



# **Rushcliffe Local Plan**

## **Monitoring Report**

**2014/15**

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# 1 Introduction

- 1.1 This Local Plan Monitoring Report is based upon the monitoring period 1 April 2014 to 31 March 2015, although progress made on the Local Plan since March 2015 is also reported.
- 1.2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which policies in development plan documents are being successfully implemented.
- 1.3 The National Planning Practice Guidance states that local planning authorities must publish annually a monitoring report that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing.
- 1.4 The Rushcliffe Local Plan was adopted in 1996. While the plan covered the period up to 2001, six policies were saved, reducing to five with the adoption of the Rushcliffe Local Plan Part 1: Core Strategy in December 2014.
- 1.5 The purpose of the Local Plan Monitoring Report is to monitor progress against the targets established in the Local Plan and to assess how effective these policies have been by monitoring appropriate data.
- 1.6 This Local Plan Monitoring Report monitors against the 'saved' policies of the 1996 Rushcliffe Local Plan and the Local Plan Part 1: Core Strategy. The Core Strategy was adopted during this monitoring year, however, the start date for the plan was 2011. This monitoring report therefore includes monitoring data backdated to the start of the plan period
- 1.7 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (Part 8) sets out what information the reports must contain. The following report has been produced in accordance with these Regulations.
- 1.8 The Monitoring Report has been structured into four sections as follows: key characteristics of the borough, local plan updates, duty to co-operate and key monitoring indicators.

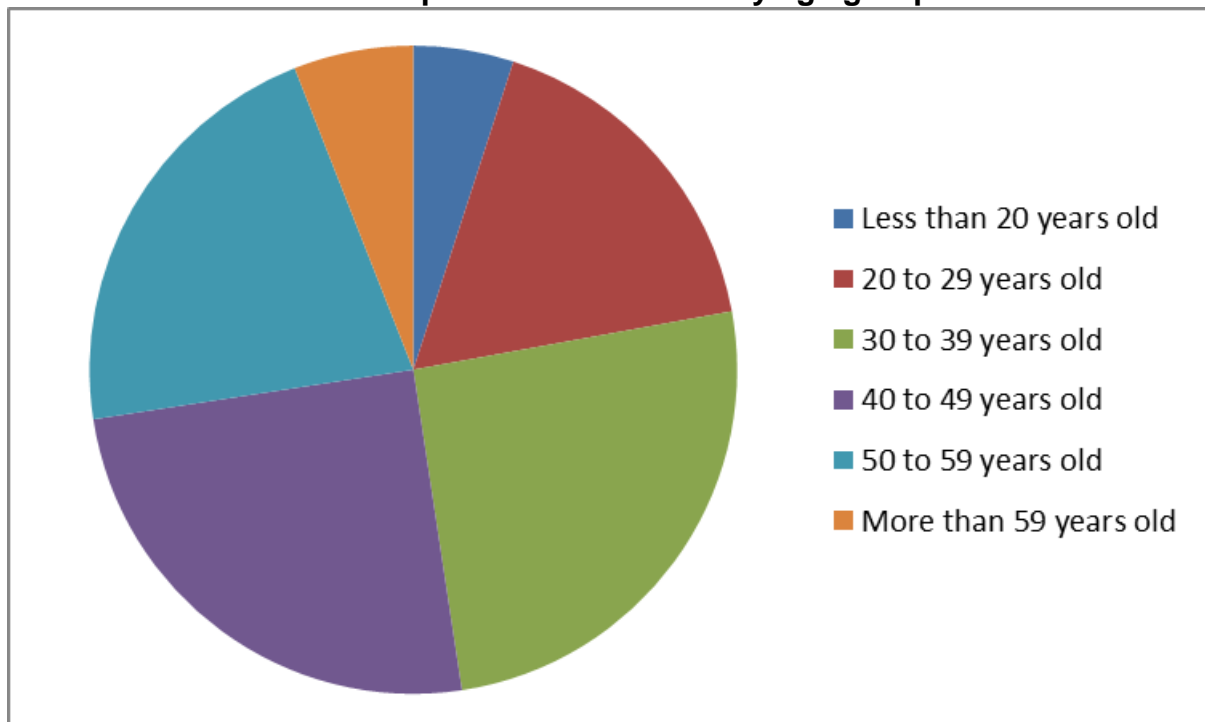
## 2 Key characteristics of the Borough

### Population

#### Demographic Structure

- 2.1 The population of the borough at the time of the 2011 Census was 111,129 which is a 5.25 per cent increase from 2001, representing an additional 5,539 residents.
- 2.2 The balance between male and female residents at 49 per cent male and 51 per cent female.
- 2.3 The 2011 census results show that the Borough has an ageing population, with residents over 60 representing just over 25 per cent of the population (compared with 22% nationally). There are more than 5,800 residents over the age of 80, representing over 5 per cent of the population, the same as the national average.
- 2.4 The percentage of the population over 65 increased by 19 per cent between 2001 and 2011.

**Population breakdown by age group**



## Ethnicity

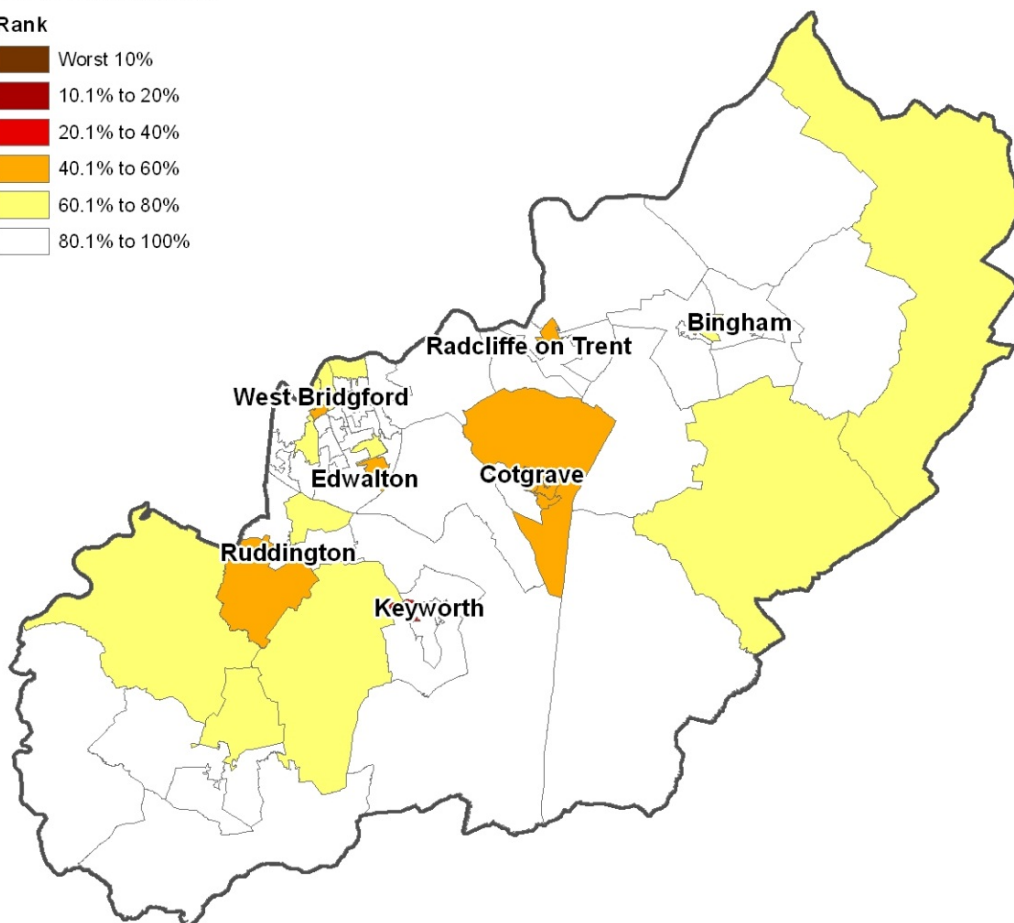
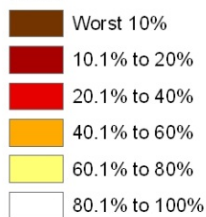
- 2.5 Over 90% of the Rushcliffe population gave their ethnic group as 'White' in the 2011 Census.
- 2.6 The largest non-white ethnic group in the borough is 'Asian/Asian British' at 4.1 per cent, followed by 'Mixed/Multiple Ethnic Group' (1.8%), and 'Black or Black British' (0.6%).

## Deprivation

- 2.7 According to the IMD (Indices of Multiple Deprivation) 2010 rankings, Rushcliffe Borough is one of the least deprived in England, being ranked at 318 out of 354 local authorities. This does, however, represent a small change from 2000, when it was ranked at 322.
- 2.8 The most deprived ward is Cotgrave, which falls between the 26-50% most deprived in the country.

### IMD2010 Combined

#### Rank



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Department for Communities and Local Government,  
Indices of Deprivation 2010.

## **Economy**

### **Unemployment**

- 2.9 The unemployment rate in Rushcliffe has fluctuated over the past 8 years. In April 2005, the rate was 3.2 per cent, which steadily increased to 5.8 per cent in January 2011. It has since decreased to around 4.5 per cent in the 2012 financial year. This is below both the national and the Nottinghamshire averages.
- 2.10 None of Rushcliffe's wards fall within the top 25 wards with the highest unemployment in Nottinghamshire. The ward with the highest rate of unemployment is Cotgrave, with a 3.5 per cent unemployment rate.

### **Labour Supply**

- 2.11 According to the 2011 Census, of employed Rushcliffe residents, the highest proportion were in the 'Lower managerial, administrative and professional occupations' category at 26.5 per cent, followed by 'Higher managerial, administrative and professional occupations' at 18 per cent, and 'Higher Professional Occupations,' at 14 per cent. In total, 59 per cent of workers were employed in the 'professional occupations, the highest level in Nottinghamshire.

### **Education**

- 2.12 Over 80 per cent of pupils in the borough gained 5 A\* to C grades at GCSE, for the period September 2012 - August 2013, significantly higher than the national average of 59 per cent.

### 3 Local Plan updates

- 3.1 The Local Development Scheme (LDS) sets out what Development Plan Documents (DPDs) the Council intends to prepare as part of the Local Plan and the programme for their operation.
- 3.2 Work has commenced on the Local Plan Part 2 (Land and Planning Policies Development Plan Document - LAPP) which will set out the non-strategic development allocations and a number of detailed policies for managing new development, following on from the strategic framework set out in the Core Strategy (Local Plan Part 1). When adopted, both documents will constitute the statutory development plan for the whole of the Borough and will replace all former Local Plans. The LAPP will run to 2028 to align with the plan period of the Core Strategy.
- 3.3 This section reports the progress of the Local Plan and other Development Plan Documents (DPDs).

#### Development Plan

- 3.4 The development plan for the Borough consists of the five saved policies of the 1996 Local Plan, together with the Local Plan Part 1: Core Strategy.

**Table 3.1: Saved 1996 Local Plan Policies**

Policy	Status	Reason
ENV15 Green Belt	SAVED	The policy and its associated designation on the adopted policies map define the full and detailed extent of the Green Belt within Rushcliffe. The policy is retained because the detailed boundaries for the whole of the Green Belt are not defined in the Local Plan Part 1 (Core Strategy). The policy will not be fully replaced until after the Local Plan Part 2: Land and Planning Policies Development Plan Document is finalised.
H1 Housing Allocations	SAVED	The policy is retained as it allocates land for new housing and the development of one site is still to be completed. This policy will not be fully replaced until after the Local Plan Part 2: Land and Planning Policies Development Plan

<b>Policy</b>	<b>Status</b>	<b>Reason</b>
		Document is finalised.
E1 Employment Land Provision	SAVED	The policy is retained as it allocates land for new employment and the development of some sites is still to be completed.  The policy will not be fully replaced until after the Local Plan Part 2: Land and Planning Policies Development Plan Document is finalised.
E4 Tollerton Airfield	SUPERCEDED	It is superseded by the strategic allocation to the east of Gamston/north of Tollerton (Policy 3 and Policy 25).
E7 Redevelopment of employment sites	SAVED	The policy is retained as it covers the redevelopment of specific sites. The policy is still relevant and applicable but the matters it covers are not strategic in nature and, therefore, are not addressed by the Local Plan Part 1 (Core Strategy).  The policy will not be replaced until after the Local Plan Part 2: Land and Planning Policies Development Plan Document is finalised.
E8 Langar Airfield	SAVED	This policy is retained as it defines an area where new employment development is permitted at Langer Airfield. The policy is still relevant and applicable but the matters it covers are not strategic in nature and, therefore, are not addressed by the Local Plan Part 1 (Core Strategy). The policy will not be replaced until after the Local Plan Part 2: Land and Planning Policies Development Plan Document is finalised.



## Rushcliffe Local Plan Part 1: Core Strategy

- 3.5 The Core Strategy establishes the strategic approach to new development in the Borough and identifies the main strategic allocations. It was adopted by the Borough Council in December 2014. Work on this document and the supporting studies that informed its production were the main focus of planning policy development over the majority of the monitoring year. The examination was resumed in April 2014 with hearing sessions held between 1 and 11 July 2014. Following the end of the hearing sessions, the Borough Council consulted on a series of main modifications to the plan.
- 3.6 The Inspector issued her report on the Core Strategy on 8 December 2014. The report concluded that subject to her recommended main modifications, the Core Strategy was sound and could be adopted by the Council. Adoption of the Core Strategy was considered at the Council meeting of 22 December 2014 where it was resolved that the Council adopt the Core Strategy.

**Table 3.2: Local Plan Part 1 preparation stages**

Stage	Date
Issues and Options	June 2009
Option for Consultation	February 2010
Publication	March 2012
Submission for Examination	October 2012
Suspension of Examination	April 2013
Examination Hearings	July 2014
Main Modifications	August 2014
Adoption	December 2014

- 3.7 The 2013 LDS identified that adoption of the Core Strategy would be in August 2014. The four month delay was as a result of additional transport modelling for the East of Gamston / North of Tollerton strategic allocation being required. This resulted in an extension to the suspension period that had been granted. The impact of this delay has been further slippage of subsequent DPDs.

**Table 3.3: Supporting studies commissioned or completed 2014/15**

	<b>Commissioned during 2014/15</b>	<b>Date completed</b>
Further addendum to Transport Background Paper		June 2014
Employment Land Forecasting Study	✓	
Further Addendums to the Sustainability Appraisal, Equality Impact Assessment and Habitats Regulations Assessment		August 2014

## **Local Development Scheme and milestones**

3.8 The Local Development Scheme that has informed planning policy development over the last monitoring year was prepared in 2013. The key milestones that are included in the 2013 LDS were approved by Cabinet on 3 December 2013. Section 113 of the Localism Act (Local Development Monitoring) removed the requirement on local authorities to submit the LDS to the Secretary of State. It is proposed to amend the LDS in 2016 as the current version is out of date.

### **Rushcliffe Local Plan (Parts 1 and 2)**

3.9 The 2013 LDS establishes that the Council will prepare a two part Local Plan, with the Core Strategy forming the first part. As set out above, this was adopted in December 2014, a four month delay from the target month of August 2014 that was identified in the 2013 LDS. The delay was as a result of additional transport modelling for the East of Gamston / North of Tollerton strategic allocation being required. The transport modelling was a critical piece of work that needed to be undertaken in order to ensure the strategic allocation was deliverable and developable. This resulted in an extension to the Core Strategy suspension period that had been granted. The impact of this delay was a further slippage of subsequent planned DPDs.

3.10 The second part of the Local Plan will be the Land and Planning Policies DPD (LAPP). This will include non-strategic land allocations and designations, as well as a suite of detailed policies for use in the determination of planning applications in respect of matters such as renewable and low carbon energy, rural diversification and householder development. The 2013 LDS sets out the following timetable for this document:

**Table 3.4: Local Plan Part 2 preparation stages**

<b>Stage</b>	<b>Indicative Date</b>
Issues and Options Consultation	May 2014
Preferred Options Consultation	November 2014
Publication (of final draft)	May 2015
Submission for examination	August 2015
Adoption	March 2016

3.11 These timescales have not been met, with preparatory work on the Local Plan Part 2 not commencing until the latter half of the monitoring period. The Issues and Options consultation took place outside this monitoring year, during January-March 2016. The reason for not meeting the 2013 LDS timescales was due to the delays experienced in adopting Local Plan Part 1: Core Strategy, the fact there was a legal challenge to the plan following its adoption and the prioritisation of work on two Supplementary Planning Documents (see below).

### **Rushcliffe Local Plan Review**

3.12 Once the LAPP (Local Plan Part 2) is substantially progressed, it is intended that work will begin to review the Rushcliffe Local Plan in its entirety. This would then ultimately supersede both the Core Strategy and the LAPP.

3.13 Under the 2013 LDS work is timetabled to start on the Local Plan in November 2015. There will be slippage with this due to the delays referred to above in relation to Local Plan Part 1 and Part 2.

### **Supplementary Planning Documents (SPDs)**

3.14 Paragraph 153 of the NPPF provides that supplementary planning documents should be prepared only where necessary. SPDs should build upon the policies in the Local Plan. The 2013 LDS identifies the following SPDs: Affordable Housing, Contributions and Planning Obligations; Residential Design Guidance, and Wind Energy. The timescales for the production of these SPDs are not specified in the LDS.

3.15 During this monitoring period, two SPDs were prepared (although neither were formally adopted during 2014/15).

#### Wind Energy SPD

3.16 The Council consulted on the draft Wind Energy SPD for a period of six weeks between 18 February 2015 and 31 March 2015. After considering the responses and proposed amendments, Cabinet approved the document for adoption in June 2015 (thereby falling within the next monitoring period).

3.17 The purpose of the SPD is to assist the interpretation and application of those policies within the Rushcliffe Local Plan Part 1: Core Strategy that are concerned with renewable energy, green infrastructure, biodiversity, design and the historic environment in so far as they relate to wind energy development.

#### Edwalton Development Framework SPD

3.18 The Council consulted on the draft Edwalton Development Framework SPD for a period of 6 weeks between 18 February 2015 and 31 March 2015. The SPD was adopted on 13 October 2015 (which falls within the next monitoring period). The Council consulted on the draft Edwalton Development Framework SPD for a period of 6 weeks between 18 February 2015 and 31 March 2015.

3.19 The purpose of the SPD is to provide a comprehensive development framework for the whole of the Melton Road, Edwalton sustainable urban extension. It is supplementary to the Rushcliffe Local Plan Part 1: Core Strategy and it supports its implementation and has regard to the extant planning permission for part of the site.

### **Neighbourhood Plans**

3.20 The Localism Act 2011 makes provision for Neighbourhood Plans to be prepared. Neighbourhood Plans are community based documents which will be initiated by a Parish/Town Council or Neighbourhood Forum and ultimately adopted by the Council as part of the development plan. They should contain a vision and general planning policies and proposals for the future development of land in the designated area. As the local planning authority, the Borough Council has a duty to provide support to help people develop their neighbourhood plan.

