



Rushcliffe
Borough Council

Five Year Housing Land Supply Assessment

2023-2028

As at 31 March 2023

Published December 2023

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 2023. The timeframe of this five year housing land supply assessment is 1 April 2023 to 31 March 2028.
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 2023 and through sites in the planning process as at 31 March 2023.
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 74) 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 2023. The standard method requires the Government's 2014-based household projections to be used to set a baseline requirement

figure for average annual household growth over a 10 year period. This has to be 10 consecutive years, with the current year being used as the starting point from which to calculate change over that period. The projections identify the number of households in Rushcliffe as 51,308 in 2023 and 55,728 in 2033, which is an annual average increase of 442 households.

9. The next step in the standard method is to adjust this figure based on the affordability of housing within Rushcliffe. Affordability is determined using the Office for National Statistics most recently published median house price to median gross annual workplace-based earnings ratio¹. The latest available 'local affordability ratio' figure, as at 1 April 2022, was 9.53. The adjustment is then made using this affordability ratio and the following formula.

$$\begin{aligned}
 \text{Annual housing need} &= \text{Annual average household increase} \\
 &\times \left(\left(\left(\frac{(\text{local affordability ratio} - 4)}{4} \right) \times 0.25 \right) + 1 \right)
 \end{aligned}$$

10. For Rushcliffe, this results in the following calculation for annual housing need as at 1 April 2023.

$$\begin{aligned}
 \text{Annual housing need} &= 442 \times \left(\left(\left(\frac{(9.53-4)}{4} \right) \times 0.25 \right) + 1 \right) \\
 \text{Annual housing need} &= 594.77 \text{ (rounded to 595)}
 \end{aligned}$$

11. The national Planning Practice Guidance makes clear that, when using the standard method for calculating the housing requirement, no allowance has to be made for any shortfall in delivery in previous years. The guidance states: 'Where the standard method for assessing local housing need is used as the

¹
[House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

starting point in forming the planned requirement for housing, ...the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure'. Consequently, no allowance has been made for either under-delivery or over-delivery in previous years.

Appropriate buffer

12. In determining the housing requirement for the five year housing land calculation, the NPPF requires an appropriate buffer to be applied – either 5%, 10% 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 10% buffer is not appropriate because the Council does not wish to demonstrate its land supply through an annual position statement or a recently adopted Local Plan. 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 HDT results² available as at 1 April 2021, however, show that delivery within Rushcliffe has been well above the housing requirement (122%) based on the criteria used by the test.

Identification of housing supply

13. 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 2023) and through sites in the planning process as at 31 March 2023.
14. 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

15. It is calculated that, for the period 2023 to 2028, Rushcliffe has **8.3 years** supply of housing when based against requirements over this period. This is calculated as below, using the variables and assumptions set out above.

² [Housing Delivery Test - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Method	
5 year land supply assessment: 2023– 2028	
Housing target for 5 year period 2023-2028 (595/year)	2975
5 Year Housing Requirement (5 year target plus 5% buffer)	3124
Gross supply calculation	5213
Lapse assumption based upon SHLAA methodology	11
Net supply calculation	5202
Total five year supply $((5202/3124)*5)$	8.3

Appendix 1: Site delivery within 0 to 5 years (Strategic Land Availability Assessment 2023)

