



Five Year Housing Land Supply Assessment

2024-2029

As at 31 March 2024

Published March 2025

Introduction

1. The National Planning Policy Framework (NPPF) requires that local planning authorities update their five year housing land supply assessment on an annual basis. The assessment will enable the Borough Council to actively plan, monitor and manage housing supply and ensure that it can deliver a flexible supply of land for housing.
2. This report uses baseline information as at 31 March 2024. The timeframe of this five year housing land supply assessment is from 1 April 2024 to 31 March 2029.
3. All components of housing delivery and supply contained in the five year housing land supply assessment have been identified through work undertaken to complete the Council's Strategic Housing Land Availability Assessment (SHLAA), through its housing land availability report (March 2024) and through sites in the planning process as at 31 March 2024.
4. Appendix 1 contains a list of what the Council considers to be deliverable sites which are expected to deliver housing during the five year period.

Calculation of housing requirement

5. The NPPF sets out that housing requirement figures identified in adopted strategic housing policies should be used for calculating the five year housing land supply figure where:
 - the plan was adopted in the last five years, or
 - the strategic housing policies have been reviewed within the last five years and found not to need updating.
6. In other circumstances, the NPPF is clear (paragraph 78) that the five year housing land supply will be measured against the area's local housing need calculated using the 'standard method'.
7. The Rushcliffe Local Plan Part 1 (Core Strategy), which sets the strategic housing target for the Borough, was adopted on 22 December 2014. As this was more than five years ago, it is therefore necessary to use the standard method to calculate the Borough's housing need.

Standard method housing target

8. The standard method requirement for Rushcliffe has been calculated from a base point of 1 April 2024 using the latest standard need methodology derived figure, which for Rushcliffe is 830 dwellings per annum.
9. The standard method requirement for Rushcliffe has been calculated from a base point of 1 April 2024. The standard method requires that a baseline is set using the value of existing housing stock for the area using government's published dwelling stock estimates for local authority districts. The baseline is 0.8% of the existing housing stock for the area. The latest dwelling stock figure for Rushcliffe is 54,113 dwellings and 0.8% of this is 432.9 dwellings.
10. Affordability is determined using the Office for National Statistics most recently published median house price to median gross annual workplace-based earnings ratio. The mean average affordability over the five most recent years for which data is available should be used. No adjustment is applied where the ratio is 5 or below. For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%.
11. The latest mean average affordability ratio for Rushcliffe, as at 1 April 2024, was 9.832. The adjustment is then made using this affordability ratio and the following formula:

$$\begin{aligned} \text{Annual housing need} &= \text{Annual average household increase} \\ &\times \left(\left(\left(\frac{(\text{local affordability ratio} - 5)}{5} \right) \times 0.95 \right) + 1 \right) \end{aligned}$$

12. For Rushcliffe, this results in the following calculation for annual housing need as at 1 April 2024.

$$\begin{aligned} \text{Annual housing need} &= 432.9 \times \left(\left(\left(\frac{(9.832 - 5)}{5} \right) \times 0.95 \right) + 1 \right) \\ \text{Annual housing need} &= 830.34 \text{ (rounded to 830)} \end{aligned}$$

Appropriate buffer

13. In determining the housing requirement for the five year housing land calculation, the NPPF requires an appropriate buffer to be applied – either 5% or 20%. In Rushcliffe's case, it is appropriate to apply the 5% buffer in order to ensure choice and competition in the market for land. The 20% buffer would only be applicable if there had been significant under delivery of housing over the previous three years; as measured against the Housing Delivery Test (HDT), where this indicates that delivery was below 85% of the

housing requirement. The Government's latest published Housing Delivery Test¹ results, covering the period to 31 March 2023, however, show that delivery within Rushcliffe has been well above the housing requirement (173%) based on the criteria used by the test.

Identification of housing supply

14. All components of housing delivery and supply contained in the five year housing land supply assessment have been identified through work undertaken to complete the Council's Strategic Housing Land Availability Assessment (SHLAA), through its housing land availability and through sites in the planning process as at 31 March 2024.
15. Appendix 1 contains a list of what the Borough Council considers to be deliverable sites which are expected to deliver housing during the five year period.