3.21 There are five key stages to neighbourhood planning:

**Table 3.5: Neighbourhood plan preparation stages**

<b>Stage 1</b>	Defining the neighbourhood
<b>Stage 2</b>	Preparing the plan
<b>Stage 3</b>	Independent check
<b>Stage 4</b>	Community referendum
<b>Stage 5</b>	Legal force

3.22 Within the Borough there are three neighbourhood plans currently in development. The East Leake Neighbourhood Plan has now been adopted, this however occurred outside of this monitoring period.

### **East Leake**

3.23 East Leake Parish Council made an application to Rushcliffe Borough Council in 2012 proposing to designate East Leake as a Neighbourhood Area in accordance with the requirements of section 61G(1) of the Town and Country Planning Act 1990. It was resolved at the Borough Council Meeting on 4 December 2012 to approve the application to designate the Parish of East Leake as a Neighbourhood Area. In January 2015 the Parish Council submitted its Neighbourhood Plan to the Borough Council for examination. The period of representation ended on 2 April 2015. In July 2015, the Borough Council received the Examiner's Report. This concluded that subject to the Examiner's recommendations, the plan met the 'basic conditions' and could proceed to referendum.

3.24 On 24 September 2015, Rushcliffe Borough Council formally accepted the recommendations of the Examiner. The plan then proceeded to a referendum on 19 November 2015. The outcome of the referendum was in support of the Neighbourhood Plan being used by the Borough Council to help decide planning applications within the parish. The East Leake Neighbourhood Plan was accordingly 'made' in November 2015 and it now has the statutory weight of a Development Plan Document. Planning decisions within the parish have to be made in accordance with both the Rushcliffe Local Plan and the East Leake Neighbourhood Plan, unless material considerations indicate otherwise.

## **Keyworth**

3.25 Keyworth Parish Council made an application to Rushcliffe Borough Council in 2012 proposing to designate Keyworth as a Neighbourhood Area in accordance with the requirements of section 61G(1) of the Town and Country Planning Act 1990. It was resolved at the Borough Council Meeting on 4 December 2012 to approve the application to designate the Parish of Keyworth as a Neighbourhood Area. Consultation on a draft Neighbourhood Plan ended on 24 January 2015. The Parish Council and Neighbourhood Plan Steering Group are currently considering the implications of the comments received through this consultation.

## **Radcliffe on Trent**

3.26 It was resolved at the Cabinet meeting on 9 September 2014 to designate Radcliffe on Trent as a Neighbourhood Area, in accordance with the requirements of section 61G(1) of the Town and Country Planning Act 1990. The consultation period on the draft version of the Neighbourhood Plan ended on 19 November 2015. The comments received are currently being considered by the Radcliffe on Trent Neighbourhood Plan Group.

## **Neighbourhood Development Orders**

3.27 A neighbourhood development order is an order which grants planning permission in relation to a particular neighbourhood area specified in the order for development or for development of any class specified in the order.

3.28 There are currently no Neighbourhood Development Orders within the Borough, either in preparation or which have been completed.

## 4 Duty to co-operate

- 4.1 Section 110 of the Localism Act inserts a new section 33A (duty in co-operation to planning of sustainable development) into the Planning and Compulsory Purchase Act 2004. The responsibility it introduces applies to all local planning authorities, county councils and other bodies (as prescribed in Regulation 4 of the Town and Country (Local Planning) (England) Regulations 2012).
- 4.2 The Council is satisfied that it has fulfilled the legal requirements of the Duty to Co-operate in preparing the Local Plan over the last monitoring period.

**Table 4.1.: Duty to co-operate bodies**

Prescribed bodies	Not relevant	Relevant additional/alternative organisation (s)
Nottinghamshire County Council		
Nottingham City Council		
Broxtowe Borough Council		
Gedling Borough Council		
Erewash Borough Council		
Ashfield District Council		
Environment Agency		
English Heritage		
Natural England		
Mayor of London	✓	
Civil Aviation Authority		
Homes and Communities Agency		
Clinical Commissioning Group (prev. Primary Care Trust)		Notts CCG
Office of Rail Regulation		Network Rail
Transport for London	✓	
Integrated Transport Authorities	✓	
Highways Authority		Nottinghamshire County Council
		Highways Agency
		Nottingham City Council
Marine Management Organisation	✓	
Local Enterprise Partnership		Derbyshire and Nottinghamshire (D2N2)

## Local Planning Authorities

- 4.3 Extensive collaboration work with the neighbouring authorities in the Housing Market Area has been undertaken throughout development of the Core Strategy.
- 4.4 The input that these prescribed bodies have had in shaping the Rushcliffe Core Strategy broadly splits into three main but overlapping components – (a) evidence gathering; (b) preparation of the Core Strategy’s content (the wording of policies, etc.); and (c) the identification of development related infrastructure requirements.

## Evidence gathering

- 4.5 The work that has been undertaken to compile the Core Strategy’s evidence base has been on-going from the very early stages of Core Strategy preparation right through to the present day. Most has also been done on a collaborative basis. Primarily this has been with neighbouring authorities, but in certain cases other prescribed bodies have had direct involvement. This has even included taking a leading role (for example, the Environment Agency in the preparation of the Strategic Flood Risk Assessment).
- 4.6 Co-operative working between the Council and the prescribed bodies during the monitoring period has included:
- the joint commissioning of studies undertaken to inform the Core Strategy
  - the direct involvement of local authorities and other public bodies relevant to the particular study
  - agreement over the output of work. The recommendations of all commissioned studies were independent – the role of the prescribed bodies involved was to ensure that the study met the project brief and that the recommendations of the study logically related to the evidence and expertise of the consultants.
- 4.7 One of the key pieces of evidence based work that was undertaken during the period of suspension was additional transport modelling for East of Gamston/North of Tollerton. This involved engagement with the Highways Agency and the County Council’s Highways department and the City Council’s Highways department.



## Preparation of the Core Strategy's content

- 4.8 There has been extensive consultation and engagement with a range of organisations and individuals throughout preparation of the Core Strategy in order to shape its policies and proposals. Co-operation up until this monitoring period was detailed in the 2013 Local Plan Monitoring Report.
- 4.9 All the bodies listed as relevant in Table 4.1 as well as other relevant organisations, the business community and the wider public were invited to submit comments to inform Core Strategy preparation at each stage of consultation. This is outlined in full in the Core Strategy's Statement of Consultation and the addendum which was updated to incorporate the work undertaken during the Core Strategy's suspension period. The statement sets out in broad terms the comments received, including those from the prescribed bodies, and indicates their influence on the content of the finalised Core Strategy.
- 4.10 As a result of the modifications arising from the period of suspension, the prescribed bodies were invited to make representations to the Proposed Modifications and Main Modifications consultations. As a result of representations received a number of changes were proposed through the examination process. This resulted in some of the changes that were carried through as main modifications.
- 4.11 In addition to these periods of more formal consultation, there has also been a significant degree of contact between the Council and a number of the prescribed bodies on a more informal basis in order to inform the drafting of Core Strategy's policies and proposals. This has principally taken the form of dedicated meetings, telephone conversations and email exchanges.
- 4.12 The Greater Nottingham Joint Planning Advisory Board (JPAB) has also continued to meet. It is a cross authority political forum which advises each of participating councils on strategic planning matters.
- 4.13 At an officer level, JPAB is supported by an Executive Steering Group of senior officers from each council. Below this, planning policy officers from each council have met regularly since early 2008 and continue to do so.
- 4.14 Some of the most significant engagement to take place between the Council and the other prescribed bodies has been through the preparation of the Infrastructure Delivery Plan (IDP). This is comprehensively outlined in the IDP itself.

## 5 Key monitoring indicators

### Housing requirement and delivery

5.1 The housing requirement for the Borough, including the methodology for calculating 5 year land supply, is set by Policy 3 of the Core Strategy. The policy requires the delivery of a minimum of 13,150 new homes between 2011 and 2028, identifying that the following phases of housing delivery will be used for monitoring purposes:

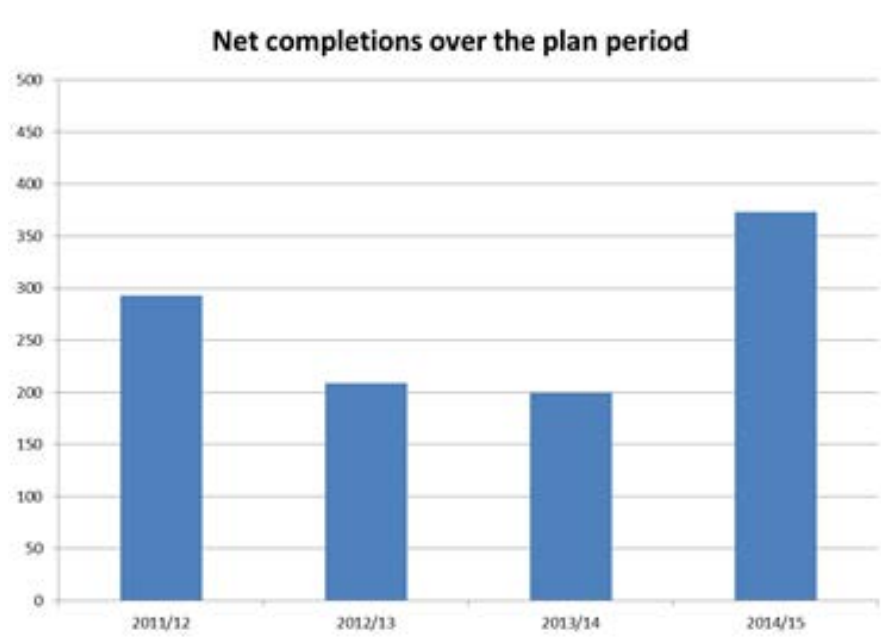
2012 – 2013	2014 – 2018	2019 – 2023	2024 - 2028
500	2,350	6,500	4,100
250 per annum	470 per annum	1,300 per annum	820 per annum

### Housing completions 2011-2015

5.2 Monitoring of new housing development takes part as the Council's Housing Land Availability (HLA) review. This includes a full list of all extant planning approvals and tracks completions over the period April to March each year. The 2015 HLA report is included in this report as **Appendix 1**.

5.3 During the monitoring period, no new homes were built on the strategic sites allocated in the Core Strategy. Development has however commenced on the strategic allocation at Cotgrave Colliery.

	2011/12	2012/13	2013/14	2014/15	Total completions over plan period
Completions	293	209	199	373	1,074



## 5 Year Land Supply

5.4 The annual HLA review is one source of information that is used to update the Borough Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is used to refresh the Borough Council's housing trajectory (see Figure 2) and 5 year land supply assessment.

5.5 It is calculated that for the period 2015-2020 Rushcliffe has a **4.27 years supply of housing.**

<b>Local Plan housing requirement</b>	
Housing target over plan period (2011-2028)	13,150
Housing target between 2015 and 2020 (3 years at 470 per year + 2 years at 1,300 per year)	4,010
20% buffer on 2015-2020 housing target (20% of 4,010+368)	802
Under delivery between 2011 and 2015 (target 1,440 versus 1,074 delivered)	366
<b>Total housing requirement 2015 to 2020 (4,010+802+366)</b>	<b>5,178</b>
<b>Supply of housing from deliverable sites 2015 to 2020</b>	
Estimated supply of deliverable sites between 2015 and 2020	4,426

(based on extant planning permissions and sites included in the Strategic Housing Land Availability Assessment (SHLAA))  (see housing trajectory overleaf)	
<b>Total years of housing land supply at April 2015</b>	
Total years of housing land supply at April 2015  ((4,426 ÷ 5,178)×5)	<b>4.27 years</b>

- 5.6 The housing requirement figure is calculated based on the Core Strategy housing target over the period 2015 to 2020, plus the undersupply figure from 2011 to 2015 (based on the Sedgefield approach of distributing undersupply over the five year period), plus the requirement of a 20% buffer. This results in an overall housing target of 5,178 over the 5 year period.
- 5.7 The estimated supply of deliverable sites for the five year period is taken from the 2015 SHLAA. The full list of sites and locations included in the five year supply is included in Section 7 of the full 2015 SHLAA report. The supply comprises of:
- sites with planning permission,
  - Core Strategy strategic allocations,
  - key locations for growth to be delivered through Local Plan Part 2 (Keyworth, Radcliffe on Trent and Ruddington),
  - infill and changes of use (only assumed for years 4 and 5 of the trajectory).
- 5.8 In relation to the application of the infill and change of use figure, the NPPF states that Local Planning Authorities ‘may make an allowance for windfalls within the 5 year supply if they have compelling evidence that such sites will consistently become available in the local area and will continue to provide a reliable source of supply’ (paragraph 48). It is considered that there is appropriate justification based on the SHLAA and historic windfall delivery rates to apply a windfall allowance for years 4 and 5 of the trajectory. The justification for the figure used is set out under section 8 of the 2015 SHLAA. Appendix 3 sets out an updated risk assessment for these sites.
- 5.9 Figure 1 below illustrates the full housing trajectory, including the components of the five year supply.

Figure 1: Housing trajectory graph

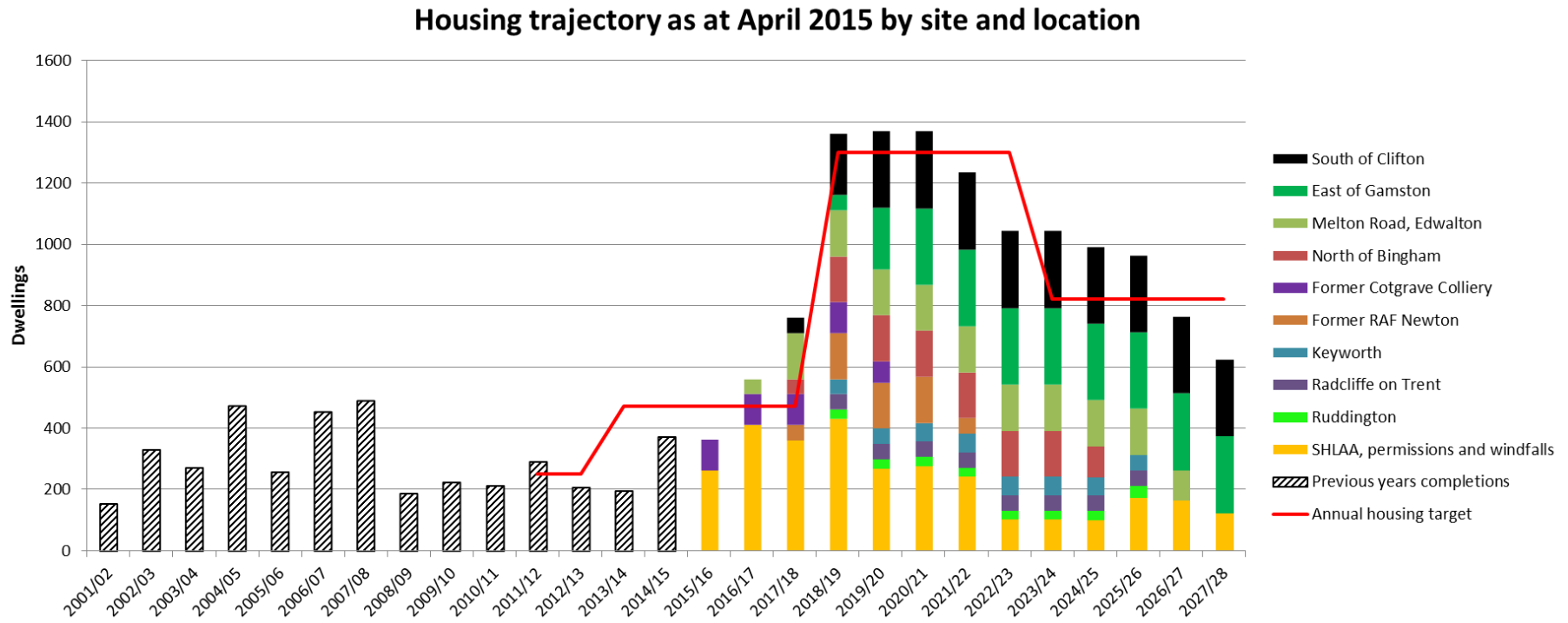


Figure 2: Housing trajectory (April 2015)

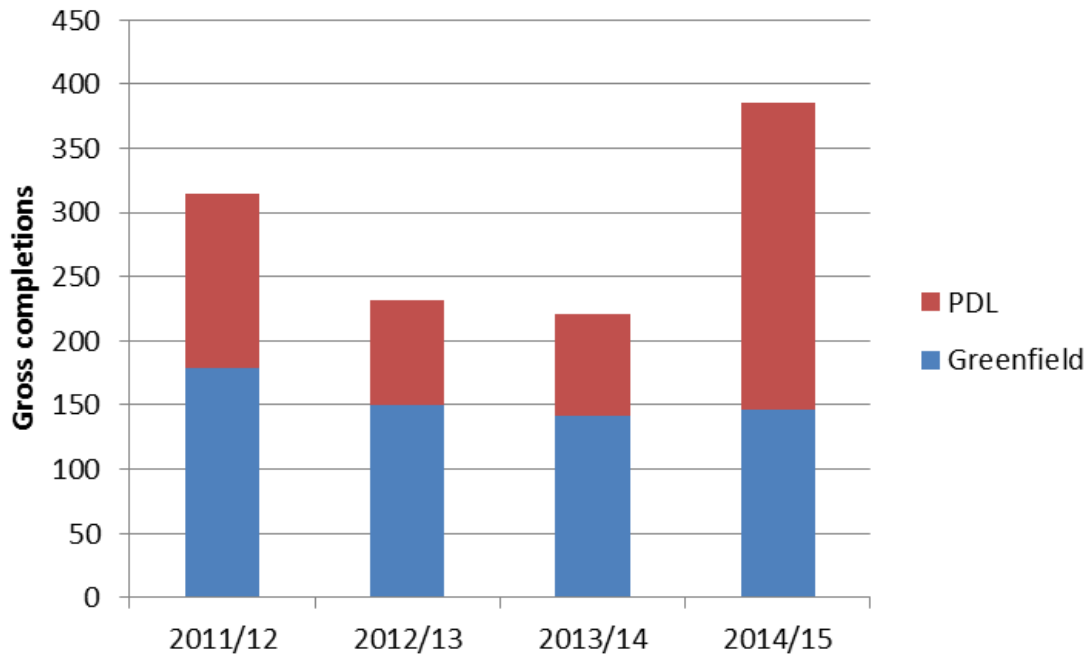
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 (beyond plan period)	2029-2030 (beyond plan period)	Total 2011-2028 (plan period)	Total 2028- 2030 (beyond plan period)
Completions and identified SHLAA capacity	293	209	199	373	266	413	363	329	167	176	141	1	1	0	100	90	50	13	0	3,171	13
Land at Melton Road, Edwalton (1,500) (Policy 20)						50	150	150	150	150	150	150	150	150	150	100				1,500	0
Land at former Cotgrave Colliery (450) (Policy 21)					100	100	100	100	70											470	0
Land at Former RAF Newton Phase 2 (550) (Policy 22)							50	150	150	150	50									550	0
Land north of Bingham (1,050) (policy 23)							50	150	150	150	150	150	150	100						1,050	0
Land south of Clifton (3,000) (Policy 24)							50	200	250	250	250	250	250	250	250	250	250	250	250	2,500	500
East of Gamston/North of Tollerton (2,500-4000) (Policy B)								50	200	250	250	250	250	250	250	250	250	250	250	2,250	500
Infill and changes of use in broad locations								104	104	104	104	104	104	104	76	76	76	76	76	956	152
Outstanding East Leake to be allocated (400) Policy 3																				0	0
Outstanding Keyworth to be allocated (450) Policy 3								50	50	60	60	60	60	60	50					450	0
Outstanding Radcliffe on Trent to be allocated (400) Policy 3								50	50	50	50	50	50	50	50					400	0
Outstanding Ruddington to be allocated (250) Policy 3								30	30	30	30	30	30	30	40					250	0
Projected completions	293	209	199	373	366	563	763	1,363	1,371	1,370	1,235	1,045	1,045	994	966	766	626	589	576	13,547	1,165
Cumulative Completions	293	502	701	1,074	1,440	2,003	2,766	4,129	5,500	6,870	8,105	9,150	10,195	11,189	12,155	12,921	13,547	14,136	14,712		

## Gross completions on Previously Developed Land (PDL)

- 5.10 One of the guiding principles of the NPPF is to encourage the effective use of land by reusing land that has been previously developed. The definition of Previously Developed Land (PDL) is included in the glossary of the NPPF.
- 5.11 During the monitoring period, 62% of new dwellings (gross) were built on PDL. This represents a significant increase from previous monitoring periods, with the number of houses built on PDL only averaging at 38% since the start of the plan period. The increase is due to a large number of windfall sites coming forward in the built up area of West Bridgford, and also through the redevelopment programme of former garage sites for affordable housing that the Borough Council undertook with Metropolitan Housing. The Core Strategy allocations (with the exception of Cotgrave, RAF Newton and part of East of Gamston/North of Tollerton) are predominantly greenfield sites. Once these start delivering, it is therefore anticipated that the percentage of houses developed on PDL will decrease.