Site reference	Parish	Site name	Total	0-5 years
SHLAA/ASL/001	Aslockton	Maltings Farm	11	11
SHLAA/ASL/004	Aslockton	Hedgcroft, Abbey Lane	1	1
SHLAA/ASL/025	Aslockton	Jesses Cottage	2	2
SHLAA/BIF/003	Barton in Fabis	South of Clifton	3000	742
SHLAA/BIF/004	Barton in Fabis	Top Yard Farm, Rectory Place	5	5
SHLAA/BIN/006	Bingham	Land north of 72 Carnarvon Place	3	3
SHLAA/BIN/007	Bingham	Daisy Chain 19 Long Acre	1	1
SHLAA/BIN/008	Bingham	Buggins Cottage, Chapel Lane	1	1
SHLAA/BIN/009	Bingham	33 Tithby Road	1	1
SHLAA/BIN/011	Bingham	First Floor over no's 15-17, Union Street	2	2
SHLAA/BIN/012	Bingham	1 Rockingham Grove	1	1
SHLAA/BIN/015	Bingham	Land north of Bingham (planning application)	621	621
SHLAA/BIN/018	Bingham	1 Long Acre East	1	1
SHLAA/BIN/019	Bingham	3 Derry Lane	1	1
SHLAA/BUN/002	Bunny	Land west of Grange Farm, Moor Lane, Bunny	4	4
SHLAA/CAR/001	Car Colston	Carhill Grange	1	1
SHLAA/CB/002	Colston Bassett	Fernhill Farm	1	1
SHLAA/CB/005	Colston Bassett	Land west of School Lane	1	1
SHLAA/CBI/005	Cropwell Bishop	Land East of Church Street	42	42
SHLAA/CBI/006	Cropwell Bishop	4 Hardy's Close	1	1
SHLAA/CBI/008	Cropwell Bishop	Dovecote House, 28 Fern Road	1	1
SHLAA/CBI/009	Cropwell Bishop	8 Stockwell Lane	2	2
SHLAA/CBI/013	Cropwell Bishop	Manor House, 42 Fern Road	3	3
SHLAA/CBI/016	Cropwell Bishop	Land between 6 and 10 Fern Road	1	1
SHLAA/CBU/001	Cropwell Butler	Lings Barn Farm	1	1
SHLAA/CBU/002	Cropwell Butler	Lings Barn Farm 2	1	1

Site reference	Parish	Site name	Total	0-5 years
SHLAA/CBU/003	Cropwell Butler	4 Revell's Farm, The Fosse	1	1
SHLAA/CBU/004	Cropwell Butler	Granary, 1 Rookery Farm	1	1
SHLAA/CBU/005	Cropwell Butler	Wolds Pastures, Hoe Lane	1	1
SHLAA/CLI/001	Clipston on the Wolds	Blackberry Farm, Wolds Lane	1	1
SHLAA/COS/001	Costock	The Market Garden, Ash Lane	1	1
SHLAA/COS/002	Costock	Bunny Hill Riding School	1	1
SHLAA/COS/010	Costock	24A Chapel Lane	1	1
SHLAA/COT/001	Cotgrave	Land RO Mill Lane/The Old Park	210	110
SHLAA/COT/009	Cotgrave	Land South of Hollygate Lane (1)	90	66
SHLAA/COT/010	Cotgrave	Land South of Hollygate Lane (2)	40	40
SHLAA/COT/011	Cotgrave	Land South of Hollygate Lane (3a)	74	74
SHLAA/COT/015	Cotgrave	98 Ring Lees	1	1
SHLAA/COT/060	Cotgrave	Fosse Farm Cottage, The Fosse	1	1
SHLAA/EBR/004	East Bridgford	Old Hill Barn 113A Kneeton Road	1	1
SHLAA/EBR/008	East Bridgford	J Higgs Lowdham Limited, 10 Kirk Hill	1	1
SHLAA/EBR/010	East Bridgford	Land south of Butt Lane	44	44
SHLAA/EBR/011	East Bridgford	Builders Yard, Dovecote Road	1	1
SHLAA/EBR/012	East Bridgford	North of Butt Lane	88	88
SHLAA/EBR/014	East Bridgford	23 Main Street	1	1
SHLAA/EBR/016	East Bridgford	57 Kneeton Road	1	1
SHLAA/EBR/018	East Bridgford	2 Hackers Close	4	4
SHLAA/EBR/019	East Bridgford	East Bridgford Hill	5	5
SHLAA/EBR/032	East Bridgford	The Old Hall, 10 Kneeton Road	1	1
SHLAA/EL/002	East Leake	48 Main Street	1	1
SHLAA/EL/004	East Leake	Land off Rempstone Road (north)	181	181
SHLAA/EL/006	East Leake	Land north of Lantern Lane	134	134
SHLAA/FLA/001	Flawborough	Flawborough Farm, Main Street	6	6
SHLAA/FLI/003	Flintham	Grange Farm Town End Lane	1	1
SHLAA/FLI/004	Flintham	The Stables, Town End Lane	1	1