Five year land supply

16. It is calculated that, for the period 2024 to 2029, Rushcliffe has **5.2 years** supply of housing when based against requirements over this period. This is calculated as below, using the variables and assumptions set out above.

Method	
5 year land supply assessment: 2024– 2029	
Housing requirement for 5 year period 2024-2029 (830 per year)	4,150
Housing requirement for 5 year period 2024-2029 plus 5% buffer	4,357.5
Net housing supply calculation 2024-2029	4,514
Total five year supply $((4,514/4,357.5) \times 5)$	5.2

¹ [Housing Delivery Test - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test) 3

Appendix 1: Site delivery within 0 to 5 years

Site reference	Parish	Site name	Total 0-5 years
SHLAA/ASL/001	Aslockton	Maltings Farm	11
SHLAA/ASL/004	Aslockton	Hedgecroft, Abbey Lane	1
SHLAA/ASL/006	Aslockton	Eastways, Cliffhill Lane	1
SHLAA/ASL/009	Aslockton	The Abbey, Abbey Lane	2
SHLAA/ASL/025	Aslockton	Jessies Cottage	2
SHLAA/BIF/003	Barton in Fabis	South of Clifton	808
SHLAA/BIF/005	Barton in Fabis	Chestnut Farm	3
SHLAA/BIN/002	Bingham	2A Church Street	1
SHLAA/BIN/006	Bingham	Land north of 72 Carnarvon Place	3
SHLAA/BIN/007	Bingham	Daisy Chain 19 Long Acre	1
SHLAA/BIN/008	Bingham	Buggins Cottage, Chapel Lane	2
SHLAA/BIN/009	Bingham	33 Tithby Road	1
SHLAA/BIN/011	Bingham	First Floor over no's 15-17, Union Street	2
SHLAA/BIN/012	Bingham	1 Rockingham Grove	1
SHLAA/BIN/015	Bingham	Land north of Bingham (planning application)	464
SHLAA/BIN/016	Bingham	Priory Mews, 9 Fisher Lane	1
SHLAA/BIN/018	Bingham	1 Long Acre East	1
SHLAA/BRA/003	Bradmore	Land east of Farmer Street	3

Site reference	Parish	Site name	Total 0-5 years
SHLAA/BUN/002	Bunny	Land west of Grange Farm, Moor Lane, Bunny	4
SHLAA/CAR/003	Car Colston	Old Hall Farm, Screveton Road	4
SHLAA/CBI/005	Cropwell Bishop	Land East of Church Street	8
SHLAA/CBI/009	Cropwell Bishop	8 Stockwell Lane	2
SHLAA/CBI/013	Cropwell Bishop	Manor House, 42 Fern Road	3
SHLAA/CBI/016	Cropwell Bishop	Land between 6 and 10 Fern Road	1
SHLAA/CBU/001	Cropwell Butler	Lings Barn Farm	1
SHLAA/CBU/002	Cropwell Butler	Lings Barn Farm 2	1
SHLAA/CBU/003	Cropwell Butler	4 Revell's Farm, The Fosse	1
SHLAA/CBU/004	Cropwell Butler	Granary, 1 Rookery Farm	1
SHLAA/CBU/005	Cropwell Butler	Wolds Pastures, Hoe Lane	1
SHLAA/COS/001	Costock	The Market Garden, Ash Lane	1
SHLAA/COS/002	Costock	Bunny Hill Riding School	1
SHLAA/COS/003	Costock	The Manor House, 4 Church Lane	1
SHLAA/COS/010	Costock	24A Chapel Lane	1
SHLAA/COT/001	Cotgrave	Land RO Mill Lane/The Old Park	154
SHLAA/COT/009	Cotgrave	Land South of Hollygate Lane (1)	90
SHLAA/COT/010	Cotgrave	Land South of Hollygate Lane (2)	45
SHLAA/COT/011	Cotgrave	Land South of Hollygate Lane (3a)	74
SHLAA/COT/015	Cotgrave	98 Ring Lees	1