	<b>Gross completions</b>	<b>Gross completions on PDL</b>	<b>% on Previously Developed Land</b>
2011/12	314	137	43%
2012/13	231	96	35%
2013/14	221	199	36%
2014/15	385	236	62%

<b>Gross completions 2014/15</b>	385
<b>Gross completions on PDL</b>	239
<b>% gross on Previously Developed Land</b>	62%



#### Additional Gypsy and Traveller pitches 2014/15

	Permanent	Temporary	Total
2011/12	1	0	1
2012/13	4	0	4
2013/14	0	0	0
2014/15	0	0	0

5.12 The 2010 Gypsy and Traveller Accommodation Assessment (GTAA) Update identified a need for 13 permanent Gypsy and Traveller pitches in Rushcliffe. There are currently permanent pitches which count towards this need – 4 at Radcliffe on Trent; 1 at East Leake and 1 at Sutton Bonington. This means, therefore, that 7 permanent pitches are still required to meet identified needs.

5.13 In terms of future provision, policy 8 of the Local Plan Part 1: Rushcliffe Core Strategy states that sites for Gypsy and Traveller provision will be made in other Development Plan Documents and both the strategic site policies for the Sustainable Urban Extensions at South of Clifton and East of Gamston/North of Tollerton identify that these strategic sites are required to make appropriate provision.

#### Affordable housing completions 2014/15



5.14 There were 51 affordable housing completions in the Borough over the monitoring year. Whilst this amount is low, there were a number of affordable houses under construction during the monitoring period across the Borough and a number of sites coming on-stream where an element of affordable housing will be delivered.

	<b>Social Rent</b>	<b>Affordable Rent</b>	<b>Intermediate housing</b>	<b>Total Affordable Homes</b>
2011/12	9	-	4	13
2012/13	27	-	15	42
2013/14	1	0	0	1
2014/15	3	44	4	51

## **Economic indicators**

### **Employment development**

5.15 There were two completions for employment development over the 100 square metre threshold over the monitoring period, both involving the change of use of former agricultural buildings.

5.16 There is a significant amount of employment land available, due to unimplemented permissions for larger mixed use schemes (e.g. Melton Road, Edwalton, land north of Bingham). A number of these are now allocated sites in the Core Strategy.

**Total additional floorspace (square metres)**

**Summary (Gross)**

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1 mix</b>	<b>B2</b>	<b>B8</b>	<b>Mixed uses</b>	<b>Total</b>
2011/12	421	0	1096	0	0	55		1,572
2012/13						186		186
2013/14	1675				0	102		1,777
2014/15	-	-	-	-	-	-	1230	1,230

**Summary (Net)**

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1 mix</b>	<b>B2</b>	<b>B8</b>	<b>Mixed uses</b>	<b>Total</b>
2011/12	421	0	1096	0	-1321	55		251
2012/13						186		186
2013/14	-717				-490	102		-1,105
2014/15	-	-	-	-	-	-	1230	1,230

**Sites (2014/15)**

Gains

	<b>Area (hectares)</b>	<b>Floorspace (sqm)</b>	<b>Use Class</b>
Langar cum Barnstone; Ragnal Farm 12/01150/FUL	0.03	300	B1, B2
Whatton in the Vale: Bridge Farm 11/01227/FUL	0.2	930	B1 (a), B8

### Under construction

	<b>Area (hectares)</b>	<b>Floorspace</b>	<b>Use Class</b>
Costock; Leake Road (phase 2 extension).	0.5	544	B1 (a)
East Bridgford; Manor Farm	1.26	110	B1 (b)
Langar; Unit 9 Coachgap Lane	0.2	144	B1 (a)

### Losses

	<b>Area (hectares)</b>	<b>Floorspace</b>	<b>Use Class</b>
No employment losses under the 100 sqm threshold			

### **Total amount of additional floorspace on PDL**

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1 mix</b>	<b>B2</b>	<b>B8</b>	<b>Mixed uses</b>	<b>Total</b>
Gross	-	-	-	-	-	-	0	0
% on PDL	-	-	-	-	-	-	0	0

### **Available employment land**

5.17 Policy 5 of the Core Strategy establishes the strategic requirements for employment provision and economic development, including minimum employment space and land requirements over the plan period (to 2028). This policy identifies that there should be a minimum 67,000m<sup>2</sup> of new office

floorspace (in Use Classes B1 (a and b)) and a minimum of 20 hectares of employment land for industrial and warehouse uses.

5.18 The three strategic sites allocated by the Core Strategy in locations around the main urban area of Nottingham already provide for around 44 hectares of new employment development.

5.19 Elsewhere in the Borough, the strategic allocations at the former Cotgrave Colliery, at the former RAF Newton and at land north of Bingham provide for around a further 26.5 hectares of employment land. Core Strategy policy allows for a mix of B1 (business), B2 (general industrial), and B8 (storage).

5.20 There are also some remaining employment sites in rural areas that were allocated under Policy E1 of the 1996 Rushcliffe Local Plan which remain undeveloped. Altogether the total area they cover is around 3.7 hectares.

	Area (hectares)	Floorspace (sqm)	Use Class
<b>Core Strategy Strategic Allocations (mixed use)</b>			
Melton Road, Edwalton (Policy 20)	4	-	B1 or non B use generating employment
Land north of Bingham (Policy 21)	See relevant permissions granted under refs 10/01962/OUT, 11/00481/REM, 11/00482/REM, 11/00488/REM.		
Land north of Bingham 10/01962/OUT	1.8		B1, B2, B8
Chapel Lane (unit 1) 11/00481/REM	13.8	984 16,445	B1 B8
Chapel Lane (unit 2) 11/00482/REM		1,549 29,595	B1 B8
Chapel Lane (unit 3) 11/00488/REM		4,202	B1

	Area (hectares)	Floorspace (sqm)	Use Class
Chapel Lane Superstore, 10/01853/FUL		-3,587	A1
Former RAF Newton (Policy 22)	See relevant permission 10/02105/OUT		
10/02105/OUT	6.45		B1, B2, B8
Former Cotgrave Colliery (Policy 23)	See relevant permission granted under 10/00559/OUT		
10/00559/OUT	4.6	6,320	B1
		6,130	B2
		6,130	B8
South of Clifton (Policy 24)	20	-	20 hectares of employment
East of Gamston/North of Tollerton (Policy 25)	20	-	B1, B2, B8
<b>Core Strategy allocations</b>	<b>70</b>	<b>67,768</b>	-
<b>Remaining allocated sites from the 1996 Local Plan</b>			
Bingham: Chapel Lane (3) (west of Chapel Lane) (E1a)	1.3	-	B1, B2, B8
Cotgrave: Hollygate Lane (E1a and b)	1.8	-	B1, B8
Sutton Bonington: Hathern Station	1	-	B1, B8

	Area (hectares)	Floorspace (sqm)	Use Class
<b>TOTAL UNIMPLEMENTED 1996 LP ALLOCATIONS</b>	4.1	-	-
<b>Policy Sites (E4 and E7) (1996 Plan)</b>			
Bunny: Bunny Brickworks	6.7	19,364	B1,B8
<b>TOTAL UNIMPLEMENTED POLICY SITES</b>	6.7	19,364	-
<b>Windfall sites (unimplemented)</b>			
Bingham: Land north of Bingham 10/01962/OUT	1.8	-	B1, B2, B8
Bingham: Bingham Industrial Estate 13/02283/FUL	0.09	148	B1
Colston Bassett: Cheese Factory 13/01439/FUL	0.67	880	B8
Kingston on Soar: Hardstaff 14/01406/HYBRID	14	2,833 10,156 -542	B1 B2 B8
Langar cum Barnstone; Unit 9 Coachgap Lane	0.2	112	B2

	Area (hectares)	Floorspace (sqm)	Use Class
12/01150/FUL			
Langar cum Barnstone: Land north of Coachgap Lane 14/00755/FUL	0.07	200	B1 (c)
Owthorpe; Odd House Farm (2) 13/02211/FUL	-	326	B1
Ruddington: Asher Farm 11/01931/EXT	0.40	1,080	B1 (c)
Ruddington: Tall Trees Farm 13/01344/PAM	-	416	B1, B8
Stanton on the Wolds: Foxcote 12/02026/EXT	0.21	130	B1(c)
Upper Broughton: Station Road	0.2	138	B8
West Bridgford; Rushcliffe Arena	3.9	1,718	B1 (a)
Whatton in the Vale: Peter Gribby Limited	0.2	2,230	B1, B8
<b>TOTAL UNIMPLEMENTED WINDFALL</b>	<b>21.74</b>	<b>19,825</b>	<b>-</b>

	Area (hectares)	Floorspace (sqm)	Use Class
<b>Windfall sites (under construction)</b>			
Costock: Leake Road (phase 2 extension) 12/01636/FUL	0.5	544	B1 (a)
East Bridgford: Manor Road (2) 12/01192/EXT	1.26	110	B1 (b)
Langar cum Barnstone; Unit 9 Coachgap Lane 13/00643/FUL	0.2	144	B1 (a)
<b>TOTAL UNDER CONSTRUCTION WINDFALL</b>	<b>1.96</b>	<b>798</b>	-

### Town centre uses

5.21 There was only one single completion for town centre uses over the monitoring period. This was for the former Post Office Sorting Office in Bingham which was granted retrospective permission for the conversion to A1 retail shops.

### Retail completions (gross)

	A1	A2	A3	B1a	D2	Total
<b>2011/12</b>	1321			421	55	1797
<b>2012/13</b>	519					519
<b>2013/14</b>			844	1675		2519
<b>2014/15</b>	126					126



### Sites – Gains (2014/15)

Site	Floorspace	Use Class
Bingham; Former PO Sorting Office	126	A1

### Sites – Losses (2014/15)

Site	Floorspace	Use Class
n/a	0	n/a

## Environment

### **Number of planning permissions granted contrary to Environment Agency on Flooding and Water Quality grounds**

5.22 During the monitoring period, there have not been any developments granted planning permission contrary to Environment Agency advice based on water quality or flooding grounds. Any objections that were submitted during the planning application process were either later withdrawn or resulted in a refusal.

Flooding	Water Quality	Total
0	0	0

5.23 Within areas at potential risk from flooding, where there is already existing development, such as the parts of West Bridgford adjacent to the River Trent, the Environment Agency issues advisory notes to applicants indicating how flooding concerns can be minimised. During the monitoring period, there have not been any developments granted permission contrary to Environment Agency advice based on water quality or flooding grounds. Any objections that were submitted during the planning application process were either later withdrawn or resulted in a refusal.

## Renewable Energy Generation.

5.24 There have been two large scale renewable energy completions over the last monitoring period, both solar installations. There has also been planning permission granted for a further three large scale solar installations which, when taken together, would provide for 19.8MW of solar energy.

### Summary of renewable permissions granted (capacity MW)

	Solar	Wind	Hydro	Biomass	Total
2011/12	0	0	0	0	0
2012/13	0	0	0	0	0
2013/14	0	0	0.5	0	0.5
2014/15	19.8	0	0.5	0	20.3

### Summary of renewable installations (capacity MW)

	Solar	Wind	Hydro	Biomass	Total
2011/12	0	0	0	0	0
2012/13	0	0	0	0	0
2013/14	9.73	0	0	0	0
2014/15	10.023	0.25	0	0	10.273

### Solar Site Summary (2014/15)

Site	Installed capacity	Status
Colston Bassett; Solar Farm north west of Langar Lane 14/01594/FUL	10MW	Completed
Radcliffe on Trent; Spellow Farm	0.023MW	Completed

14/01499/FUL		
Elton; Elton Solar Farm 14/01739/FUL	10MW	Under Construction
Cotgrave; Cotgrave Solar Farm 14/01221/FUL	6.2MW	Permitted 2014/15
Holme Pierrepont; Stragglethorpe Road 14/01228/FUL	3.6MW	Permitted 2014/15
Elton; Elton Solar Farm 14/01739/FUL	10MW	Permitted 2014/15

#### **Onshore wind summary 2014/15**

Upper Broughton; Land north of Manor Barn Farm 13/00989/FUL	0.25 MW	Permitted 2014/15
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#### **Carbon Dioxide emissions**

Over the plan period there has been an increase in carbon dioxide emissions for the Borough. The statistics for 2014/15 were not available at the time of publication of the monitoring report so will be included in next year's report.

	<b>Kt CO2</b>	<b>Per capita emisisions</b>
<b>2011</b>	796.8	7.2
<b>2012</b>	813.9	7.3
<b>2013</b>	832.4	7.4

## Summary of Core Strategy Monitoring Indicators

### Policy 2: Climate Change

Indicator	Commentary
Per capita CO2 levels	There has been an increase in carbon dioxide emissions over the plan period.
Energy capacity of new facilities	There were no permissions granted or completions for renewable energy over the first two years of the plan period; however there has been an increase over the last couple of years (both in terms of permissions granted and completions). These have primarily been for solar energy.
Number of planning permissions granted contrary to Environment Agency advice	Zero.
Number of new SuDs and location	2 in total – Lantern Lane, East Leake Woodgate Road, East Leake

### Policy 3: Spatial Strategy

Indicator	Commentary
Net additional homes	<b>1,074</b> homes have been completed since the start of the plan period.
Available housing land (homes with planning permission)	<b>4,327</b> homes have planning permission (as of 1 April 2015)
Net affordable homes	<b>107</b> new affordable homes have been completed since the start of the plan period. This equates to 10% of overall completions. The number of completions has fluctuated considerably over the plan period, but the figure for 2014/15 is the

	<p>highest to date.</p> <p>In order to meet the affordable housing target of 190 by 2017, 83 affordable units would have to be built over the next two years. This is considered a realistic prospect given the number of larger sites currently under construction which will be delivering affordable homes.</p>
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**Policy 4: Nottingham-Derby Green Belt**

<b>Indicator</b>	<b>Commentary</b>
Location and area of land removed from the Green Belt	<p>With the adoption of the Core Strategy, the following sites were removed from the Green Belt:</p> <ul style="list-style-type: none"> <li>• Melton Road, Edwalton</li> <li>• Edwalton Golf Course</li> <li>• East of Gamston/North of Tollerton</li> <li>• RAF Newton</li> <li>• Land south of Clifton</li> </ul> <p>As a result, 670 hectares of land has been removed from the Green Belt.</p>

**Policy 5: Employment Provision**

<b>Indicator</b>	<b>Commentary</b>
Available supply office floorspace Available supply of industrial and warehouse land	<p>Policy 5 of the Core Strategy establishes the strategic requirements for employment provision and economic development, including minimum employment space and land requirements over the plan period (to 2028). This policy identifies that there should be a minimum 67,000m2 of new</p>

	<p>office floorspace (in Use Classes B1 (a and b)) and a minimum of 20 hectares of employment land for industrial and warehouse uses.</p> <p>The three strategic sites allocated by the Core Strategy in locations around the main urban area of Nottingham already provide for around 40 hectares of new employment development. The exact breakdown of uses has yet to be determined.</p> <p>The strategic allocations at the former Cotgrave Colliery, at the former RAF Newton and at land north of Bingham provide for around a further 26.5 hectares of employment land. Core Strategy policy allows for a mix of B1 (business), B2 (general industrial), and B8 (storage).</p>
<p>Net addition of office floorspace</p> <p>Net addition of industrial and warehouse land</p>	<p>Since the start of the plan period there has been an overall net loss in the amount of office floorspace (<b>-296 sqm</b>)</p> <p>There has also been a net loss of <b>1,468 sqm</b> of industrial and warehousing space.</p>

### Policy 6: Role of town and local centres

Indicator	Commentary
Net addition of retail floorspace and other town centre uses	Since the start of the plan period, <b>1,966 sqm</b> of A1 retail, <b>844 sqm</b> of A3 (restaurants and cafes) have been developed.
Proportion of A1 uses in primary shopping frontages	Primary shopping frontages will be defined through Local Plan Part 2.

### Policy 9: Gypsies, Travellers and Travelling Showpeople

Indicator	Commentary
Number of traveller pitches granted planning permission and also implemented.	<b>5 permanent pitches</b> granted and implemented since the start of the plan period.

### Policy 10: Design and Enhancing Local Identity

Indicator	Commentary
Indicators to be set in Local Plan Part 2.	

### Policy 11: Historic Environment

Indicator	Commentary
Number of heritage assets at risk	<p>There are currently 6 heritage assets on the at risk register:</p> <ul style="list-style-type: none"> <li>• Church of St Giles, Fern Road, Cropwell Bishop</li> <li>• Parish Church of St Andrew, Church Lane, Langar, Langar cum Barnstone</li> <li>• Church of St Helen, Church Lane, Thoroton</li> <li>• Margidunum Roman Station, East Bridgford / Shelford and Newton / Bingham / Car Colston</li> <li>• Succession of rectilinear enclosures south west of Shelford Manor, Shelford and Newton</li> <li>• Conservatory at Flintham Hall,</li> </ul>

	Flintham
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**Policy 14: Managing Travel Demand**

Indicator	Commentary
Number and proportion of trips by different transport modes	No data available at present.
Number of travel plans	Melton Road, Edwalton

**Policy 16: Green Infrastructure, Landscape, Parks and Open Space**

Indicator	Commentary
Accessibility of GI	Indicators to be included as part of Local Plan Part 2 after the Open Space audit is completed.