Site reference	Parish	Site name	Total	0-5 years
SHLAA/FLI/006	Flintham	Olde Barn Cottage Main Street	1	1
SHLAA/FLI/019	Flintham	Adj 20 Inholms Gardens	1	1
SHLAA/GOT/003	Gotham	Land at Redroofs Moor Lane	1	1
SHLAA/GRA/006	Granby cum Sutton	Orchard House, Chapel Lane	1	1
SHLAA/GRA/008	Granby cum Sutton	North East of Highacre Main Street Sutton	2	2
SHLAA/HIC/001	Hickling	The Orchard	3	3
SHLAA/HIC/009	Hickling	Hill Top Farm, Melton Road	1	1
SHLAA/HOL/002	Holme Pierrepont and Gamston	The Thickett Bassingfield Lane	1	1
SHLAA/HOL/003	Holme Pierrepont and Gamston	Skylarks	21	21
SHLAA/KEY/001	Keyworth	6 Rebbur House, 108 Nicker Hill	1	1
SHLAA/KEY/004	Keyworth	Land off Nicker Hill	121	121
SHLAA/KEY/007	Keyworth	Ashley Road	1	1
SHLAA/KEY/008	Keyworth	Platt Lane	57	57
SHLAA/KEY/010	Keyworth	North of Bunny Lane	89	89
SHLAA/KEY/015	Keyworth	Land east of the Poplars, Villa Road	1	1
SHLAA/KEY/018	Keyworth	28 Park Avenue, Keyworth	1	1
SHLAA/KEY/030	Keyworth	59 Selby Lane	1	1
SHLAA/KEY/043	Keyworth	20 Selby Lane	1	1
SHLAA/KEY/053	Keyworth	2-4 Main Street	3	3
SHLAA/KEY/065	Keyworth	Land at Nicker Hill	16	16
SHLAA/KIN/001	Kinoulton	Land south of Main Street	1	1
SHLAA/KIN/002	Kinoulton	The Paddock, 12 Main Street	1	1
SHLAA/KIN/003	Kinoulton	Barn off Kinoulton Lane	1	1
SHLAA/KNE/001	Kneeton	Hall Farm, Main Street	2	2
SHLAA/KNE/002	Kneeton	Storys Yard Bridgford Road	3	3
SHLAA/KNE/011	Kneeton	The White House Stacks Lane	1	1
SHLAA/LAN/001	Langar cum Barnstone	Garages south of Orchard Close	2	2

Site reference	Parish	Site name	Total	0-5 years
SHLAA/LAN/002	Langar cum Barnstone	PJ Fletcher and Sons	4	4
SHLAA/LAN/007	Langar cum Barnstone	Bridge House, Cropwell Road	1	1
SHLAA/LAN/009	Langar cum Barnstone	Romnay House, Main Road	6	6
SHLAA/LAN/011	Langar cum Barnstone	27 Works Lane	1	1
SHLAA/LAN/012	Langar cum Barnstone	Land South of Bridge House, Cropwell Road	1	1
SHLAA/LAN/015	Langar cum Barnstone	South of Woodbine Cottage, Works Lane	1	1
SHLAA/NEW/002	Newton	Land at RAF Newton (phase 2)	413	413
SHLAA/NOS/004	Normanton-on-Soar	Holme Lodge Main Street	2	2
SHLAA/NOW/005	Normanton-on-the-Wolds	Land SE of the White House, Old Melton Road	2	2
SHLAA/ORS/001	Orston	Manor Farm, Lordship Lane	1	1
SHLAA/ORS/009	Orston	Dovecote Farm, Church Street	1	1
SHLAA/ORS/014	Orston	Land West of Muffins Gap Lombard Street	1	1
SHLAA/ORS/016	Orston	Muffins Gap Lombard Street	1	1
SHLAA/PLU/004	Plumtree	Orchard Barn, Bradmore Lane	1	1
SHLAA/RAD/001	Radcliffe on Trent	Land north of Nottingham Road (mixed use)	200	112
SHLAA/RAD/003	Radcliffe on Trent	Land off Shelford Road	239	220
SHLAA/RAD/004	Radcliffe on Trent	Land between 8A and 10 Valley Road	1	1
SHLAA/RAD/005	Radcliffe on Trent	North of Grantham Rd (south of railway line)	280	110
SHLAA/RAD/006	Radcliffe on Trent	2 Johns Road	4	4
SHLAA/RAD/007	Radcliffe on Trent	59 Main Road	7	7
SHLAA/RAD/014	Radcliffe on Trent	26 Prince Edward Crescent	1	1
SHLAA/RAD/015	Radcliffe on Trent	Land rear of 96 Bingham Rd. and NW 1 Golf Rd	1	1
SHLAA/RAD/023	Radcliffe on Trent	Radcliffe Day and Night Pharmacy	3	3
SHLAA/RAD/048	Radcliffe on Trent	60 Grantham Road	9	9
SHLAA/RAD/055	Radcliffe on Trent	12 Cliff Drive	1	1
SHLAA/RAS/001	Ratcliffe-on-Soar	Riverside Farm Main Street	3	3
SHLAA/RUD/003	Ruddington	Land North East of Marl Close	134	134
SHLAA/RUD/004	Ruddington	18 St Mary's Crescent	1	1

