworth	4	1 Year	4
956	1 Gorse Road	Keyworth	2	1 Year	2
1020	The Plough, Selby Lane	Keyworth	2	2 Years	2
784	47 Selby Lane	Keyworth	1	1 Year	1
881	83 Nottingham Road	Keyworth	1	1 Year	1
1003	51 Selby Lane	Keyworth	1	1 Year	1

Site Ref	Site Name	Parish	Dwellings Remaining	Development Period	2018/19 - 2022/23
1007	7 Limetree Close	Keyworth	1	1 Year	1
882	Hillside, Gotham Road	Kingston on Soar	1	1 Year	1
883	Home Farm, Gotham Road	Kingston on Soar	1	1 Year	1
788	Lodge Farm	Kinoulton	1	1 Year	1
789	Harboro	Kinoulton	1	1 Year	1
790	Farmyard to south of St Helens Church	Kneeton	4	1 Year	4
959	Romnay House, Main Road	Langar	6	2 years	6
991	Land West of Millfield, Langar Road	Langar	4	2 years	4
767	Northfields Farm	Langar	2	1 Year	2
886	Bridge House, Cropwell Road	Langar	1	1 Year	1
887	Bridge House, 2 Cropwell Road	Langar	1	Unknown	1
993	27 Works Lane	Langar	1	1 Year	1
1010	Land South of Bridge House, Cropwell Road	Langar	1	1 Year	1
502	Land at RAF Newton (phase 2)	Newton	550	5 years	450
888	Former Control Tower, Wellington Avenue	Newton	1	1 Year	1
384	Bespoke Furniture	Normanton on Soar	1	1 Year	1
979	Overgrown Acres, Cotgrave Road	Normanton on Soar	1	1 Year	1
889	Dovecote Farm, Church Street	Orston	2	1 Year	2
604	Carlin House High Street	Orston	1	1 year	1
890	Warehouse Premises, Lombard Street	Orston	1	1 Year	1
949	Land to South West of Poppy Cottage, Lombard St	Orston	1	1 Year	1
961	The Gables, Hill Road	Orston	1	1 Year	1
1014	Laxton Farm, Swabs Lane	Owthorpe	1	1 Year	2
978	Garages East of 116 Queens Road	Radcliffe on Trent	5	1 Year	5
894	105 Bingham Road	Radcliffe on Trent	4	1 Year	4
892	17a Shelford Road	Radcliffe on Trent	3	1 Year	3
960	42A Cropwell Road	Radcliffe on Trent	3	1 Year	3
966	Land North West of 149 Shelford Road	Radcliffe on Trent	3	1 Year	3
198	7 Cliff Drive	Radcliffe on Trent	2	1 Year	2
716	139 Shelford Road	Radcliffe on Trent	2	1 Year	2
895	119 Shelford Road	Radcliffe on	2	1 Year	2

Site Ref	Site Name	Parish	Dwellings Remaining	Development Period	2018/19 - 2022/23
		Trent			
954	20 Thomas Avenue	Radcliffe on Trent	2	1 Year	2
1009	5 Golf Road	Radcliffe on Trent	2	1 Year	2
797	28 Cliff Crescent	Radcliffe on Trent	1	1 year	1
893	16 Grantham Road	Radcliffe on Trent	1	1 Year	1
969	Rempstone Hall Farm, Ashby Road	Rempstone	3	1 Year	3
553	Land NW of Asher Lane	Ruddington	175	4 Years	150
896	Land West of Malmic House, Brookside Road	Ruddington	26	3 Years	26
802	15 Parkyns Street	Ruddington	5	1 Year	5
957	35, 37, 39 Easthorpe Street	Ruddington	5	1 Year	5
1018	24 High Street (First Floor)	Ruddington	3	1 Year	3
985	70 Wilford Road	Ruddington	2	1 Year	2
1015	20-22 High Street	Ruddington	2	1 Year	2
899	6 Trent Avenue	Ruddington	1	1 Year	1
992	Four Mile House, 38 Loughborough Road	Ruddington	1	1 Year	1
901	Land at Hawksworth Road	Screveton	6	1 Year	6
803	Manor Farmhouse	Screveton	1	1 year	1
967	The Cottage, Lodge Lane	Screveton	1	1 Year	1
903	Wensor Bridge Farm	Shelton	1	1 Year	1
905	Shelton Manor Farm	Shelton	1	1 Year	1
906	Land South West of Church Lane	Sibthorpe	1	1 Year	1
907	Adj 178 Melton Road	Stanton on the Wolds	1	1 Year	1
984	143 Browns Lane	Stanton on the Wolds	1	1 Year	1
724	Sutton Fields House	Sutton Bonington	2	1 Year	2
1022	40 Main Street	Sutton Bonington	2	1 Year	2
691	Wayside, College Road	Sutton Bonington	1	1 year	1
805	36 Park Lane	Sutton Bonington	1	1 Year	1
908	20 Landcroft Lane	Sutton Bonington	1	1 Year	1
988	Thoroton Farm, Main Street	Thoroton	8	1 Year	8
975	Greenhedge Farmhouse	Thoroton	1	1 Year	1
962	Holmcroft, Wymeswold Road	Thorpe in the Glebe	1	1 Year	1
726	Manor House, Church Lane	Thrumpton	1	1 Year	1
806	Hollytree Farm	Tithby	1	1 Year	1
574	East of Gamston North of	Tollerton	4000	18 Years	500