**Policy 17: Biodiversity**

Indicator	Commentary
Net change in LWS	<p>There have been 3 additional LWSs designated since the start of the plan period. This results in a net increase of approximately 77 hectares. Two are also listed as 'candidate' LWSs.</p> <p><b><u>207</u></b> (2012)</p> <p><b><u>207</u></b> (2013)</p> <p><b><u>212</u></b> (2014)</p> <p><b><u>212</u></b> (2015)</p>



**Rushcliffe Borough Council  
Planning Permission Report  
Commitments and Completions Summary**

**April 2015**

<b>PERMISSIONS</b>		<b>Dwellings</b>	<b>Area</b>
<b>Status:</b>	ALLOCATED		
		<b>Outline</b>	2,443
		<b>Detail</b>	804
		<b>U/C Dwells</b>	9
			190.10
			38.29
			0.33
<b>Status:</b>	C2		
		<b>Outline</b>	
		<b>Detail</b>	25
		<b>U/C Dwells</b>	
			0.00
<b>Status:</b>	WINDFALL		
		<b>Outline</b>	64
		<b>Detail</b>	815
		<b>U/C Dwells</b>	167
			2.95
			51.19
			8.76
		<b>a) Total Commitments</b>	4,327
<b>NET COMPLETIONS</b>			
	<b>Completed last 12 Months ALLOCATED</b>	39	0.865
	<b>Completed last 12 Months C2</b>	62	0.2
	<b>Completed last 12 Months WINDFALL</b>	272	10.02
<b>a) - Completions to previous summary</b>	701	<b>PDL Monitoring</b>	
		<b>Total PDL</b>	<b>PDL %</b>
<b>b) - Completions 2011 to date</b>	1,074	<b>Outline Dwells</b>	564 22.50%
<b>c) - Completions and Commitments</b>	5,401	<b>Detail Dwells</b>	582 35.40%
		<b>U/C Dwells</b>	70 39.77%
		<b>Comp Last 12 Months</b>	224 60.05%



Site Ref	Address	File Ref	Grid Ref	Date Approved	Date Expires	Outline Dwells	Detail Dwells	Area	Under Construct Dwells	Area	Completed Dwells	Area	Comp last 12 Mths Dwells	Area	Superseded Dwells	Area	Previous Use	BF or BF
<b>ASLOCKTON</b>																		
<b>ASLOCKTON WINDFALL</b>																		
01	Adj. Belvoir House, Abbey Lane	13/01885/FUL	474016/340001	13-Nov-13	13-Nov-16						1	0.03	1	0.03			R	GF
02	Land Adjacent Moorends Chapel Lane	12/02124/EXT	474196/340343	04-Feb-13	04-Feb-16	1	0.1										V	GF
03	The Stables	14/01181/FUL	474121/340045	13-Aug-14	13-Aug-17				2	0.1							B	GF
03	The Stables	11/01872/FUL	474115/340035	16-Mar-12	16-Mar-15										1	0.13	B	GF
04	Abbey Farm Stables	13/00185/FUL	473184/340123	01-Jan-13	01-Jan-16						1	0	1	0			A	GF
05	Abbey Lane	13/00085/FUL	473756/340201	24-Aug-13	24-Aug-16						1	0.3	1	0.3			B	GF
06	Barn adj The Cottage, Mill Lane	11/00622/EXT	474009/340490	01-Jun-11	01-Jun-14						1	0	1	0			R	BF
07	Rear Of The Cottage Chapel Lane	12/00982/COU	474062/340315	19-Jul-12	19-Jul-15		1	0.14									S	BF
08	Abbey Close	13/01062/FUL	473861/339953	15-Jan-14	15-Jan-17				1	0.02							R	GF
09	The Greyhound Inn	14/00002/FUL	474169/340008	07-Jan-14	07-Jan-17				8	0.1							C	BF
22	Adj Lilac Cottage	13/00168/EXT	474377/340413	06-Mar-13	06-Mar-16	1	0.11										R	BF
ASLOCKTON						2	0.2	1	0.14	11	0.22	4	0.33	4	0.33	1	0.13	

Site Ref	Address	File Ref	Grid Ref	Date Approved	Date Expires	Outline Dwells Area	Detail Dwells Area	Under Construct Dwells Area	Completed Dwells Area	Comp last 12 Mths Dwells Area	Superseded Dwells Area	Previous Use	BF or BF					
<b>BINGHAM</b>																		
<b>BINGHAM ALLOCATED</b>																		
20	Land East & West Of Chapel Lane	10/01962/OUT	470792/339871	24-Dec-14	24-Dec-17	1050	91.1					A	GF					
54	Land South of Mallow Way	11/00938/FUL	469895/339247	16-Dec-11	16-Dec-14				33	0.57	15	0.265	A	GF				
54	Land To The South Side Of Nottingham Road	05/00683/REM	469504/339675	01-May-06	01-Jun-08				45	1.18		408	10.2	A	GF			
54	Land Adj to Mill Hill Road/ Mallow Way	06/00856/REM	469031/339523	01-Aug-06	01-Aug-08				197	4.925	24	0.6	7	0.175	A	GF		
54	Land South of Mallow Way	07/00353/REM	469895/339247	01-Jun-07	01-Jun-10				135	3.375		69	1.725	A	GF			
BINGHAM						1050	91		410	10.05	39	0.87	484	12.1				
<b>BINGHAM WINDFALL</b>																		
01	19 Fosters Lane	10/00533/FUL	470792/339871	16-Jul-10	16-Jul-13		6	0.2	1	0.03			R	GF				
02	Moot House, Bowland Road	11/00204/OUT	469362/339808	27-May-11	27-May-14						4	0.25	T	BF				
02	East of Moot House Public House Bowland Road	14/02062/FUL	469362/339808	05-Dec-14	05-Dec-17		13	0.27					H	BF				
03	Land South East of Tithby Road	07/02276/OUT	470191/339192	28-Oct-08	28-Oct-11						90	3	A	GF				
03	Land South East of Tithby Road	11/01072/REM	470191/339192	28-Oct-11	28-Oct-14				90	3.2	17	0.6	A	GF				
04	Fosse Farm	13/01144/FUL	468532/339279	08-Aug-13	08-Aug-16		1	0					B	GF				
05	37 Long acre	13/01233/FUL	470433/339853	09-Aug-13	09-Aug-16				2	0	2	0	R	BF				
06	Langdale Grove	13/01367/FUL	469014/339661	09-Aug-13	09-Aug-16		1	0					R	BF				
07	23 Rockingham Grove	12/01999/FUL	469354/339758	08-Jan-13	08-Jan-16				1	0.03	1	0.03	R	GF				
10	2 Hazel Close	14/00174/FUL	471420/339567	13-Jun-14	13-Jun-17		1	0.03					R	GF				
13	9 Cherry Street	12/01751/EXT	470703/339880	12-Nov-12	12-Nov-15			1	0.09				R	GF				
29	20 Newgate Street	12/00907/EXT	470318/340029	13-Jul-12	13-Jul-15		6	0.21					R	GF				
30	Priory Mews, 9 Fisher Lane	12/01843/FUL	470476/339729	21-Dec-12	21-Dec-15		1	0.1					S	BF				
8	11 and 11A Market Place	14/02604/FUL	470411/339990	05-Feb-15	05-Feb-18		2	0.03					K	BF				
9	11 Fisher Lane	15/00150/FUL	470394/339704	31-Mar-15	31-Mar-18		1	0.01					J	BF				
A	11 and 11A Market Place	14/02604/FUL	470411/339990	05-Feb-15	05-Feb-18		-1	0					K	BF				
C	2A Church Street	13/01898/COU	470554/339928	02-Feb-13	02-Feb-16		-1	0					R	BF				
BINGHAM							30	0.85	1	0.09	94	3.26	20	0.63	94	3.25		
<b>BUNNY</b>																		
<b>BUNNY WINDFALL</b>																		
02	Fairholme Farm 5-7 Main Street	14/01875/FUL	458275/329548	04-Nov-14	04-Nov-17		1	0					K	BF				
02	7 Main Street	12/01923/COU	458266/329534	14-Jan-13	14-Jan-16						1	0	K	BF				
04	35 Main Street	13/00336/FUL	458080/329530	20-Sep-13	20-Sep-16				1	0.03	1	0.03	B	GF				
BUNNY							1	0	1	0.03	1	0.03	1	0				

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<b>CAR COLSTON</b>													
<b>CAR COLSTON WINDFALL</b>													
29	Windswept, The Green	12/01270/FUL	471781/342820	25-Sep-12	25-Sep-15						1 0.84	x	GF
29	Windswept, The Green	14/02656/FUL	471780/342835	03-Feb-15	03-Feb-18			1 0.84				X	GF
CAR COLSTON								1 0.84			1 0.84		
<b>COLSTON BASSETT</b>													
<b>COLSTON BASSETT WINDFALL</b>													
01	White Beams, Church Gate	10/01070/EXT	470079/333446	16-Aug-10	16-Aug-13		1 0.17					R	GF
02	Fernhill Farm Langar Road	14/02244/FUL	469838/335390	17-Dec-14	17-Dec-17		1 0					B	GF
04	Fernhill Farm, Langar Road	12/00273/FUL	469852/335386	24-May-12	24-May-15				1 0	1 0		B	GF
COLSTON BASSETT							2 0.17		1 0	1 0			
<b>COSTOCK</b>													
<b>COSTOCK WINDFALL</b>													
01	Adjacent Red Lion	13/01356/FUL	457712/326352	07-Nov-13	07-Nov-16		1 0.1					K/C	BF
02	The Elms Farm Leake Road	14/02407/FUL	456886/326343	12-Jan-15	12-Jan-18			2 0				B	GF
03	The Red Lion	11/00571/FUL	457712/326352	08-Apr-13	08-Apr-16			5 0.3				K/C	BF
COSTOCK							1 0.1	7 0.3					

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<b>COTGRAVE</b>													
<b>COTGRAVE ALLOCATED</b>													
10	Former Cotgrave Colliery, Stragglethorpe Road	14/01405/FUL	465196/336362	30-Jan-15	30-Jan-18		108 4.09	8 0.3				M	BF
10	Former Cotgrave Colliery Stragglethorpe Road	10/00559/OUT	465190/336238	30-Mar-11	30-Mar-14						470 30	M	BF
10	Former Cotgrave Colliery Stragglethorpe Lane	13/01973/REM	465956/336255	31-Jan-14	31-Jan-17		334 22.4				116 7.8	M	BF
10	Former Cotgrave Colliery Stragglethorpe Road	13/02479/REM	465956/336255	22-Aug-14	22-Aug-17		3 0.2					M	BF
COTGRAVE							445 26.69	8 0.3			586 37.8		
<b>COTGRAVE WINDFALL</b>													
01	Mill Lane	78/05200/HIST	464421/335677	03-Jul-78			2 0.09		11 0			A	GF
02	Land South East Of Whitelands Farm, Bingham Rd.	10/01970/FUL	464532/335294	07-Jan-11	07-Jan-14				1 0	1 0		B	GF
04	4 Bingham Road	13/02072/FUL	464628/335341	17-Dec-13	17-Dec-16				2 0.06	2 0.06		R	BF
05	Chennel Nook	13/02379/FUL	465092/334917	02-Feb-14	03-Feb-17				1 0	1 0		T	BF
06	Kilgraney Farm, Owthorpe Road	11/01789/FUL	465331/333877	16-Jan-12	16-Jan-15				2 0	2 0		B	GF
07	Garage Area adjacent 31 Grassmere	12/02045/EXT	465468/335251	16-Jan-13	16-Jan-16				3 0.08	3 0.08		R	BF
08	45 Whitelands	13/00536/FUL	465091/334693	13-May-13	13-May-16				1 0.01	1 0.01		R	GF
09	Rear of 84 Ring Lees	13/02381/FUL	465330/334851	26-Feb-14	26-Feb-17				4 0.02	4 0.02		T	BF
11	Avondale	13/02382/FUL	465046/335144	26-Feb-14	26-Feb-17				5 0.14	5 0.14		T	BF
12	Cartbridge	13/02380/FUL	464971/334819	26-Feb-14	26-Feb-17				2 0.07	2 0.07		T	BF
14	Land North of Sandside	12/00618/FUL	464734/334785	01-Apr-10	01-Apr-13				3 0.77	3 0.77		R	BF
15	Kilgraney Barn, Owthorpe Road	13/01005/FUL	465330/333877	16-Aug-13	16-Aug-16		1 0					A	GF
16	Land adjacent to the Hawthorns, Colston Gate	14/01460/FUL	465003/335316	16-Sep-14	16-Sep-17				1 0.03	1 0.03		R	BF
30	Garage Area Broadmeer	12/00177/FUL	464361/334987	10-Apr-12	10-Apr-15				4 0.11	4 0.11		R	BF
31	RO 6 Morkinshire Lane	14/02114/FUL	464493/335138	25-Nov-14	25-Nov-17		1 0.1					R	BF
32	26 Riseagate	14/02437/FUL	464493/335138	13-Feb-15	13-Feb-18		1 0.09					R	BF
COTGRAVE							5 0.28		40 1.29	29 1.29			
<b>CROPWELL BISHOP</b>													
<b>CROPWELL BISHOP WINDFALL</b>													
01	Land East of Cropwell Butler Road	12/02017/FUL	468698/335968	31-Mar-13	31-Mar-16				12 0.39	12 0.39		A	GF
02	25A Nottingham Road	14/00881/FUL	468037/335377	17-Jun-14	17-Jun-17			1 0				J	BF
CROPWELL BISHOP								1 0	12 0.39	12 0.39			

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<b>CROPWELL BUTLER</b>													
<b>CROPWELL BUTLER WINDFALL</b>													
01	The Beeches Back Lane	14/02735/FUL	468407/336972	03-Mar-15	03-Mar-18		-1 0.1					R	GF
01	The Beeches Back Lane	14/02735/FUL	468407/366973	03-Mar-15	03-Mar-18		2 0.1					R	GF
02	Barnfield House Back Lane	13/02515/FUL	468415/337036	19-Feb-14	19-Feb-17				1 0.02	1 0.02		R	GF
CROPWELL BUTLER						1 0.2		1 0.02	1 0.02				
<b>EAST BRIDGFORD</b>													
<b>EAST BRIDGFORD WINDFALL</b>													
01	Longlands 6 College Street	14/00557/FUL	469492/343028	22-May-14	22-May-17				1 0.05	1 0.05		R	GF
03	Former Tennis Court 10A Kneeton Road	13/01145/FUL	469320/343310	28-Aug-13	28-Aug-16						1 0.05	O	GF
03	Former Tennis Court 10A Kneeton Road	13/02409/FUL	469320/343310	27-Feb-14	27-Feb-17		1 0.09					O	GF
29	34 Cross Lane	11/00150/FUL	469771/343005	15-Apr-11	15-Apr-14				5 0.35	5 0.35		R	GF
39	18 Cherryholt Lane	12/00825/EXT	469802/343420	12-Jul-12	12-Jul-15	2 0.26						R	BF
99	Ash Close Poultry Farm	14/00477/VAR	470812/342717	02-May-14	02-May-17				1 0	1 0		B	GF
EAST BRIDGFORD						2 0.3	1 0.09	7 0.4	7 0.4	1 0.05			

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<b>EAST LEAKE</b>																		
<b>EAST LEAKE WINDFALL</b>																		
01	St Mary's Crescent	11/00535/FUL	455608/327038	06-Jun-11	06-Jun-14		1	0									R	BF
02	P N E U School 8 Station Road	12/00656/FUL	454928/326245	24-Jun-10	24-Jun-13		3	0.225	3	0.225							C	BF
03	North of Lantern Lane	14/00815/REM	455833/327237	18-Aug-14	18-Aug-17		145	10.15	14	0.98	11	0.78	11	0.78			A	GF
03	Land to the North of Lantern Lane	12/01821/OUT	455833/327237	06-Aug-13	06-Aug-16										170	12.33	A	GF
04	Land East Of 18 Costock Road	12/01256/FUL	455890/326265	31-Aug-12	31-Aug-15										1	0.04	V	GF
04	Land East Of 18 Costock Road	10/00356/EXT	455890/326265	12-Apr-10	12-Apr-13										1	0.04	R	GF
04	Land East of 18 Costock Road	13/00532/FUL	455890/326265	31-May-13	31-May-16						1	0.05	1	0.05			V	BF
05	Land to N/W of Woodgate Road	12/02173/OUT	454465/325689	20-Sep-13	20-Sep-16										65	5.7	A	GF
05	Woodgate Road	13/02259/REM	454465/325689	20-Apr-14	20-Apr-16		54	4.7	9	0.78	2	0.18	2	0.18			A	GF
06	18 Station Road	11/00227/EXT	454792/326282	13-Apr-11	13-Apr-14		1	0.12									R	GF
07	Former Micropropagation, Kirk Ley Road	14/02616/OUT	455024/325681	12-Dec-14	12-Dec-17	24	0.8										A	GF
08	55 Woodgate Road	10/01717/OUT	454709/325652	01-Dec-10	01-Dec-13										3	0.18	R	GF
08	55 Woodgate Road	13/02338/REM	454709/325652	20-Jan-14	20-Jan-17		3	0.18									R	GF
09	Former Rabbit Farm	14/00357/FUL	455343/327144	17-Jun-14	17-Jun-17		5	0.14	17	0.51	6	0.18	6	0.18			A	GF
10	Police Station Main Street	14/00718/COU	455924/326308	13-Jun-14	13-Jun-17				1	0							C	BF
11	The Heavens Gotham Road	14/00707/OUT	455206/327212	10-Jul-14	10-Jul-17	14	0.41										R	GF
12	East of Meeting House Close	13/02228/OUT	456019/326186	06-Jun-14	06-Jun-17										150	6.6	A	GF
12	East of Meeting House Close	14/01641/REM	455543/326035	10-Oct-14	10-Oct-17		150	6.6									A	GF
13	Land off Kirk Ley Road	12/01840/OUT	455227/325573	02-Oct-13	02-Oct-16		175	15.1									a	GF
14	Meeting House Close	13/01263/FUL	455890/325819	08-Nov-13	08-Nov-16		19	0.76	21	0.84	21	0.84	18	0.72			A	GF
16	Sheepwash	08/00896/FUL	455706/325621	01-Jan-09	01-Jan-12				1	0							B	GF
32	Land south of 3 West Leake Rd	08/01638/REM	454563/326120	29-Oct-08	29-Oct-11		4	0.656	1	0.164							R	GF
A	7A Station Road	14/02337/FUL	455048/326134	17-Dec-14	17-Dec-17				-1	0							R	BF
EAST LEAKE						38	1.2	560.38.63	66	3.499	41	2.03	38	1.91	390	24.89		
<b>FLAWBOROUGH</b>																		
<b>FLAWBOROUGH WINDFALL</b>																		
01	Sheperds Cottage	14/02727/FUL	478536/342755	03-Mar-15	03-Mar-18		2	0.2									A	GF
FLAWBOROUGH							2	0.2										
<b>FLINTHAM</b>																		
<b>FLINTHAM WINDFALL</b>																		
01	14 Inholms Gardens	13/02372/REM	473787/346668	21-Jan-14	21-Jan-17						1	0.04	1	0.04			R	GF
02	Skerrywood, off Main St	13/01649/REM	474410/345881	29-Aug-12	29-Aug-15				1	0.15							V	GF
FLINTHAM									1	0.15	1	0.04	1	0.04				