Site reference	Parish	Site name	Total 0-5 years
SHLAA/COT/018	Cotgrave	59 Bingham Road	1
SHLAA/EBR/008	East Bridgford	J Higgs Lowdham Limited, 10 Kirk Hill	1
SHLAA/EBR/010	East Bridgford	Land south of Butt Lane	44
SHLAA/EBR/011	East Bridgford	Builders Yard, Dovecote Road	1
SHLAA/EBR/012	East Bridgford	North of Butt Lane	88
SHLAA/EBR/014	East Bridgford	23 Main Street	1
SHLAA/EBR/016	East Bridgford	57 Kneeton Road	1
SHLAA/EBR/018	East Bridgford	2 Hackers Close	4
SHLAA/EBR/019	East Bridgford	East Bridgford Hill	5
SHLAA/EL/004	East Leake	Land off Rempstone Road (north)	106
SHLAA/EL/006	East Leake	Land north of Lantern Lane	59
SHLAA/EL/015	East Leake	53 St Marys Crescent	1
SHLAA/ELT/001	Elton-on-the-Hill	Car Park to the former Manor Inn, Main Road	2
SHLAA/ELT/002	Elton-on-the-Hill	Oak Tree Barn, Sutton Lane	1
SHLAA/FLI/004	Flintham	The Stables, Town End Lane	1
SHLAA/FLI/019	Flintham	Adj 20 Inholms Gardens	1
SHLAA/GOT/005	Gotham	Land east of Gypsum Way /The Orchards	70
SHLAA/GOT/003	Gotham	Land at Redroofs Moor Lane	1
SHLAA/GRA/006	Granby cum Sutton	Orchard House, Chapel Lane	1
SHLAA/GRA/008	Granby cum Sutton	North East of Highacre Main Street Sutton	2

Site reference	Parish	Site name	Total 0-5 years
SHLAA/HIC/001	Hickling	The Orchard	4
SHLAA/HIC/002	Hickling	A E Faulks Ltd, The Wharf, Main Street	4
SHLAA/HOL/003	Holme Pierrepont and Gamston	Skylarks	21
SHLAA/KEY/004	Keyworth	Land off Nicker Hill	51
SHLAA/KEY/007	Keyworth	Ashley Road	1
SHLAA/KEY/010	Keyworth	North of Bunny Lane	49
SHLAA/KEY/015	Keyworth	Land east of the Poplars, Villa Road	1
SHLAA/KEY/020	Keyworth	19-21 Main Street	1
SHLAA/KEY/021	Keyworth	2 Bunny Lane	26
SHLAA/KEY/022	Keyworth	3 Main Street	1
SHLAA/KEY/023	Keyworth	The Hall, Nottingham Road	2
SHLAA/KEY/030	Keyworth	59 Selby Lane	1
SHLAA/KEY/043	Keyworth	20 Selby Lane	1
SHLAA/KEY/065	Keyworth	Land at Nicker Hill	16
SHLAA/KIN/001	Kinoulton	Land south of Main Street	3
SHLAA/KIN/003	Kinoulton	Barn off Kinoulton Lane	1
SHLAA/KNE/001	Kneeton	Hall Farm, Main Street	2
SHLAA/KNE/002	Kneeton	Storys Yard Bridgford Road	3
SHLAA/KNE/011	Kneeton	The White House Stacks Lane	1

Site reference	Parish	Site name	Total 0-5 years
SHLAA/LAN/002	Langar cum Barnstone	PJ Fletcher and Sons	4
SHLAA/LAN/003	Langar cum Barnstone	Old Chapel, Langar Road	1
SHLAA/LAN/004	Langar cum Barnstone	The Limes Farm, Cropwell Road	3
SHLAA/LAN/007	Langar cum Barnstone	Bridge House, Cropwell Road	1
SHLAA/LAN/009	Langar cum Barnstone	Romnay House, Main Road	6
SHLAA/LAN/015	Langar cum Barnstone	South of Woodbine Cottage, Works Lane	1
SHLAA/LAN/016	Langar cum Barnstone	St Marys Church Main Road	1
SHLAA/NEW/002	Newton	Land at RAF Newton (phase 2)	330
SHLAA/NOS/003	Normanton-on-Soar	Tebbutts Farm, Butt Lane	1
SHLAA/ORS/001	Orston	Manor Farm, Lordship Lane	1
SHLAA/ORS/016	Orston	Muffins Gap Lombard Street	1
SHLAA/PLU/005	Plumtree	T Edson and Sons Limited, Main Road	2
SHLAA/RAD/001	Radcliffe on Trent	Land north of Nottingham Road (mixed use)	156
SHLAA/RAD/003	Radcliffe on Trent	Land off Shelford Road	195
SHLAA/RAD/004	Radcliffe on Trent	Land between 8A and 10 Valley Road	1
SHLAA/RAD/005	Radcliffe on Trent	North of Grantham Road	154
SHLAA/RAD/006	Radcliffe on Trent	2 Johns Road	4
SHLAA/RAD/007	Radcliffe on Trent	59 Main Road	7
SHLAA/RAD/014	Radcliffe on Trent	26 Prince Edward Crescent	1
SHLAA/RAD/015	Radcliffe on Trent	Land rear of 96 Bingham Rd. and NW 1 Golf Rd	1