Site Ref	Site Name	Parish	Dwellings Remaining	Development Period	2018/19 - 2022/23
	Tollerton				
952	Tollerton Park	Tollerton	6	1 Year	6
970	Tollerton Hall, Tollerton Lane	Tollerton	1	1 Year	1
981	Piecrust Cottage, Station Road	Upper Broughton	3	1 Year	3
973	The Croft, Station Road	Upper Broughton	1	1 Year	1
350	Land at Melton Road	West Bridgford	1450	7 Years	1150
280	Land south of Wilford Lane	West Bridgford	168	4 Years	168
1006	Bridgford House Pavillion Road	West Bridgford	111	2 Years	111
279	Central College	West Bridgford	48	1 Year	48
319	Land Between Lady Bay Bridge/Radcliffe Road	West Bridgford	48	1 Year	48
918	West Bridgford Ambulance Station, Rectory Road	West Bridgford	30	2 Years	30
919	John Germans Drovers, 37 Gordon Road	West Bridgford	9	1 Year	9
951	134A Trent Boulevard	West Bridgford	9	1 Year	9
916	56-62 Radcliffe Road	West Bridgford	6	1 Year	6
977	Garages on St Lukes Close	West Bridgford	6	1 Year	6
389	Silver Birches, 234 Melton Road	West Bridgford	2	1 Year	2
734	102 Mona Road	West Bridgford	2	1 Year	2
736	Cowans, 41 Abbey Road	West Bridgford	2	1 Year	2
821	Park View Court	West Bridgford	2	1 Year	2
927	239-243 Melton Road	West Bridgford	2	1 Year	2
929	108 Radcliffe Road	West Bridgford	2	1 Year	2
994	Caretakers Bungalow, 132 Greythorn Drive	West Bridgford	2	1 Year	2
999	15 Boundary Road	West Bridgford	2	1 Year	2
1004	Hill Farm Cottages, 233 Melton Road	West Bridgford	2	1 Year	2
809	1 Stamford Road	West Bridgford	1	1 Year	1
811	258 Melton Road	West Bridgford	1	1 Year	1
819	Index Computer Supplies, 56 Radcliffe Road	West Bridgford	1	1 Year	1
915	R/O 42 Wilford Lane	West Bridgford	1	1 Year	1
922	31 Wilford Lane	West Bridgford	1	1 Year	1
924	63 Alford Road	West Bridgford	1	1 Year	1
928	Coach House, 108 Radcliffe Road	West Bridgford	1	1 Year	1
982	1 Village Street	West Bridgford	1	1 Year	1
1023	65 Clumber Road	West Bridgford	1	1 Year	1
938	Land off 6 Orston Lane	Whatton in the Vale	3	1 Year	3
930	Dunville, Burton Lane	Whatton in the Vale	1	1 Year	1

Site Ref	Site Name	Parish	Dwellings Remaining	Development Period	2018/19 - 2022/23
998	Land off Old Grantham Road	Whatton in the Vale	1	1 Year	1
1017	Oakland House, Church Lane	Widmerpool	2	1 Year	2
344	Smithy Farm, Main Street	Widmerpool	1	1 year	1
745	The Grange, Station Road	Widmerpool	1	1 Year	1
829	Chestnut Farm, Church Lane	Willoughby on the Wolds	1	1 Year	1
931	Land North Of Church Lane	Willoughby on the Wolds	1	1 Year	1
974	Land North of Old Hall Farm	Willoughby on the Wolds	1	1 Year	1
968	Le Petit Champ, Widmerpool Road	Wysall	3	1 Year	3
830	Land at Keyworth Road	Wysall	2	1 Year	2
		Windfall			208
		TOTAL			5,377