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<b>GAMSTON</b>													
<b>GAMSTON WINDFALL</b>													
01	Cherry Tree Cottage	14/00444/FUL	461066/337187	09-May-14	09-May-17		1 0					R	BF
2	Croyde House	14/01055/FUL	459962/337365	02-Nov-14	02-Nov-17			5 0				R	GF
GAMSTON							1 0	5 0					
<b>GRANBY</b>													
<b>GRANBY WINDFALL</b>													
01	Boot and Shoe	15/00151/FUL	474984/336147	23-Mar-15	23-May-18		4 0.2						BF
04	Chapel farm house	11/00332/FUL	476140/337509	10-Jun-11	10-Jun-14			1 0.15				R	GF
GRANBY							4 0.2	1 0.15					
<b>HICKLING</b>													
<b>HICKLING C2</b>													
x	Melton Road	12/01148/COU	465887/328178	29-Aug-12	29-Aug-15		8 0					Q	BF
HICKLING							8 0						
<b>HICKLING WINDFALL</b>													
01	The White House, Main Street	10/01750/EXT	469069/329261	04-Jan-11	04-Jan-14						1 0.15	R	GF
01	The White House, Main Street	14/00052/OUT	469070/329261	05-Mar-14	05-Mar-17	1 0.15						R	GF
02	Hickling Lodge Barn	14/02709/CLU	466128/328269						1 0	1 0		B	GF
03	Elm House Main Street	12/01119/FUL	469112/328376	20-Aug-12	20-Aug-15				1 0.2	1 0.2		X	GF
04	Part OS Field 7500 Green Lane	12/00274/FUL	468845/327941	18-May-12	18-May-15		1 0					B	GF
05	The Manor House	14/01176/OUT	469272/328794	13-Feb-15	13-Feb-18	1 0.2						R	GF
A	Ash Trees	11/00306/CON	469103/329512	26-Apr-11	26-Apr-14		-1 0.07					R	BF
B	Melton Road, Hickling	12/01148/COU	465887/328178	30-Aug-12	30-Aug-15		-1 0					R	BF
HICKLING						2 0.4	-1 0.07		2 0.2	2 0.2	1 0.15		

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<b>KEYWORTH</b>																				
<b>KEYWORTH WINDFALL</b>																				
01	Land west of 6 Blind Lane	11/00863/FUL	461279/330760	19-Sep-11	19-Sep-14						1	0.05	1	0.05				S	BF	
01	1 Blind Lane	14/01318/FUL	461327/330758	27-Aug-14	27-Aug-17		4	0.06										A	GF	
02	Land North Of 54 Bunny Lane	11/01352/OUT	460906/330864	30-Nov-11	30-Nov-14										8	0.2		A	GF	
02	Land North Of 54 Bunny Lane	13/01038/FUL	460906/330864	02-Aug-13	02-Aug-16						2	0.2	2	0.2				A	GF	
02	Land North Of 54 Bunny Lane	12/01324/FUL	460906/330864	01-Oct-12	01-Oct-15						2	0.1	2	0.1				X	GF	
03	Site to the west end of Commercial Road	13/01280/OUT	461251/330758	12-Sep-13	12-Sep-16	5	0.12											T	BF	
04	Brackenrigg 3 Green Close	10/00010/FUL	461770/331908	25-Feb-10	25-Feb-13				1	0.08					2	0.16		R	GF	
08	1 Lings Lane	14/01573/FUL	461366/330380	16-Sep-14	16-Sep-17		1	0.03										R	GF	
09	7 Dale Road	14/02046/FUL	461289/331249	06-Oct-14	06-Oct-17				1	0.01								R	GF	
10	Land at Selby Lane	13/01080/FUL	461575/330781	19-Sep-13	19-Sep-16						14	0.5	14	0.5				I	BF	
11	The Old Rectory Nottingham Road	14/00994/FUL	461419/330900	10-Oct-14	10-Oct-17		1	0.08										R	GF	
13	19 Main Street	13/01994/COU	461395/330702	03-Dec-13	03-Dec-16		1	0										J	BF	
14	80 Manor Road	12/00369/FUL	461180/331157	20-Apr-12	20-Apr-15						3	0.07	3	0.07				T	BF	
35	Rear of 58-64 Bunny Lane	04/01217/FUL	460874/330951	01-Oct-04	01-Oct-09						1	0.07			2	0.13		V	BF	
38	Sunnyside, Rancliffe Avenue	12/01487/OUT	461010/331570	08-Feb-13	08-Feb-16										3	0.26		R	BF	
38	Sunnyside, Rancliffe Avenue	13/01037/FUL	461010/331570	31-Jul-13	31-Jul-17						3	0.2	3	0.2				R	BF	
KEYWORTH						5	0.1	7	0.17	2	0.09	26	1.19	25	1.12	15	0.75			
<b>KINGSTON ON SOAR</b>																				
<b>KINGSTON ON SOAR WINDFALL</b>																				
01	Station Road	13/00600/FUL	450038/326694	16-Jun-13	16-Jun-16				5	0.4								K	BF	
KINGSTON ON SOAR									5	0.4										
<b>KINOULTON</b>																				
<b>KINOULTON WINDFALL</b>																				
01	66 Main Street	13/01640/PAJ	467428/330659	16-Oct-13	16-Oct-16						1	0	1	0				J	BF	
KINOULTON											1	0	1	0						
<b>LANGAR</b>																				
<b>LANGAR WINDFALL</b>																				
01	Station Cottages, Barnstone	13/01240/FUL	473862/335850	14-Feb-14	14-Feb-17			0			1	0	1	0				R	GF	
02	Northfields Farm	14/00281/FUL	475259/336071	21-May-14	21-May-17		2	0										B	GF	
03	Old Chapel Langar Road	14/00657/FUL	472378/335463	23-May-14	23-May-17		1	0										C	BF	
LANGAR							3	0			1	0	1	0						

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<b>NEWTON</b>																		
<b>NEWTON ALLOCATED</b>																		
01	Land At Royal Air Force Newton	10/02105/OUT	468852/341499	06-Mar-14	06-Mar-17	550	72.9										V	BF
						NEWTON		550	73									
<b>ORSTON</b>																		
<b>ORSTON WINDFALL</b>																		
01	4 Church Street	14/01978/OUT	476991/341291	10-Nov-14	10-Nov-17	2	0.1										A	GF
02	Warehouse, Showroom, Lombard Street	10/01881/EXT	467978/340863	31-Dec-10	31-Dec-13						4	0.18	2	0.09	2	0.09	S	BF
02	Warehouse, Showroom, Lombard Street	13/01617/FUL	476977/340862	15-Oct-13	15-Oct-16				1	0.08	1	0.07	1	0.07				BF
03	Cornerfield Barn High Street Orston	12/01449/FUL	476891/341454	23-Oct-12	23-Oct-15										1	0.18	R	GF
03	Cornerfield Barn, High Street	11/01398/EXT	476888/341455	03-Nov-11	03-Nov-14										1	0.18	R	BF
03	Cornerfield Barn, High Street	13/02443/FUL	476891/341454	04-Feb-14	04-Feb-17				1	0.018							X	GF
04	Carlin House High Street Orston	11/01180/FUL	476856/341412	20-Sep-12	20-Sep-15				1	0.18							S	GF
05	Yew Tree Farm (East)	10/01495/FUL	477011/340902	15-Oct-10	15-Oct-13				1	0.15							S	BF
						ORSTON		2	0.1	4	0.428	5	0.25	3	0.16	4	0.45	
<b>OWTHORPE</b>																		
<b>OWTHORPE WINDFALL</b>																		
01	Barn Rear Of The Dairy, Village Street	12/02000/FUL	467000/333457	24-Sep-13	24-Sep-16										1	0.1	I	BF
01	Barn Rear Of The Dairy, Village Street	14/02276/FUL	466947/333310	24-Feb-15	24-Feb-18						1	0.02					I	BF
A	Owthorpe Lodge	13/01574/FUL	465551/331384	23-Oct-13	23-Oct-16													B/R
						OWTHORPE		0	1.44						1	0.1		

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<b>RADCLIFFE ON TRENT</b>																		
<b>RADCLIFFE ON TRENT WINDFALL</b>																		
01	Butler Avenue	11/01062/OUT	465192/339777	02-Sep-11	02-Sep-14	1	0.02										R	BF
02	South West Of 20 Cropwell Road	14/02279/FUL	464841/339056	16-Jan-15	16-Jan-18		1	0.1									R	BF
02	Land SW of 20 Cropwell Road	13/00970/FUL	464841/339056	19-Jul-13	19-Jul-16		1	0.1						1	0.08		R	GF
03	139 Shelford Road	14/00917/FUL	465357/340360	21-Aug-14	21-Aug-17		1	0.6									R	GF
04	Land North Of 89 Bingham Road	10/02071/FUL	465326/339424	22-Dec-10	22-Dec-13									1	0.1		I	BF
04	Land North Of 89 Bingham Road	14/01131/FUL	465316/339477	29-Aug-14	29-Aug-17						1	0.1	1	0.1			R	BF
05	Land Adj 59/61 Grantham Road	13/00526/FUL	465852/339562	21-May-13	21-May-16						1	0.05	1	0.05			R	GF
05	Land Adj 59/61 Grantham Road	11/01803/EXT	465852/339562	19-Jan-12	19-Jan-15										1	0.05	R	BF
20	117 Shelford Road	15/00084/FUL	465259/340085	23-Feb-15	27-Feb-18						1	0.07	1	0.07			R	BF
A	46 Bingham Road	14/02484/COU	464984/339301	14-Jan-15	14-Jan-18		-1	0									R	GF
RADCLIFFE ON TRENT						1	0.02	2	0.8		3	0.22	3	0.22	3	0.23		
<b>REMPSTONE</b>																		
<b>REMPSTONE WINDFALL</b>																		
01	Elms Farm Cottage	14/01453/FUL	457747/324381	27-Aug-14	27-Aug-17						1	0	1	0			R	BF
10	Land north of 35 Main Street	13/01704/FUL	457787/324383	24-Oct-13	24-Aug-16						1	0.11	1	0.11			R	GF
REMPSTONE											2	0.11	2	0.11				

Site Ref	Address	File Ref	Grid Ref	Date Approved	Date Expires	Outline Dwells Area	Detail Dwells Area	Under Construct Dwells Area	Completed Dwells Area	Comp last 12 Mths Dwells	12 Mths Area	Superseded Dwells Area	Previous Use	BF or BF
<b>RUDDINGTON</b>														
<b>RUDDINGTON C2</b>														
X	Easthorpe Street	14/02661/FUL	457633/333221	01-Feb-15	01-Feb-18		10 0						Q	BF
RUDDINGTON							10 0							
<b>RUDDINGTON WINDFALL</b>														
02	11 Charles Street	12/02011/FUL	457259/333012	20-Dec-13	20-Dec-16		1 0.05						R	BF
03	Grange Farm, Wilford Road	13/02327/FUL	457073/334604	20-Jan-14	20-Jan-17		1 0.04						B	GF
05	Elms Park	13/01731/FUL	457554/332721	29-Oct-13	29-Oct-16				4 0.06	4	0.06		R	BF
06	Pasture Lane, Ruddington	12/01199/FUL	456483/333071	20-Jan-14	20-Jan-17		89 3.56	12 0.48	1 0.042	1	0.04		O	GF
07	Spinney Hill, Landmere lane	13/01072/PAJ	458044/334818	15-Jul-13			1 0						J	BF
08	Land off Woodhouse Gardens	13/01819/OUT	456784/333899	11-Dec-13	11-Dec-16							14 1.17	V	BF
08	Land To North Of Woodhouse Gardens	14/01268/REM	456784/333899	17-Oct-14	17-Oct-17		2 0.16	9 0.72	3 0.24	3	0.24		V	GF
13	Talltrees Farm, Pasture Lane	14/00970/PAM	456240/333087	24-Jun-14	24-Jun-17		1 0						B	GF
18	58 Church Street	12/02175/FUL	457191/332979	12-Feb-13	12-Feb-16							2 0.01	K	BF
22	The Old Bakery	13/01374/FUL	457191/332979	02-Oct-13	02-Oct-16				5 0	5	0		I	BF
61	6 Paget Crescent	10/02026/REM	457340/333735	26-Jan-11	16-Feb-15							5 0.4	R	BF
61	6 Paget Crescent	10/00929/OUT	457340/333735	10-Jan-11	10-Jan-14							14 0.82	R	GF
61	6 Paget Crescent	11/00396/REM	457340/333735	27-Jun-11	27-Jun-14		2 0.08	3 0.12	9 0.26	9	0.26		R	BF
A	Leys Court, Ruddington	13/02361/FUL	457356/332686	14-Feb-14	14-Feb-17				-9 0	-9	0		R	BF
RUDDINGTON							97 3.89	24 1.32	13 0.602	13 0.6	35 2.4			
<b>SCREVETON</b>														
<b>SCREVETON WINDFALL</b>														
01	Top Farm	13/00666/FUL	473230/343732	20-Sep-13	20-Sep-16				1 0.09	1	0.09		R	GF
02	Manor Piece Spring Lane	12/00829/FUL	473631/344944	19-Jul-12	19-Jul-15		1 0						B	GF
03	Skreton Cottage Car Colston Road	12/00487/FUL	473075/343653	10-Aug-12	10-Aug-15		1 0.13						X	GF
04	Top Farm	13/00376/FUL	473230/343732	24-Apr-13	24-Apr-16		1 0.16						B	BF
SCREVETON							3 0.29		1 0.09	1 0.09				
<b>SHELFORD</b>														
<b>SHELFORD WINDFALL</b>														
02	Land south east of Yew Tree Cottage	10/01729/FUL	466425/342521	04-Jan-11	04-Jan-14							1 0.03	R	GF
02	Land south east of Yew Tree Cottage	12/00886/FUL	466425/342521	09-Aug-12	09-Aug-15				1 0.02	1	0.02		x	GF
07	Burden Lane	13/00833/FUL	466258/342286	26-Nov-13	26-Nov-16				1 0.07	1	0.07		R	GF
SHELFORD									2 0.09	2 0.09	1 0.03			

Site Ref	Address	File Ref	Grid Ref	Date Approved	Date Expires	Outline Dwells Area	Detail Dwells Area	Under Construct Dwells Area	Completed Dwells Area	Comp last 12 Mths Dwells Area	Superseded Dwells Area	Previous Use	BF or BF
<b>STANFORD ON SOAR</b>													
<b>STANFORD ON SOAR WINDFALL</b>													
A	Stanford Hall	12/02070/HYB	455890/323869	09-Oct-13	09-Oct-16		1 0					R	BF
STANFORD ON SOAR							1 0						
<b>STANTON ON WOLDS</b>													
<b>STANTON ON WOLDS WINDFALL</b>													
01	Foxcote Farm Melton Road	14/02188/FUL	464109/331247	28-Apr-14	28-Apr-17		1 0					B	GF
02	Highview House Widmerpool Lane	12/00571/FUL	462567/330343	23-Jul-12	23-Jul-15				1 0.99	1 0.99		S	GF
STANTON ON WOLDS							1 0	1 0.99	1 0.99				
<b>SUTTON BONINGTON</b>													
<b>SUTTON BONINGTON WINDFALL</b>													
01	Land between 11-17 Orchard Close	13/00770/FUL	463255/330520	04-Jun-13	04-Jun-16		2 0.19					R	BF
02	Sutton Fields House	14/00568/FUL	450012/326606	04-Jul-14	04-Jul-17		1 0					R	BF
03	Wayside, College Road	13/01595/OUT	450463/325770	16-Apr-14	16-Apr-17	2 0.2						A	GF
05	2 Brooklands House, Park Lane	13/00627/FUL	450896/324816	19-Jul-13	19-Jul-16		1 0.1					R	GF
07	Land North West Of 45 Landcroft Lane	12/01729/EXT	451827/326237	22-Nov-12	22-Nov-15		2 0.3					X	GF
13	Sutton Bonington Hall	13/01852/COU	450473/325301	14-Nov-13	14-Nov-16				1 0	1 0		L	BF
24	17 Main Street	02/00674/FUL	450746/324753	01-Oct-02	01-Oct-07		3 0.17		1 0.05			B	GF
SUTTON BONINGTON						2 0.2	9 0.76	2 0.05	1 0				
<b>THOROTON</b>													
<b>THOROTON WINDFALL</b>													
01	Land Adj Manor House, Main Street	13/00369/FUL	476291/342485	19-Jul-13	19-Jul-16		3 0.3					X	GF
THOROTON							3 0.3						
<b>THRUMPTON</b>													
<b>THRUMPTON WINDFALL</b>													
01	Manor House Church Lane	14/01880/FUL	450873/331302	29-Oct-14	21-Oct-17		1 0.25					R	GF
THRUMPTON							1 0.25						
<b>TOLLERTON</b>													
<b>TOLLERTON WINDFALL</b>													
05	57 Burnside Grove	14/00067/FUL	460580/334231	14-Mar-14	14-Mar-16			2 0.05				R	BF
A	57 Burnside Grove	14/00067/FUL	460580/334231	14-Mar-14	14-Mar-17				-1 0.05	-1 0.05		R	BF
TOLLERTON								2 0.05	-1 0.05	-1 0.05			

Site Ref	Address	File Ref	Grid Ref	Date Approved	Date Expires	Outline Dwells Area	Detail Dwells Area	Under Construct Dwells Area	Completed Dwells Area	Comp last 12 Mths Dwells	Superseded Dwells Area	Previous Use	BF or BF
<b>UPPER BROUGHTON</b>													
<b>UPPER BROUGHTON WINDFALL</b>													
01	Church Farm Rectory drive	14/01091/FUL	468355/326209	30-Jul-14	30-Jul-17		2 0.25					A	GF
06	Chapel Lane	14/01684/FUL	468372/326149	09-Sep-13	09-Sep-16				2 0.25	2	0.25	R	GF
07	Sulney Fields, Colonels Lane	14/00119/FUL	468338/326418	12-Mar-14	12-Mar-17		1 0.16					R	BF
UPPER BROUGHTON							3 0.41		2 0.25	2 0.25			