Site reference	Parish	Site name	Total 0-5 years
SHLAA/RAD/023	Radcliffe on Trent	Radcliffe Day and Night Pharmacy	3
SHLAA/RAD/048	Radcliffe on Trent	60 Grantham Road	9
SHLAA/RAS/001	Ratcliffe-on-Soar	Riverside Farm Main Street	2
SHLAA/RUD/003	Ruddington	Land North East of Marl Close	29
SHLAA/RUD/004	Ruddington	18 St Mary's Crescent	1
SHLAA/RUD/006	Ruddington	Land north west of Asher Lane	31
SHLAA/RUD/010	Ruddington	Land opposite Mere Way	57
SHLAA/RUD/022	Ruddington	15 Church Street	3
SHLAA/RUD/024	Ruddington	Allen Vending Supplies, 27 High Street	5
SHLAA/RUD/026	Ruddington	Shire Farm, Flawforth Lane	1
SHLAA/RUD/030	Ruddington	Land East of Loughborough Road	24
SHLAA/RUD/031	Ruddington	222 Loughborough Road	2
SHLAA/RUD/034	Ruddington	9A St Marys Crescent	1
SHLAA/SCA/002	Scarrington	Scarrington Old Chapel, Main Street	1
SHLAA/SCA/004	Scarrington	The Gables, Main Street	1
SHLAA/SCR/001	Screveton	Hawthorn House	1
SHLAA/SCR/002	Screveton	Pinfold Cottage, Lodge Lane	1
SHLAA/SCR/010	Screveton	Whitehouse Farm	1
SHLAA/SCR/011	Screveton	Paddock to the West of Main Street	2
SHLAA/SHN/002	Shelton	Shelton House Farm, Main Road	1

Site reference	Parish	Site name	Total 0-5 years
SHLAA/SIB/002	Sibthorpe	Firs Farm, Baxter Lane	1
SHLAA/SOS/001	Stanford-on-Soar	Holme Farm Melton Road	1
SHLAA/STA/012	Stanton-on-the-Wolds	Adj 178 Melton Road	1
SHLAA/STA/015	Stanton-on-the-Wolds	Land north west of 130 Melton Road	1
SHLAA/SUT/001	Sutton Bonington	Land North of Park Lane	20
SHLAA/SUT/009	Sutton Bonington	1 Charnwood Avenue	1
SHLAA/SUT/012	Sutton Bonington	Glebe Farm, Landcroft Lane	1
SHLAA/SUT/020	Sutton Bonington	Brookland House, 4 Park Lane	1
SHLAA/SUT/024	Sutton Bonington	Treetops, Sutton Fields. Station Road	2
SHLAA/TAW/003	Tithby and Wiverton	Manor Farm Bingham Road	5
SHLAA/THO/003	Thoroton	Land West of Main Street	1
SHLAA/THO/004	Thoroton	Manor House, Main Street	1
SHLAA/THO/006	Thoroton	Greenhedge farmhouse	2
SHLAA/TOL/006	Tollerton	Tollerton Park	10
SHLAA/TOL/007	Tollerton	82 Cotgrave Lane	1
SHLAA/TOL/020	Tollerton	Tollerton Post office	1
SHLAA/UB/002	Upper Broughton	The Paddocks, Bottom Green	2
SHLAA/UB/003	Upper Broughton	Corner House Farm, Bottom Green	1
SHLAA/UB/009	Upper Broughton	Land East of Hillview House	1
SHLAA/WR/001	West Bridgford	Central Works Depot	71