Site reference	Parish	Site name	Total	0-5 years
SHLAA/RUD/006	Ruddington	Land north west of Asher Lane	95	95
SHLAA/RUD/010	Ruddington	Land opposite Mere Way	127	127
SHLAA/RUD/024	Ruddington	Allen Vending Supplies, 27 High Street	5	5
SHLAA/RUD/026	Ruddington	Shire Farm, Flawforth Lane	1	1
SHLAA/RUD/029	Ruddington	The Smithy, 45 Church Street	1	1
SHLAA/RUD/030	Ruddington	Land East of Loughborough Road	24	24
SHLAA/RUD/040	Ruddington	15 Parkyn's Street	4	4
SHLAA/SCR/001	Screveton	Hawthorn House	1	1
SHLAA/SCR/002	Screveton	Pinfold Cottage, Lodge Lane	1	1
SHLAA/SCR/010	Screveton	Whitehouse Farm	3	3
SHLAA/SCR/011	Screveton	Paddock to the West of Main Street	2	2
SHLAA/SCR/012	Screveton	Land South of Hawksworth Road	2	2
SHLAA/SHN/002	Shelton	Shelton House Farm, Main Road	1	1
SHLAA/SIB/001	Sibthorpe	Blackford Bridge Farm, Longhedge Lane	2	2
SHLAA/SOS/001	Stanford-on-Soar	Holme Farm Melton Road	1	1
SHLAA/STA/015	Stanton-on-the-Wolds	Land north west of 130 Melton Road	1	1
SHLAA/SUT/001	Sutton Bonington	Land North of Park Lane	66	66
SHLAA/SUT/004	Sutton Bonington	Land south west of 98 Melton Road	1	1
SHLAA/SUT/005	Sutton Bonington	Soho Bonington, 40 Melton Lane	1	1
SHLAA/SUT/024	Sutton Bonington	Treetops, Sutton Fields. Station Road	2	2
SHLAA/SUT/026	Sutton Bonington	Land west of 10 Landcroft Lane	1	1
SHLAA/TAW/003	Tithby and Wiverton	Manor Farm Bingham Road	5	5
SHLAA/THO/001	Thoroton	Manor House, Main Street	1	1
SHLAA/THO/002	Thoroton	Greenhedge Farmhouse	1	1
SHLAA/TOL/006	Tollerton	Tollerton Park	10	10
SHLAA/TOL/016	Tollerton	OS Field 3159 Lothian Road	1	1
SHLAA/TOL/020	Tollerton	Tollerton Post office	1	1
SHLAA/UB/002	Upper Broughton	The Paddocks, Bottom Green	2	2
SHLAA/UB/003	Upper Broughton	Corner House Farm, Bottom Green	1	1