Site Ref	Address	File Ref	Grid Ref	Date Approved	Date Expires	Outline Dwells	Detail Dwells	Area	Under Construct Dwells	Area	Completed Dwells	Area	Comp last 12 Mths Dwells	Area	Superseded Dwells	Area	Previous Use	BF or BF
<b>WEST BRIDGFORD</b>																		
<b>WEST BRIDGFORD ALLOCATED</b>																		
001	Land east and west of Melton Road	08/00664/OUT	459038/334957	01-Jul-09	01-Jul-19	843	26.1								360	11.63	A	GF
001	Land at Melton Road, Edwalton	11/00376/REM	459242/334761	14-Jun-11	14-Jun-14		3	0.56									A	GF
001	Land east and west of Melton Road	10/01081/REM	459038/334957	31-Mar-11	31-Mar-14		356	11.04	1	0.03							A	GF
WEST BRIDGFORD						843	26	359	11.6	1	0.03				360	11.63		
<b>WEST BRIDGFORD C2</b>																		
045	South Notts Hussars (C2)	13/01041/FUL	457590/335236	23-Nov-13	23-Nov-16						62	0.2	62	0.2			K	BF
x	23 Wilford Lane	13/00169/COU	457938/337455	01-Jun-13	01-Jun-16		7	0									R	BF
WEST BRIDGFORD							7	0			62	0.2	62	0.2				
<b>WEST BRIDGFORD WINDFALL</b>																		
002	22-26 Radcliffe Road	07/00546/FUL	458682/338249	29-Jun-07	29-Jun-12		10	0	3	0							Q	BF
004	254 Melton Road	13/00412/EXT	459310/335403	07-Jun-13	07-Jun-16		12	0.66									R	BF
005	Doctors Surgery 178 Musters Road	14/01513/FUL	458411/336970	30-Sep-14	30-Sep-17						1	0	1	0			C	BF
006	Swan Hotel Radcliffe Road	14/00938/FUL	458918/338109	13-Aug-14	13-Aug-17						14	0	14	0			Q	BF
007	Rear Of 6 - 8 North Road	11/01359/FUL	458969/334275	03-Nov-11	03-Nov-14		1	0.03									R	BF
008	92 Melton Road	12/02006/FUL	458462/337084	15-Jan-13	15-Jan-16						2	0.08	2	0.08			R	BF
009	Wellin Lane	13/02383/FUL	460005/335555	03-Feb-14	03-Feb-17						5	0.12	5	0.12			T	GF
010	27-29 Radcliffe road	13/00003/FUL	458418/338208	01-May-13	01-May-16		4	0.06									K	BF
011	Unit 1 Melton Road	13/02526/PAJ	458539/337034				1	0									J	BF
012	Land Adj 140 Walcote Drive	13/00521/FUL	457478/336036	14-May-13	14-May-16		1	0.01									R	BF
014	11-11a Musters Road	13/00138/FUL	458391/337882	12-Apr-13	12-Apr-16						1	0.1	1	0.1			J	BF
015	122-132 Loughborough Road	12/01398/OUT	458010/337077	22-Jan-13	22-Jan-16										6	0.1	R	BF
015	122-132 Loughborough Road	13/00435/REM	458010/337077	22-May-13	22-May-16						6	0.1	6	0.1			R	BF
016	Grenville House 5 Little Bounds	14/01894/FUL	457978/337446	04-Nov-14	04-Nov-17		5	0.2									R	BF
017	Land Behind 78 Musters Road	12/01807/FUL	458367/337562	03-Sep-13	03-Sep-16						1	0.02	1	0.02			R	BF
018	116-120 Musters Road	14/00103/FUL	458373/337355	18-Mar-14	13-Mar-17						2	0	2	0			Q	BF
018	116-120 Musters Road	13/00074/FUL	458373/337355	18-Mar-14	18-Mar-17						12	0	12	0	1	0	Q	BF
019	15 Millicent Road	14/00953/CLU	458286/337810	05-Aug-14	05-Aug-17						1	0	1	0			R	BF
019	County Hotel 6-8 Millicent Road	14/02297/FUL	458225/337760	19-Dec-14	19-Dec-17						2	0	2	0			R	BF
020	Adj 22 Beech Close, Edwalton	14/00148/OUT	459502/335492	02-Apr-14	02-Apr-17	4	0.13										V	BF
021	46 Adbolton Grove	14/01300/HYB	459645/338316	27-Aug-14	27-Aug-17	1	0										R	GF
022	102 Mona Road	14/01031/FUL	459355/338440	12-Sep-14	12-Sep-17		3	0.1									R	GF
023	67A Melton Road	14/02209/FUL	458547/337084	11-Dec-14	11-Dec-17		3	0.01									K	BF
024	41A Abbey Road	14/02522/FUL	/	29-Jan-15	29-Jan-18		1	0										
025	15-17 Musters Road	15/00149/PAJ	458703/337861	26-Mar-15	26-Mar-18						18	0.1	18	0.1			J	BF
026	146A Trent Boulevard	15/00166/FUL	459465/338205	24-Mar-15	24-Mar-18		1	0.04									R	GF
027	64 Melton Road	14/01045/FUL	/	22-Jul-14	22-Jul-17				1	0							Q	BF
028	48 Davies Road	14/00900/FUL	459005/337442	22-Jul-14	22-Jul-17				1	0.02							R	BF
029	111 Musters Road	13/02408/FUL	458435/337260	22-May-14	22-May-17						3	0	3	0			Q	BF



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030	1 Edward Road	14/00608/FUL	458583/338134	27-May-14	27-May-17		3	0									R	BF
031	8 Musters Road	13/01635/PAJ	458334/337956	07-Oct-13	07-Oct-16						5	0	5	0			J	BF
042	Land between Lady Bay Bridge/Radcliffe Road	11/01474/FUL	458621/338335	10-Aug-13	10-Aug-16		24	0.15										BF
042	Land Between Lady Bay Bridge/Radcliffe Road	10/00908/EXT	458606/338317	05-Oct-10	05-Oct-15										41	0.15	V	BF
045	South Notts Hussars	13/01041/FUL	457590/335236	23-Nov-13	23-Nov-16				4	0.26	4	0.27	4	0.27			K	BF
078	Land South Of 54 Mona Road	10/01733/FUL	459378/338281	19-Nov-10	19-Nov-13										1	0.02	R	GF
078	Land South Of 54 Mona Road	13/00929/FUL	459378/338288	19-Jul-13	19-Jul-16				1	0.02							R	BF
150	15-19 Bridgford Road	11/01293/FUL	458543/337870	15-Feb-13	15-Feb-16						23	0.2	23	0.2			R	BF
205	1 Hilton Crescent	12/01335/FUL	459919/336257	19-Oct-12	19-Oct-15		1	0.03									R	BF
206	Toll Bar House Melton Road	12/01067/REM	459255/334280	19-Sep-12	19-Sep-15		1	0									X	GF
210	Fleeman Grove	11/01735/FUL	459080/338305	12-Jul-12	12-Jul-15				4	0.1							I	BF
211	18A Lady Bay Road	12/00973/FUL	459195/338370	07-Aug-12	07-Aug-15						3	0	3	0			R	BF
214	15 Balmoral Ave	11/00490/FUL	458036/337707	26-Sep-12	26-Sep-15				7	0.09							R	BF
215	45 Lady Bay Road	13/01651/FUL	459211/338182	15-Nov-13	15-Nov-16				2	0.05							R	BF
217	Wilford Lane	12/01029/FUL	457654/337424	03-Oct-13	03-Oct-16				8	0.3					1	0.03	C	BF
217	34 Wilford Lane	14/00545/VAR	457654/337424	20-May-14	20-May-17				1	0.03							V	BF
220	Co Pavilion Road and Radcliffe Road	13/01936/FUL	458357/338188	25-Nov-13	25-Nov-16		6	0.09									T	BF
A	102 Mona Road	14/01031/FUL	459355/338040	12-Sep-14	12-Sep-17		-1	0									R	GF
B	254 Melton Road	10/00683/OUT	459310/335403	25-Jun-10	25-Jun-13		-1	0									R	BF
D	18 Hound Road	12/00669/COU	458550/338003	08-Jun-12	08-Jun-15		-4	0									R	BF
E	6A Ella Road	14/02675/FUL	458725/338148	16-Feb-15	16-Feb-18						-1	0	-1	0			R	BF
F	25 Rutland Road	14/00885/FUL	/	19-Jun-14	19-Jun-17						-1	0	-1	0			R	BF

WEST BRIDGFORD 5 0.1 71 1.38 32 0.87 101 0.99 101 0.99 50 0.3

WHATTON

WHATTON WINDFALL

01	Land Adj Manor Farm	10/00206/FUL	474777/339631	02-Jun-10	02-Jun-13		1	0			1	0					A	GF
02	1 Orston Lane	13/01837/FUL	474663/339299	28-Oct-13	28-Oct-16				1	0.02							R	GF

WHATTON 1 0 1 0.02 1 0

WIDMERPOOL

WIDMERPOOL WINDFALL

01	Old Hall Drive	12/01441/FUL	462996/328236	25-Oct-12	25-Oct-15		1	0.08									X	GF
04	Smithy Farm, Main Street	14/00063/FUL	463297/327914	10-Mar-14	10-Mar-17		1	0.2									R	GF
05	Summer Place Wysall Lane	14/00421/FUL	463076/327940	29-Apr-14	29-Apr-17	1	0.11				1	0.11	1	0.11			X	GF
06	The Grange, Station Road	13/02427/FUL	463479/328073	06-Feb-14	06-Feb-17		1	0.15									B	GF

WIDMERPOOL 1 0.1 3 0.43 1 0.11 1 0.11

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<b>WILLOUGHBY ON WOLDS</b>																		
<b>WILLOUGHBY ON WOLDS WINDFALL</b>																		
01	Land To East Of London Lane	14/00244/OUT	463852/325268	01-May-14	01-May-17	2	0.09										A	GF
02	Land North East Hollydene House, Westhorpe	13/01567/EXT	463117/325195	01-Oct-13	01-Oct-16		1	0.08									B	GF
03	Land North of 121 Main St	13/02242/FUL	463586/325312	07-Jan-14	07-Jan-17		1	0.06									R	GF
04	Baxter Farm, 41 Main Street,	14/02117/REM	464087/325370	09-Dec-14	09-Dec-17				1	0.18							R	GF
04	Baxter Farm, 41 Main Street,	13/02139/REM	464087/325370	10-Dec-13	10-Dec-15								1	0.18			R	GF
04	Baxter Farm, 41 Main Street,	12/01317/OUT	464087/325370	21-Dec-12	21-Dec-15								1	0.22			R	GF
05	Occupation Lane	14/01788/PAM	464022/324831	20-Oct-14	20-Oct-17				1	0							a	GF
WILLOUGHBY ON WOLDS						2	0.09	2	0.14	2	0.18				2	0.4		
<b>WYSALL</b>																		
<b>WYSALL WINDFALL</b>																		
01	Keyworth Road	14/01731/REM	460394/327418	16-Oct-14	16-Oct-17				1	0.15							T	BF
01	Keyworth Road	13/02040/OUT	460394/327418	16-Oct-14	16-Oct-17	1	0.07						1	0.08			T	BF
02	Wynhill Keyworth Road	14/01603/OUT	460524/327688	17-Sep-14	17-Sep-17	1	0.08										R	GF
WYSALL						2	0.2		1	0.15					1	0.08		

## Parish - Allocated Completions summary

## PART 3a

<i>Parish</i>	<i>4/11- 3/12:</i>	<i>4/12- 3/13:</i>	<i>4/13- 3/14:</i>	<i>4/14- 3/15:</i>
ASLOCKTON				
BARTON IN FABIS				
BINGHAM	62	48	75	39
BRADMORE				
BUNNY				
CAR COLSTON				
CLIPSTON				
COLSTON BASSETT				
COSTOCK				
COTGRAVE				
CROPWELL BISHOP				
CROPWELL BUTLER				
EAST BRIDGFORD				
EAST LEAKE				
ELTON				
FLAWBOROUGH				
FLINTHAM				
GAMSTON				
GOTHAM				
GRANBY				
HAWKSWORTH				
HICKLING				
HOLME PIERREPONT				
KEYWORTH				
KINGSTON ON SOAR				
KINOULTON				

**Parish**

**4/11-  
3/12:**

**4/12-  
3/13:**

**4/13-  
3/14:**

**4/14-  
3/15:**

KNEETON

LANGAR

NORMANTON ON SOAR

NORMANTON ON WOLDS

ORSTON

OWTHORPE

PLUMTREE

RADCLIFFE ON TRENT

RATCLIFFE ON SOAR

REMPSTONE

RUDDINGTON

SAXONDALE

SCARRINGTON

SCREVETON

SHELFORD

SHELTON

SIBTHORPE

STANFORD ON SOAR

STANTON ON WOLDS

SUTTON BONINGTON

THOROTON

THORPE IN THE GLEBE

THRUMPTON

TITHBY & WIVERTON

TOLLERTON

UPPER BROUGHTON

WEST BRIDGFORD

<b>Parish</b>	<b>4/11- 3/12:</b>	<b>4/12- 3/13:</b>	<b>4/13- 3/14:</b>	<b>4/14- 3/15:</b>
WEST LEAKE				
WHATTON				
WIDMERPOOL				
WILLOUGHBY ON WOLDS				
WYSALL				
xTOTALx	62	48	75	39

**Parish - Net Windfall Completions Summary****PART 3b**

	<b>4/11- 3/12:</b>	<b>4/12- 3/13:</b>	<b>4/13- 3/14:</b>	<b>4/14- 3/15:</b>
<b>Parish</b>				
ASLOCKTON	1			4
BARTON IN FABIS	1			
BINGHAM	7	43	25	20
BRADMORE				
BUNNY			1	1
CAR COLSTON				
CLIPSTON				
COLSTON BASSETT		2		1
COSTOCK	1	1	1	
COTGRAVE	2	5		29
CROPWELL BISHOP	2			12
CROPWELL BUTLER	1		1	1
EAST BRIDGFORD	4	4		7
EAST LEAKE	76	18	4	38
ELTON	1	1		
FLAWBOROUGH				
FLINTHAM				1
GAMSTON		3		
GOTHAM	4	7	1	
GRANBY	1		1	
HAWKSWORTH				
HICKLING	1			2
KEYWORTH	2	3	6	25
KINGSTON ON SOAR				
KINOULTON				1
LANGAR		1		1
NEWTON				
NORMANTON ON SOAR	1			
NORMANTON ON WOLDS				
ORSTON	7		2	3
OWTHORPE	1			
PLUMTREE				
RADCLIFFE ON TRENT	20	9	3	3
RATCLIFFE ON SOAR				
REMPSTONE	1			
RUDDINGTON	13	7	3	13
SAXONDALE				

4/11- 4/12- 4/13- 4/14-  
 3/12: 3/13: 3/14: 3/15:

**Parish**

SCARRINGTON	2			
SCREVETON	1			1
SHELFORD	29	31	33	2
SHELTON				
SIBTHORPE				
STANFORD ON SOAR	6	2	1	
STANTON ON WOLDS			4	1
SUTTON BONINGTON	2	1	3	1
THOROTON	1			
THRUMPTON				
TITHBY & WIVERTON				
TOLLERTON	9	2	3	-1
UPPER BROUGHTON	1		3	
WEST BRIDGFORD	26	18	21	101
WEST LEAKE				
WHATTON	3	1		
WIDMERPOOL	3			
WILLOUGHBY ON WOLDS	1	2	3	1
WYSALL				
xTOTALx	232	161	124	272

**Brownfield Site Monitoring**

**PART 4**

	Allocated						Windfall						Totals	
	Permission	BF Permission	% BF Permissions	Comp last 12	BF Comp Last 12	% BF Comp Last 12	Permissions	BF Permission	% BF Permissions	Comp last 12	BF Comp Last 12	% BF Comp Last 12 Months	% BF Permissions	% BF Comp last 12 Months
01-Apr-11	244	0	0.00%	56	0	0.00%	2749	1239	45.07%	160	82	51.25%	41.39%	37.96%
01-Apr-12	159	0	0.00%	62	0	0.00%	2371	965	40.70%	231	116	50.00%	37.20%	39.40%
01-Apr-13	114	0	0.00%	48	0	0.00%	2451	1093	42.60%	161	73	45.00%	43.00%	34.93%
01-Apr-14	39	0	0.00%	75	0	0.00%	3395	1490	43.89%	124	72	58.06%	43.39%	36.18%
01-Apr-15	3256	1020	31.30%	39	0	0.00%	1566	1718	32.30%	272	263	96.67%	35.63%	52.41%



## Last 12 Months Completion Monitoring - New Dwellings

Part 5 a

Parish	Site Ref	Address	File Ref	Density	Comp Dwells	Area	Prev Use	GF/BF	Conv /COU	Tenure Private	RSL	Public	Type House	Flat	1 Bed	2 Bed	3 Bed	4 + Bed
<b>ALLOCATED</b>																		
<b>BINGHAM</b>	54	Land Adj to Mill Hill Road/ Mallow Way	06/00856/REM30 to 50 dph	24	0.60	A	GF	New	21	3			22	2	4	14	4	
	<b>Eastings</b>	469031	<b>Northings</b>	339523														
<b>BINGHAM</b>	54	Land South of Mallow Way	11/00938/FUL Over 50 dph	15	0.27	A	GF	New	15				3	12		12		3
	<b>Eastings</b>	469895	<b>Northings</b>	339247														
<b>C2</b>																		
<b>WEST BRIDGFORD</b>	045	South Notts Hussars (C2)	13/01041/FUL More than 50 dp	62	0.20	K	BF		62									
	<b>Eastings</b>	457590	<b>Northings</b>	335236														
<b>WINDFALL</b>																		
<b>ASLOCKTON</b>	01	Adj. Belvoir House, Abbey Lane	13/01885/FUL 30 to 50 dph	1	0.03	R	GF		1				1					1
	<b>Eastings</b>	474016	<b>Northings</b>	340001														



Parish	Site Ref	Address	File Ref	Density	Comp	Prev Use	GF/BF	Conv/COU	Tenure	Type	1 Bed	2 Bed	3 Bed	4 + Bed
					Dwells	Area			Private	RSL	Public	House	Flat	
<b>BINGHAM</b>	07	23 Rockingham Grove	12/01999/FUL	Less than 30	dp	1	0.03	R	GF	New	1		1	
		<b>Eastings</b>	469354	<b>Northings</b>		339758								
<b>BUNNY</b>	04	35 Main Street	13/00336/FUL	Less than 30	dp	1	0.03	B	GF	CoU	1			1
		<b>Eastings</b>	458080	<b>Northings</b>		329530								
<b>COLSTON BASSETT</b>	04	Fernhill Farm, Langar Road	12/00273/FUL	Less than 30	dp	1	0.00	B	GF	CoU	1			1
		<b>Eastings</b>	469852	<b>Northings</b>		335386								
<b>COTGRAVE</b>	02	Land South East Of Whitelands Farm, Bingham Rd.	10/01970/FUL			1	0.00	B	GF	CoU	1			1
		<b>Eastings</b>	464532	<b>Northings</b>		335294								
<b>COTGRAVE</b>	04	4 Bingham Road	13/02072/FUL			2	0.06	R	BF	Conv	2			2
		<b>Eastings</b>	464628	<b>Northings</b>		335341					2			2