Site reference	Parish	Site name	Total 0-5 years
SHLAA/WR/003	West Bridgford	3 Radcliffe Road	5
SHLAA/WR/005	West Bridgford	Land South of 64 and 66 Valley Road	1
SHLAA/WR/006	West Bridgford	9 West Avenue	1
SHLAA/WR/007	West Bridgford	12-14 Radcliffe Road	9
SHLAA/WR/009	West Bridgford	Land off Wilford Lane, West Bridgford	90
SHLAA/WR/011	West Bridgford	8 Bridgford Road	1
SHLAA/WR/013	West Bridgford	215 Melton Road	1
SHLAA/WR/014	West Bridgford	82-84 Henry Road	2
SHLAA/WR/015	West Bridgford	254 Melton Road	4
SHLAA/WR/027	West Bridgford	Richmand House, 88-90 Melton Road	9
SHLAA/WR/032	West Bridgford	26 Wilford Lane	6
SHLAA/WR/036	West Bridgford	Frenchay House, 49 Melton Road	1
SHLAA/WR/042	West Bridgford	42-44 Bridgford Avenue	6
SHLAA/WR/044	West Bridgford	68 Bridgford Road	1
SHLAA/WR/045	West Bridgford	1 - 27 Loughborough Road & 2 - 6 Bridgford	40
SHLAA/WR/046	West Bridgford	Wishing Well Day Nursery, 2 Oakfields Road	9
SHLAA/WR/047	West Bridgford	Land at Melton Road, Edwalton	371
SHLAA/WR/048	West Bridgford	Land South Of 229 Melton Road	8
SHLAA/WR/050	West Bridgford	27 North Road	2
SHLAA/WR/056	West Bridgford	142-144 Julian Road	1

Site reference	Parish	Site name	Total 0-5 years
SHLAA/WEBR/059	West Bridgford	43-45 Loughborough Road	9
SHLAA/WEBR/063	West Bridgford	Former Faith in Families Offices, 5-11 Colwick Road	4
SHLAA/WEBR/064	West Bridgford	Numbers 49 to 55, Trent Boulevard	8
SHLAA/WEBR/066	West Bridgford	Silver Birches, 234 Melton Road	1
SHLAA/WEBR/067	West Bridgford	Woodlands, 1 Grange Road	1
SHLAA/WEBR/078	West Bridgford	Cowans, 41 Abbey Road	2
SHLAA/WEBR/122	West Bridgford	Land to South of 20 Bruce Drive	22
SHLAA/WEBR/152	West Bridgford	East of 20 Devonshire Road	1
SHLAA/WEBR/161	West Bridgford	151 Melton Road	2
SHLAA/WEBR/162	West Bridgford	Rear of 27 Millicent Road	4
SHLAA/WEBR/163	West Bridgford	107 Trent Boulevard	1
SHLAA/WEBR/164	West Bridgford	Annex at 100 Loughborough Road	1
SHLAA/WEBR/165	West Bridgford	33 Fox Road	2
SHLAA/WEBR/166	West Bridgford	4 Elm Tree Avenue	1
SHLAA/WEBR/168	West Bridgford	274 Melton Road	9
SHLAA/WHA/005	Whatton in the Vale	Land south east of Coney Lane	1
SHLAA/WID/006	Widmerpool	Pinewood Lodge Melton Road	1
SHLAA/WIL/001	Willoughby-on-the-Wolds	Holmefield Cottage, London Road	1
SHLAA/WIL/003	Willoughby-on-the-Wolds	Land north of Back Lane	1
SHLAA/WIL/004	Willoughby-on-the-Wolds	Mill Lane	1

Site reference	Parish	Site name	Total 0-5 years
SHLAA/WIL/006	Willoughby-on-the-Wolds	Woodlands, Westthorpe	2
SHLAA/WIL/013	Willoughby-on-the-Wolds	Pathways, London Lane	4
SHLAA/WYS/001	Wysall and Thorpe-in-the-Glebe	The Chestnuts, Costock Road	1
SHLAA/WYS/003	Wysall and Thorpe-in-the-Glebe	Little Barn, Widmerpool Road	1
		Windfall	410
		Total	4514