Site reference	Parish	Site name	Total	0-5 years
SHLAA/UB/009	Upper Broughton	Land East of Hillview House	1	1
SHLAA/WBR/001	West Bridgford	Central Works Depot	71	71
SHLAA/WBR/002	West Bridgford	Land east of 75 Walcote Drive	5	5
SHLAA/WBR/003	West Bridgford	3 Radcliffe Road	5	5
SHLAA/WBR/004	West Bridgford	Land Between Lady Bay Bridge/Radcliffe Road	48	48
SHLAA/WBR/005	West Bridgford	Land South of 64 and 66 Valley Road	1	1
SHLAA/WBR/006	West Bridgford	9 West Avenue	1	1
SHLAA/WBR/009	West Bridgford	Land off Wilford Lane, West Bridgford	90	90
SHLAA/WBR/010	West Bridgford	Numbers 11 to 13 Musters Road	2	2
SHLAA/WBR/011	West Bridgford	8 Bridgford Road	1	1
SHLAA/WBR/012	West Bridgford	Unit 2A, 100 Melton Road	2	2
SHLAA/WBR/014	West Bridgford	82-84 Henry Road	2	2
SHLAA/WBR/023	West Bridgford	47 Loughborough Road	1	1
SHLAA/WBR/027	West Bridgford	Richmand House, 88-90 Melton Road	9	9
SHLAA/WBR/032	West Bridgford	26 Wilford Lane	6	6
SHLAA/WBR/036	West Bridgford	Frenchay House, 49 Melton Road	1	1
SHLAA/WBR/042	West Bridgford	42-44 Bridgford Avenue	6	6
SHLAA/WBR/044	West Bridgford	68 Bridgford Road	1	1
SHLAA/WBR/045	West Bridgford	1 - 27 Loughborough Road & 2 - 6 Bridgford	40	40
SHLAA/WBR/046	West Bridgford	Wishing Well Day Nursery, 2 Oakfields Road	9	9
SHLAA/WBR/047	West Bridgford	Land at Melton Road	539	439
SHLAA/WBR/048	West Bridgford	Land South Of 229 Melton Road	8	8
SHLAA/WBR/052	West Bridgford	Garages west of Valley Road	4	4
SHLAA/WBR/056	West Bridgford	142-144 Julian Road	1	1
SHLAA/WBR/077	West Bridgford	67A Melton Road	3	3
SHLAA/WBR/122	West Bridgford	Land to South of 20 Bruce Drive	22	22
SHLAA/WBR/144	West Bridgford	Trentside Club, 32 Wilford Lane	13	13
SHLAA/WBR/152	West Bridgford	East of 20 Devonshire Road	1	1
SHLAA/WBR/161	West Bridgford	151 Melton Road	2	2

Site reference	Parish	Site name	Total	0-5 years
SHLAA/WBR/162	West Bridgford	Rear of 27 Millicent Road	4	4
SHLAA/WBR/163	West Bridgford	107 Trent Boulevard	1	1
SHLAA/WBR/164	West Bridgford	Annex at 100 Loughborough Road	1	1
SHLAA/WBR/165	West Bridgford	33 Fox Road	2	2
SHLAA/WBR/166	West Bridgford	4 Elm Tree Avenue	1	1
SHLAA/WBR/168	West Bridgford	274 Melton Road	9	9
SHLAA/WHA/005	Whatton in the Vale	Land south east of Coney Lane	1	1
SHLAA/WID/006	Widmerpool	Pinewood Lodge Melton Road	1	1
SHLAA/WIL/001	Willoughby-on-the-Wolds	Holmefield Cottage, London Road	1	1
SHLAA/WIL/003	Willoughby-on-the-Wolds	Land north of Back Lane	1	1
SHLAA/WIL/004	Willoughby-on-the-Wolds	Mill Lane	1	1
SHLAA/WIL/009	Willoughby-on-the-Wolds	Land North of Old Hall Farm	1	1
SHLAA/WIL/013	Willoughby-on-the-Wolds	Pathways, London Lane	4	4
SHLAA/WYS/001	Wysall and Thorpe-in-the-Glebe	The Chestnuts, Costock Road	1	1
SHLAA/WYS/006	Wysall and Thorpe-in-the-Glebe	Le Petit Champ, Widmerpool Road	5	5
		Windfall		420
		Total		5213