Parish	Site Ref	Address	File Ref	Density	Comp	Prev Use	GF/BF	Conv /COU	Tenure			Type		1 Bed	2 Bed	3 Bed	4 + Bed
									Private	RSL	Public	House	Flat				
EAST LEAKE	03	North of Lantern Lane	14/00815/REM	Less than 30 dp	11	0.78	A	GF	New	9	2	11		2	2	7	
		<b>Eastings</b>	455833	<b>Northings</b>	327237												
EAST LEAKE	04	Land East of 18 Costock Road	13/00532/FUL	Less than 30 dp	1	0.05	V	BF	New	1		1			1		
		<b>Eastings</b>	455890	<b>Northings</b>	326265												
EAST LEAKE	05	Woodgate Road	13/02259/REM	Less than 30 dp	2	0.18	A	GF	New	2		2				2	
		<b>Eastings</b>	454465	<b>Northings</b>	325689												
EAST LEAKE	09	Former Rabbit Farm	14/00357/FUL	30 to 50 dph	6	0.18	A	GF	New	6		6			2	4	
		<b>Eastings</b>	455343	<b>Northings</b>	327144												
EAST LEAKE	14	Meeting House Close	13/01263/FUL		18	0.72	A	GF	New	14	4	16					
		<b>Eastings</b>	455890	<b>Northings</b>	325819							2					



















Parish	Site Ref	Address	File Ref	Density	Comp	Prev Use	GF/BF	Conv /COU	Tenure	Type	1 Bed	2 Bed	3 Bed	4 + Bed
					Dwells	Area			Private RSL Public	House Flat				
WEST BRIDGFORD	025	15-17 Musters Road	15/00149/PAJ	More than 50 dp	18	0.10	J	BF	New	18				
		<b>Eastings</b>	458703	<b>Northings</b>	337861						18		18	
WEST BRIDGFORD	029	111 Musters Road	13/02408/FUL		3	0.00	Q	BF	CoU	3				
		<b>Eastings</b>	458435	<b>Northings</b>	337260						3	2	1	
WEST BRIDGFORD	031	8 Musters Road	13/01635/PAJ		5	0.00	J	BF	CoU	5				
		<b>Eastings</b>	458334	<b>Northings</b>	337956						5	1	4	
WEST BRIDGFORD	045	South Notts Hussars	13/01041/FUL	Less than 30 dp	4	0.27	K	BF		4				4
		<b>Eastings</b>	457590	<b>Northings</b>	335236						4			
WEST BRIDGFORD	150	15-19 Bridgford Road	11/01293/FUL	More than 50 dp	23	0.20	R	BF	New	23				
		<b>Eastings</b>	458543	<b>Northings</b>	337870						23	1	19	2
														1
WEST BRIDGFORD	211	18A Lady Bay Road	12/00973/FUL		3	0.00	R	BF	Conv	3				
		<b>Eastings</b>	459195	<b>Northings</b>	338370						3		3	





## Last 12 Months Completion Monitoring - Dwellings Lost

Part 5 b

Parish	Site Ref	Address	File Ref	Comp Dwells	Area	Prev Use	GF/BF	Conv /COU	Tenure			Type	
									Private	RSL	Public	House	Flat
<b>WINDFALL</b>													
RUDDINGTON	A	Leys Court, Ruddington	13/02361/FUL	-9	0.00	R	BF	Conv			-9		
TOLLERTON	A	57 Burnside Grove	14/00067/FUL	-1	0.05	R	BF		-1			-1	
WEST BRIDGFORD	E	6A Ella Road	14/02675/FUL	-1	0.00	R	BF	New	-1				-1
WEST BRIDGFORD	F	25 Rutland Road	14/00885/FUL	-1	0.00	R	BF	Conv	-1				-1

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**Lapsed permissions****Part 6**

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<b>Parish</b>	<b>File Ref</b>	<b>Address</b>	<b>Date Approved</b>
EAST LEAKE	11/00227/EXT	18 Station Road	13-Apr-11

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## New permissions granted in during monitoring period

## Part 7

Parish	Site Ref	Address	File Ref	Approved	Dwellings
ASLOCKTON	03	The Stables	14/01181/FUL	13-Aug-14	2
BINGHAM	02	East of Moot House Public House B	14/02062/FUL	05-Dec-14	13
BINGHAM	10	2 Hazel Close	14/00174/FUL	13-Jun-14	1
BINGHAM	20	Land East & West Of Chapel Lane	10/01962/OUT	24-Dec-14	1050
BINGHAM	8	11 and 11A Market Place	14/02604/FUL	05-Feb-15	2
BINGHAM	9	11 Fisher Lane	15/00150/FUL	31-Mar-15	1
BINGHAM	A	11 and 11A Market Place	14/02604/FUL	05-Feb-15	-1
BUNNY	02	Fairholme Farm 5-7 Main Street	14/01875/FUL	04-Nov-14	1
CAR COLSTON	29	Windswept, The Green	14/02656/FUL	03-Feb-15	1
COLSTON BASSETT	02	Fernhill Farm Langar Road	14/02244/FUL	17-Dec-14	1
COSTOCK	02	The Elms Farm Leake Road	14/02407/FUL	12-Jan-15	2
COTGRAVE	10	Former Cotgrave Colliery, Stragglet	14/01405/FUL	30-Jan-15	116
COTGRAVE	10	Former Cotgrave Colliery Stragglet	13/02479/REM	22-Aug-14	3
COTGRAVE	16	Land adjacent to the Hawthorns, C	14/01460/FUL	16-Sep-14	1
COTGRAVE	31	RO 6 Morkinshire Lane	14/02114/FUL	25-Nov-14	1
COTGRAVE	32	26 Risegate	14/02437/FUL	13-Feb-15	1
CROPWELL BISHOP	02	25A Nottingham Road	14/00881/FUL	17-Jun-14	1
CROPWELL BUTLER	01	The Beeches Back Lane	14/02735/FUL	03-Mar-15	2
CROPWELL BUTLER	01	The Beeches Back Lane	14/02735/FUL	03-Mar-15	-1
EAST BRIDGFORD	01	Longlands 6 College Street	14/00557/FUL	22-May-14	1
EAST BRIDGFORD	99	Ash Close Poultry Farm	14/00477/VAR	02-May-14	1
EAST LEAKE	03	North of Lantern Lane	14/00815/REM	18-Aug-14	170
EAST LEAKE	05	Woodgate Road	13/02259/REM	20-Apr-14	65
EAST LEAKE	07	Former Micropropagation, Kirk Ley	14/02616/OUT	12-Dec-14	24
EAST LEAKE	09	Former Rabbit Farm	14/00357/FUL	17-Jun-14	28
EAST LEAKE	10	Police Station Main Street	14/00718/COU	13-Jun-14	1
EAST LEAKE	11	The Heavens Gotham Road	14/00707/OUT	10-Jul-14	14
EAST LEAKE	12	East of Meeting House Close	13/02228/OUT	06-Jun-14	150
EAST LEAKE	12	East of Meeting House Close	14/01641/REM	10-Oct-14	150
EAST LEAKE	A	7A Station Road	14/02337/FUL	17-Dec-14	-1
FLAWBOROUGH	01	Sheperds Cottage	14/02727/FUL	03-Mar-15	1
GAMSTON	01	Cherry Tree Cottage	14/00444/FUL	09-May-14	1
GAMSTON	2	Croyde House	14/01055/FUL	02-Nov-14	
GRANBY	01	Boot and Shoe	15/00151/FUL	23-Mar-15	4
HICKLING	05	The Manor House	14/01176/OUT	13-Feb-15	1
KEYWORTH	01	1 Blind Lane	14/01318/FUL	27-Aug-14	4
KEYWORTH	08	1 Lings Lane	14/01573/FUL	16-Sep-14	1

Parish	Site Ref	Address	File Ref	Approved	Dwellings
KEYWORTH	09	7 Dale Road	14/02046/FUL	06-Oct-14	1
KEYWORTH	11	The Old Rectory Nottingham Road	14/00994/FUL	10-Oct-14	1
LANGAR	02	Northfields Farm	14/00281/FUL	21-May-14	1
LANGAR	03	Old Chapel Langar Road	14/00657/FUL	23-May-14	1
ORSTON	01	4 Church Street	14/01978/OUT	10-Nov-14	2
OWTHORPE	01	Barn Rear Of The Dairy, Village Str	14/02276/FUL	24-Feb-15	1
RADCLIFFE ON TRENT	02	South West Of 20 Cropwell Road	14/02279/FUL	16-Jan-15	1
RADCLIFFE ON TRENT	03	139 Shelford Road	14/00917/FUL	21-Aug-14	1
RADCLIFFE ON TRENT	04	Land North Of 89 Bingham Road	14/01131/FUL	29-Aug-14	1
RADCLIFFE ON TRENT	20	117 Shelford Road	15/00084/FUL	23-Feb-15	1
RADCLIFFE ON TRENT	A	46 Bingham Road	14/02484/COU	14-Jan-15	-1
REMPSTONE	01	Elms Farm Cottage	14/01453/FUL	27-Aug-14	1
RUDDINGTON	08	Land To North Of Woodhouse Gard	14/01268/REM	17-Oct-14	14
RUDDINGTON	13	Talltrees Farm, Pasture Lane	14/00970/PAM	24-Jun-14	1
RUDDINGTON	X	Easthorpe Street	14/02661/FUL	01-Feb-15	10
STANTON ON WOLDS	01	Foxcote Farm Melton Road	14/02188/FUL	28-Apr-14	1
SUTTON BONINGTON	02	Sutton Fields House	14/00568/FUL	04-Jul-14	1
SUTTON BONINGTON	03	Wayside, College Road	13/01595/OUT	16-Apr-14	2
THRUMPTON	01	Manor House Church Lane	14/01880/FUL	29-Oct-14	1
UPPER BROUGHTON	01	Church Farm Rectory drive	14/01091/FUL	30-Jul-14	2
WEST BRIDGFORD	005	Doctors Surgery 178 Musters Road	14/01513/FUL	30-Sep-14	1
WEST BRIDGFORD	006	Swan Hotel Radcliffe Road	14/00938/FUL	13-Aug-14	14
WEST BRIDGFORD	016	Grenville House 5 Little Bounds	14/01894/FUL	04-Nov-14	5
WEST BRIDGFORD	019	15 Millicent Road	14/00953/CLU	05-Aug-14	1
WEST BRIDGFORD	019	County Hotel 6-8 Millicent Road	14/02297/FUL	19-Dec-14	2
WEST BRIDGFORD	020	Adj 22 Beech Close, Edwalton	14/00148/OUT	02-Apr-14	6
WEST BRIDGFORD	021	46 Adbolton Grove	14/01300/HYB	27-Aug-14	1
WEST BRIDGFORD	022	102 Mona Road	14/01031/FUL	12-Sep-14	2
WEST BRIDGFORD	023	67A Melton Road	14/02209/FUL	11-Dec-14	3
WEST BRIDGFORD	024	41A Abbey Road	14/02522/FUL	29-Jan-15	1
WEST BRIDGFORD	025	15-17 Musters Road	15/00149/PAJ	26-Mar-15	18
WEST BRIDGFORD	026	146A Trent Boulevard	15/00166/FUL	24-Mar-15	1
WEST BRIDGFORD	027	64 Melton Road	14/01045/FUL	22-Jul-14	1
WEST BRIDGFORD	028	48 Davies Road	14/00900/FUL	22-Jul-14	1
WEST BRIDGFORD	029	111 Musters Road	13/02408/FUL	22-May-14	3
WEST BRIDGFORD	030	1 Edward Road	14/00608/FUL	27-May-14	3
WEST BRIDGFORD	217	34 Wilford Lane	14/00545/VAR	20-May-14	1
WEST BRIDGFORD	A	102 Mona Road	14/01031/FUL	12-Sep-14	-1

<b>Parish</b>	<b>Site Ref</b>	<b>Address</b>	<b>File Ref</b>	<b>Approved</b>	<b>Dwellings</b>
WEST BRIDGFORD	E	6A Ella Road	14/02675/FUL	16-Feb-15	-1
WEST BRIDGFORD	F	25 Rutland Road	14/00885/FUL	19-Jun-14	-1
WIDMERPOOL	05	Summer Place Wysall Lane	14/00421/FUL	29-Apr-14	1
WILLOUGHBY ON WOL	01	Land To East Of London Lane	14/00244/OUT	01-May-14	2
WILLOUGHBY ON WOL	04	Baxter Farm, 41 Main Street,	14/02117/REM	09-Dec-14	1
WILLOUGHBY ON WOL	05	Occupation Lane	14/01788/PAM	20-Oct-14	1
WYSALL	01	Keyworth Road	14/01731/REM	16-Oct-14	1
WYSALL	01	Keyworth Road	13/02040/OUT	16-Oct-14	2
WYSALL	02	Wynhill Keyworth Road	14/01603/OUT	17-Sep-14	1
				<b>Total</b>	1781

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# **APPENDIX 3 HOUSING IMPLEMENTATION STRATEGY UPDATE 2015**

## **Plan-Wide Risk Assessment to future Housing Delivery**

A general risk assessment of the delivery of 13,150 homes within the Borough is provided below under the following headings:

- Spatial distribution
- Infrastructure provision
- Land supply
- Site availability
- Site fragmentation and ownership
- Physical constraints
- Planning status
- Reliance on public funding
- Economic climate and viability

A more detailed risk assessment of large sites (10 dwellings and over), strategic allocations and broad locations is contained at the end of this appendix.

### **Spatial distribution**

Rushcliffe's Core Strategy sets out a spatial vision for the Borough's development, together with a number of spatial objectives. In order to meet Rushcliffe's needs and Nottingham City's unmet needs, the Core Strategy identifies three major strategic allocations/sustainable urban extensions adjacent to the main urban area of Nottingham, within Rushcliffe. It also proposes the regeneration of the former Cotgrave Colliery and former RAF Newton. Finally, it identifies that development within the rural parts of Rushcliffe should be focussed upon the six key settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington. In addition the plan allows for small-scale development through infill development within all settlements in Rushcliffe.

Overall, allowing for the expansion of key settlements across Rushcliffe, and the continuing allowance for infill development across all settlements within Rushcliffe will help to lessen the risk of under-delivery by providing for a wider spread of delivery options. Site-specific risks in relation to larger sites with extant planning permission, allocations and development proposed adjacent to key settlements are covered in more depth below.

### **Infrastructure provision**



The Greater Nottingham Infrastructure Delivery Plan (IDP) was produced in support of the development of the Core Strategies across the Greater Nottingham area. The IDP is reviewed on a regular basis in order to keep up to date the level of infrastructure provided in relation to growth within the Greater Nottingham area. The Infrastructure Delivery Plan, which was amended in support of the Rushcliffe Core Strategy examination (July 2014), identified that, in general terms, housing growth will be supported by existing and planned infrastructure. However, it has identified weaknesses in relation to strategic highways improvements necessary to support growth within Rushcliffe, particularly along the A52(T) between the A6005 (QMC) and the A52(T)/A46(T) intersection at Bingham. It is likely that infrastructure improvements along the A52(T) will require a degree of external funding in order to support growth within Rushcliffe. The Highways Agency and Nottinghamshire County Council have put together a package of highways works which will assist in mitigating against the impact of traffic growth in the future.

### **Past housing delivery**

Over the last four years, since the start of the plan period, 1003 new homes have been built, averaging 250 homes a year. Around a quarter of these new homes have been built on the allocated site at Mill Hill, Bingham (which was allocated through the 1996 Local Plan). The remaining units have been delivered on windfall sites. Although none of the sites allocated through the Core Strategy have started delivering to date, development has now commenced on the first of these (former Cotgrave Colliery) and will start delivering in 2015/16.

Although none of the sites allocated through the Core Strategy have started delivering to date,

### **Supply of deliverable/developable land**

The Rushcliffe Strategic Housing Land Availability Assessment (SHLAA) is the key evidential document that has informed the housing target within the Core Strategy. This document is updated on an annual basis. The Core Strategy is permissive towards new development within existing settlements and conversions/changes of use which will add to supply. In addition, there are a number of key settlements where it is proposed that allocations will be made, whether through the Local Plan Part 2 (the Land and Planning Policies Development Plan Document), or Neighbourhood Plans.

As it stands at present, the Borough Council does not have an identified 5 year supply of housing. As at April 2015, it is estimated that there is a 4.27 years supply (see Section 5 of the Local Plan Monitoring Report 2015). However, it is still

anticipated that the overall housing target will be reached over the plan period, with 13,547 houses predicted to be delivered by 2028.

In terms of deliverability, the housing provision figure is considered to be challenging, and the housing trajectory, shows that a significant uplift in completions will be required if the total housing provision is to be achieved.

### **Site availability for development**

Rushcliffe Borough Council is engaged with developers, landowners and site promoters through the SHLAA process and through the allocation of land. Where sites have been granted planning permission and the planning permission has either lapsed (a low occurrence within the Borough) or been renewed on more than one occasion, then these sites are not considered to be deliverable and do not form part of the Borough Council's 5 year land supply or are considered to be undeliverable. A methodology for assessing deliverability is contained within the main summary report of the SHLAA. It is therefore considered that the risk of non-delivery of sites contained within the SHLAA in general terms is extremely low.

### **Site fragmentation and ownership**

Further information in relation to site fragmentation and ownership is set out against each site within the Strategic Housing Land Availability Assessment and also as part of the individual site risk assessments later on in the appendix.

### **Physical constraints**

Physical constraints in relation to sites are identified as part of the SHLAA assessment process. These constraints inform conclusions in relation to a site's suitability and deliverability depending on the degree of risk such constraints pose.

Sites with planning permission have a low degree of risk in terms of physical constraints as such matters will be assessed in detail through the planning application process. A risk assessment of larger sites with planning permission can be found later on in this appendix.

### **Planning Status**

Sites without planning permission can carry a higher degree of risk than those with planning permission. Whilst the SHLAA identifies broad constraints in relation to a site's delivery, and more detailed analysis and scrutiny has been undertaken for strategic allocations, ultimately it is the planning application process which will provide a detailed degree of scrutiny in relation to individual issues.

### Strategic Allocations contained within Core Strategy Policy 3

Each of the strategic allocations is examined in more depth later on in this appendix.

### Key Settlements contained within Core Strategy Policy 3

Development within Rushcliffe is primarily focussed upon West Bridgford, as part of the Nottingham Urban Area. In addition, the six main rural settlements (Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington) have been identified as appropriate locations to focus most rural development through the allocation of land for development. Cotgrave and Bingham have specific strategic sites identified within the Core Strategy in order for them to grow. The Core Strategy proposes that the four other rural settlements (East Leake, Keyworth, Radcliffe on Trent and Ruddington) will have sites allocated for development through Local Plan Part 2.

These four settlements have minimum targets attributed to them through Policy 3 of the Core Strategy. Having minimum housing targets for the key settlements allows the flexibility of allocating additional sites if the housing sites identified through the Core Strategy aren't delivering at the required pace. The SHLAA contains a number of sites on the edge of Keyworth, Radcliffe on Trent and Ruddington that have housing potential, but which are constrained by policy such as Green Belt. At East Leake, which is not constrained by Green Belt, planning permission has already been granted for well in excess of the minimum target of 400 dwellings. This means its minimum housing target contained within Policy 3 of the Core Strategy has already been exceeded. At this point, it is considered unlikely that there will be a need to allocate further housing land around East Leake as part of meeting Core Strategy requirements.

The biggest risk to delivery of non-strategic allocations around the key rural settlements would be delay in the production of Local Plan Part 2, especially to the allocation of sites around Keyworth, Radcliffe on Trent and Ruddington, where amendments to the Green Belt will be necessary. Currently, it is anticipated that the Issues and Options consultation will take place early in 2016. If any slippage is encountered, then the timescales set out for the delivery of the minimum housing targets for the key settlements would likely have to be negatively revised for 2016.

### Sites without planning permission identified in the SHLAA

The deliverability of all sites that do not have planning permission has been assessed through the SHLAA. As a general approach, sites without planning permission have been assessed to deliver housing later on in the plan period and do not form part of the Borough Council's five year land supply. Delivery within years 6-

15 is judgement based, depending on the degree and complexity of barriers to delivery that have been identified through the SHLAA process.

#### Sites with planning permission identified in the SHLAA

Sites with planning permission have all been assessed for their deliverability through the SHLAA process. Chapter 6 and Appendix 2 of the 2013 SHLAA report outlines in detail how deliverability is assessed on a year on year basis.

#### **Reliance on public funding**

There is a delivery risk for all sites that are dependent on supporting infrastructure which will be fully or partly publicly funded. This is the case for sites without planning permission that are dependent on improvements to the A52(T) trunk road. The Core Strategy has identified a package of A52 and associated improvement works that are required to support the Plan's growth proposals. The latest estimated cost of these improvements (excluding the cost of accessing the East of Gamston/North of Tollerton site and dualling the Gamston Lings Bar Road) is in the range of £25m to £30m.

These measures are expected to be able to be delivered through a combination of funding mechanisms including direct provision by developers, through developer contributions, and through public funding. The Borough Council is working with the Highways Agency and others to prepare a developer contribution strategy to set out in more detail how required transport improvements will be delivered and funded.

The overall need for junction improvements to the A52 in the Nottingham area has also been recognised in the Government's Road Investment Strategy. This identifies a commitment by Government, subject to other contributions, for a two phase package of measures to improve the junctions along the length of the A52 in the Nottingham area, including signalisation and junction reconstruction. This means that the Government is committed to providing part of the anticipated funding required for these improvements, based on the expectation that the balance of funding will be available from other parties, including local authorities and/or relevant developers. This situation is significant and means that there is presently a good level of confidence that necessary public funding will be available to bring about the A52 improvements required to support housing growth.

The strategic sites along the A46 corridor have secured D2N2 Local Enterprise Partnership (LEP) Local Growth funding in order to bring forward housing and jobs creation. In January 2015 the Borough Council was awarded £5 million for the three strategic sites at RAF Newton, North of Bingham and Cotgrave Colliery. The funding will be available in 2016/17 and 2017/18 and breaks down across the three strategic sites as follows:

- Cotgrave Colliery (£1.8 million)
- Bingham (£2.5 million)
- RAF Newton (£750,000)

The funding secured will be used to contribute towards infrastructure costs across the three sites.

### **Economic climate and viability**

Economic conditions are considered to be a risk to delivery of housing as poor economic conditions would suppress the demand for housing. The conclusions contained within the 2012 Greater Nottingham Housing Market and Economic Prospects report, prepared by GL Hearn, are that at the time of the report's publication there had been a muted economic recovery. This picture was reinforced by the sales evidence which, at the time of writing the report, suggested that levels of effective demand remain 40% or more below long-term trends (based on averages over the prerecession decade). The forecasts within the report suggested that housing transactions would increase from 925,000 across the UK by 12% over the period to 2016, but at this point would still remain below long-term averages. Knight Frank forecast that sales would return to near the long-term average (1991-2011) and maintain this level from 2016. It is around 2016 when the commencement of development on the first of the strategic sites is anticipated.

### **Monitoring and Review of Risks**

This Housing Implementation Strategy (HIS) will continue to be updated and reviewed on an annual basis as part of the Local Plan Monitoring Report. This will enable risks to delivery to be identified at an early stage and allow for the Borough Council to identify appropriate measures to rectify any identified issues.

With the exception of the strategic allocation to the East of Gamston/North of Tollerton, the main risks to delivery on larger sites are identified as low to medium.

Monitoring arrangements for Policy 3 of the Core Strategy indicate that housing delivery will be monitored annually through a framework of monitoring indicators and an annual review and roll forward of the SHLAA. Residential development monitoring is also published annually as part of the Local Plan Monitoring Report. The Local Plan Monitoring Report includes an updated housing trajectory and five year land supply position. The Local Plan Monitoring Report also monitors the type of housing built in the Borough and the percentage of housing built on previously developed land.

### **Circumstances for specific management actions**

The Local Plan Monitoring Report will be used to closely monitor housing delivery performance in the Borough. Completions since 2009 have been significantly below average levels achieved during normal market conditions. This seems to be related to the impacts of the economic recession and a slow down in house building rather than to any shortage of sites for development, as the stock of planning permissions within the Borough has increased significantly during the period of recession.

Underperformance over a period of 1 to 2 years may not require immediate intervention but evidence of prolonged underperformance has implications for the Borough Council's five year land supply position and longer term implications in terms of meeting the housing target over the plan period.

Policy 3 and the housing trajectory contained within the Core Strategy indicate a 'stepped' approach to housing delivery over the Plan period due to a number of factors. It is considered that this approach to meeting the Borough Council's housing target of 13,150 new homes between 2011 and 2028 is appropriate and achievable. However, should annual monitoring outcomes over the next 3 to 5 years indicate that achievement of anticipated housing delivery rates is significantly at risk, then early Plan review may be necessary.

In the meantime, a number of specific development management actions are already underway to assist sites coming forward for development. These measures include:

- Pre-application discussions with developers, landowners and their agents to increase certainty in the development management process;
- Flexible application of policy and Section 106 Planning Obligation requirements where scheme viability and deliverability issues have been clearly and robustly demonstrated (see details in the tables below);
- Renegotiation of Section 106 Planning Obligations where market conditions have demonstrably affected scheme viability since planning permission was secured (see details in the tables below).

Other actions to ensure that site supply is increased include:

- Timely progression of Local Plan Part 2 (Land and Planning Policies Development Plan Document) to give greater certainty to sites and enable additional development sites to be allocated within broad locations
- On-going liaison with key stakeholders.



## Risk Assessment of sites over 10 dwellings

### Strategic Allocations and broad locations

Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level	Notes
697	South of Clifton	Barton in Fabis	Outline planning application under consideration	2017-2030	3,000	Medium	<p>Site owned by several landowners.</p> <p>Planning application which was submitted in Autumn 2014 remains under consideration. The major barriers to delivery on this site have been removed since the publication of the 2014 HIS. Firstly, the site has been taken out of the Green Belt and is now allocated for mixed use development. Secondly, in terms of transport, the NET extension has been completed as are the A453 improvements. It is anticipated that the commencement of development will be in 2016-2017. This is two years later than the Core Strategy anticipated. Site agent confirms should the application be considered favourably, development could commence in 2016. Site requires development partners.</p>
350 (part) 355	Melton Road, Edwalton and Melton Road Triangle	West Bridgford	Strategic Allocation. Majority of the site has planning permission for 1,200 dwellings	2016-2027	1,500	Low	<p>The original 2009 planning permission for 1,200 dwellings stalled due to a number of factors, including option arrangements, the scale of infrastructure works negotiated as part of the permission and the poor net to gross ratio of land required and land values expected for the area of the extant planning permission that was to be a country park.</p> <p>% The original 2009 planning permission for 1,200 dwellings stalled due to a number of factors, including option arrangements, the scale of infrastructure works negotiated as part of the permission and the</p> <p>Scheme is now in the process of being unlocked after having been</p>



Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level	Notes
							<p>stalled for several years. The site is split into seven 'development zones', each at different stages in planning process. The Melton Road, Edwalton Development Framework SPD is being produced in order to ensure that individual applications are complementary and to resolve the issue of infrastructure provision, phasing, and viability issues. There are currently three planning applications under consideration on the site.</p> <p>The nature of the proposed development will allow for separate parcels of land to come forward independent of each other whilst providing the necessary infrastructure to support the site. This lessens the risks on delivery over the medium term.</p>
574	East of Gamston /North of Tollerton	Tollerton	Allocation	2018-2030 and beyond.	2,500 by 2028	<b>Medium</b>	<p>The allocation contains multiple land owners, however landowners are working as a consortium. Whilst all landowners are supportive of development, there are likely to be legal issues in terms of negotiating land values. Some areas of land have options from developers whilst some areas remain untied.</p> <p>The 2014 HIS stated that it was understood that the consortium of developers had begun to undertake work in advance of the submission of a planning application. This is still to be received by the Borough Council however. Further delays in the submission of an application may require a re-categorisation of the risk level in future assessments from 'medium' to 'medium/high'.</p> <p>Although there are no identified significant risks to delivery at present, given that a planning application is yet to be received, the commencement of development has been put back a further year to</p>

Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level	Notes
							2018-19. This is the second consecutive year that delivery has been put back. %The 2014 HIS reported that it was understood that the consortium of developers had begun to undertake work in advance of the submission of a planning application. This is still to be received by the Borough Council however. Further delays in the submission of an application should lead to a review of the risk assessment.
502	Former RAF Newton Phase II	Shelford	Outline planning permission granted	2017-2021	550	<b>Medium</b>	Phase 1 of the development has completed Outline planning permission for Phase II granted January 2013. S106 legal agreement signed January 2014., Whilst several conditions have been discharged, negotiations on the remaining conditions have delayed the development. Site marketed for sale during 2014/15 with no purchasers. Elements of the application are being revisited with the Borough Council to increase prospects of early delivery, including removing certain requirements or examining phasing on planning contributions. Due to the lack of progress with the site, development has been pushed back one year from the 2014 HIS to an anticipated start date of 2017/18.. As one of the schemes along the A46 corridor, the site has Local Enterprise Partnership funding for infrastructure. The funding designated for RAF Newton is for an access road to the employment part of the site..
69	Former Cotgrave Colliery	Cotgrave	Under Construction.	2015-2020	460	<b>Low</b>	Partnership approach to the site (Homes and Communities Agency, David Wilson Homes, Barratt Homes, Wilson Bowden Developments, Rushcliffe Borough Council and Nottinghamshire County Council). The site is now under construction.with 108 starts. Due to this positive progress, delivery has been brought forward in terms of the number of units anticipated to be delivered in the first two years and the delivery

Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level	Notes
							period has also been shortened.
578	North of Bingham	Bingham	Proposed allocation and resolution to grant planning permission subject to S106 agreement	2017-2025	1050	Medium	Site under one ownership (Crown Estate). Planning permission granted and S106 signed December 2013. Funding for the Car Dyke management scheme has been prioritised for through the Nottingham Business Investment Zone funding in order to unlock the development of the employment parts of the site. It is understood that preferred developers are in the process of being finalised and a reserved matters will be expected during 2016. Delivery expected to start 2017-2018
<b>KEYWORTH</b>			<b>Broad location</b>	<b>2018-2023</b>	<b>450</b>	<b>Medium</b>	There are a number of sites contained within the SHLAA that may be suitable for development subject to a change in Green Belt policy. The draft Green Belt review Part 2b, will help inform any decisions on sites with this work being undertaken alongside the Issues and Options for the LAPP. The Neighbourhood Plan group is also seeking to allocate land for development in a proactive manner. Biggest risk to delivery is lack of progress on Local Plan Part 2: Land and Planning Policies Development Plan Document, background work to which has commenced. The first stage of consultation is on track to occur in the spring of 2016.
<b>RADCLIFFE ON TRENT</b>			<b>Broad location</b>	<b>2018-2023</b>	<b>400</b>	<b>Medium</b>	There are a number of sites contained within the SHLAA that may be suitable for development subject to a change in Green Belt policy. The draft Green Belt review Part 2b, will help inform any decisions on sites with this work being undertaken alongside the Issues and Options for the LAPP. Biggest risk to delivery is lack of progress on Local Plan Part 2: Land and Planning Policies Development Plan Document, background work to which has commenced. The first stage of consultation is on track to occur in the spring of 2016.

Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level	Notes
	<b>RUDDINGTON</b>		<b>Broad location</b>	<b>2018-2023</b>	<b>250</b>	<b>Medium</b>	There are a number of sites contained within the SHLAA that may be suitable for development subject to a change in Green Belt policy. The draft Green Belt review Part 2b, will help inform any decisions on sites with this work being undertaken alongside the Issues and Options for the LAPP. Biggest risk to delivery is lack of progress on Local Plan Part II, Land and Planning Policies Development Plan Document, background work to which has commenced. The first stage of consultation is on track to occur in the spring of 2016.
	<b>EAST LEAKE</b>		<b>Broad Location</b>	<b>2018-2023</b>	<b>N/A</b>	<b>Low</b>	As stated before, planning permission has been granted for in excess of the minimum target therefore the overall risk to delivering the minimum target by 2023 is extremely low. Site specific risk assessments for the individual planning permissions at sites on the edge of East Leake are contained within the following table.

### Other Sites Over 10

Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level to assumed delivery period	Notes and actions where relevant
1	Land at Abbey Lane	Aslockton	Full planning permission granted	2018-2020	75	Low	Planning Permission granted on appeal for the development of up to 75 dwellings on the site in 2015. No identified barriers to delivery on the site, therefore considered deliverable within 5 years.
555	Moot Public House, Bowland Road	Bingham	Full planning permission granted	2016-2017	13	Low	Site cleared and preparation began for the construction of 13 dwellings. No identified barriers to delivery.
43	Hollygate Lane	Cotgrave	SHLAA submission. No	2020-2021	30	Low	SHLAA favourable to principle of development

Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level to assumed delivery period	Notes and actions where relevant
			extant planning permission				
382	Land Off Kirk Ley	East Leake	Outline planning permission granted	2016-2020	175	Low	Site has outline planning permission. The Borough Council is aware that there is a preferred developer on the site.
427	Woodgate Road	East Leake	Full planning permission granted	2015-2018	80	Low	Under construction,78 dwellings remaining
541	Land off Mill Lane and Meeting House Close	East Leake	Under Construction	2014-2016	58	Low	Under construction,40 dwellings remaining.
579	Land at Lantern Lane	East Leake	Under construction	2015-2019	170	Low	11 completed, 159 dwellings remaining.
582	Land E/O Meeting House Close	East Leake	Full planning permission granted.	2016-2018	150	Low	Site has developer who will commence on site for 2015-16.
761	Former Micropropagation	East Leake	Outline planning permission	2017-2019	24	Low	Outline planning permission granted Dec 2014. No constraints on development identified.
762	Former Rabbit Farm	East Leake	Under construction	2015-2017	28	Low	Planning permission granted 2014 for 28 units. 2 Units constructed and 17 under construction 2014/15. Delivery of remaining 22 units within 5 years.
766	The Heavens, Gotham Road	East Leake	Outline planning permission	2017-2018	14	Low	Outline planning permission granted July 2014. Reserved matters application submitted, but not yet determined. Site is deliverable within 5 year period.
127	Flintham Islamic Institute	Flintham	SHLAA submission. No extant planning permission	2017-2019	50	Medium	Development of 50 dwellings accepted in principle through previous pre-application discussions,. Pre-application discussions underway.

Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level to assumed delivery period	Notes and actions where relevant
146	Blotts CC	Holme Pierrepont	SHLAA submission. No extant planning permission	2025-2026	20	Medium	The Country Club, Holme Lodge and the nursery submitted to the SHLAA individually.  . Assessment concluded that buildings suitable in principle for conversion. Site still operating as a country club so no prospect of delivery in the short term.
185	The Paddocks	Radcliffe on Trent	Planning application refused.	2019-2021	98	Medium	Planning application refused for residential development on technical grounds, not on the principle of development. Technical grounds are considered to be resolvable. Action: Contacted landowner: Site owner seeking to dispose of the site.
215	Camelot Street	Ruddington	SHLAA submission. No extant planning permission	2015-2017	14	Low	Site under construction. 3 completions with 11 dwellings remain to be built.
217	Artex Blue Hawk	Ruddington	SHLAA submission. Promoted through the Strategic Housing Land Availability Assessment	2025-2028	118	Medium	Nottingham City-Region Employment Land Study (2007) recommends that the Borough Council gives consideration to release for alternative uses. The site owner promoted the site for residential development when they were looking at reorganising British Gypsum's operations; however site retained as an operational depot for the time being.
218	Brookside Road	Ruddington	Pre application discussions	2020-2022	30	Low	Nottingham City-Region Employment Land Study (2007) recommends that the Borough Council release the site for alternative uses. Pre application discussions underway on part of the site for residential development for a total of 30 dwellings.
219	Land at Pasture Lane	Ruddington	Site granted full planning permission end 2013	2015-2018	102	Low	Site is under construction, 101 dwellings remain to be built.

Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level to assumed delivery period	Notes and actions where relevant
227	6 Paget Crescent	Ruddington	Under Construction	2014-2015	13	Low	Site is under construction. 5 dwellings remain to be built.
274	Ludlow Hill Industrial Estate	West Bridgford	No extant planning permission	2025-2029	63	Medium	Nottingham City-Region Employment Land Study (2007) recommends that the Borough Council gives consideration to release for alternative uses. No planning permission for development, however SHLAA concludes that the site is potentially suitable for development but not available at this time. Large areas unused however site in multiple ownership and contains some businesses that are not untypical uses in poorer quality buildings. Not adjudged to be deliverable within first 5 years.
275	West Bridgford Depot	West Bridgford	No extant planning permission	2025-2028	52	Low	Site may be disposed of in the long term should alternative provision be found elsewhere. As the site does not have the benefit of planning permission, cannot be judged as deliverable within the first five years. However, the SHLAA does identify that the site would be suitable for residential development in the future.
279	South Nottingham College	West Bridgford	Planning application under consideration	2016-2020	87	Low	Planning permission for 87 dwellings was granted in November 2015. It is assumed delivery will take place within 5 years, with the majority delivered during the later half of this period. Conditions in the process of being discharged.
280	South of Wilford Lane	West Bridgford	Planning Permission subject to S106 agreement	2017-2022	233	Medium	Planning application granted subject to S106 legal agreement. Outline planning permission granted subject to S106. Discussions on-going regarding revisions to the proposal. Site in the process of disposal through sale by Nottinghamshire County Council.

Site Ref	Site Name	Parish/ Location	Status	Phasing	Assumed dwellings	Risk level to assumed delivery period	Notes and actions where relevant
281	The Becket School	West Bridgford	Planning permission granted	2016-2017	58	Low	Permission granted for an extra care facility (independent living).
319	Land Between Lady Bay Bridge/Radcliffe Road	West Bridgford	Extant Full Planning Permission	2018-2019	24	Low	Planning permission granted for 24 flats August 2013 (expires 2016). No applications to discharge conditions submitted. After assessment at planning application stage by an independent person there is no affordable housing requirement for the development in order to ensure that this is not a barrier to delivery. Whilst delivery has not progressed, site considered deliverable within first five years.
355	Melton Road Triangle (remainder)	West Bridgford	Site promoted through the SHLAA	2020-2022	42	Low	Site promoted through Core Strategy process however separate from the adjacent Melton Road Edwalton application. No application received to date however assessed in the SHLAA as medium term prospect.