

GREATER NOTTINGHAM STRATEGIC PLAN EXAMINATION

Councils' response to ID6 (Post Hearing Note 1 – Housing Supply)

Revised Local Housing Need, Five-Year Housing Land Supply Calculations and Trajectories

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A **Introductory notes**

This note responds to the Inspectors' Post Hearing Note [ID6](#). In undertaking revisions to the housing trajectories and 5-year land supply positions, there are a few points of note:

- 1 For Policy 21: Toton and Chetwynd Barracks, the trajectory has been updated in accordance with the recommendations outlined in paragraphs 4 and 5 of ID6. In respect of paragraph 6, the 605 dwellings outside of the allocation are not included in the trajectory. The remainder of homes included in the trajectory relate to supply on other parts of the allocation outside of the Bloor Homes ownership which includes the character areas of Toton North, part of Toton South and part of Toton North East. The extent of Bloor Homes's ownership compared to the wider allocation is shown on page 20 of the Statement of Common Ground [\(GNC25\)](#).
- 2 Nottingham City's housing requirement currently equates to its housing supply in the submitted Plan. Re-basing the trajectory in line with the Inspectors' instructions removes two years of completions from the supply. If the housing requirement stated within submission version of the Plan remains unchanged, it follows that the City's housing requirement reduces to equate to the new supply figure.
- 3 Accordingly, the revised Nottingham City housing supply 2025/26 to 2040/41 would be 23,075 homes. If this were to become Nottingham City's revised housing requirement, this would equate to 1,442.2 per annum. (see the second five year housing land calculations in section D below).
- 4 For clarity and to improve consistency with Rushcliffe and Broxtowe, the Nottingham City trajectory removes completions on "small sites" (sites less than 5 dwellings) from the windfall row and includes them in a separate row. The totals remain unchanged.
- 5 The total housing supply included in the three revised trajectories totals 43,099 homes 2025 to 2041. This compares to a supply of 43,294 homes previously included in GNC4C over the same period.
- 6 Even with the removal of the first two years of the trajectories (to rebase them to March 2025), the trajectories remain 'front loaded' with the majority of delivery in all three councils occurring in the first half of trajectory period 2025-2041.

B Updated Local Housing Need Calculation (2025 to 2041)

The Inspectors have requested that a revised local housing need calculation consistent with the trajectories (2025 to 2041) be included in this note.

The figures in the local housing need calculation tables (2023 to 2041) originally included in [GNC1](#) were shown as rounded figures, but the calculations themselves were based on unrounded figures, to give more accurate totals. To be consistent, the recalculation of housing need 2025 to 2041 should also use unrounded figures in the calculation. For clarity, the tables in this note show the calculations using unrounded figures.

Table 1: Step 1 of the Standard Method

	Broxtowe	Nottingham	Rushcliffe
Households 2025	51,580	140,162	52,217
Households 2035	54,639	152,054	56,502
Household Growth 2025-2035	3,059	11,892	4,285
Annual Average Housing Growth 2024-2034	305.9	1,189.2	428.5

Table 2: Step 2 of the standard method

	Broxtowe	Nottingham	Rushcliffe
Median workplace-based affordability ratio 2024	7.96	5.74	10.08
Minus 4	3.96	1.74	6.08
Divided by 4	0.99	0.435	1.52
Multiplied by 0.25	0.2475	0.10875	0.38
Plus 1 (adjustment factor)	1.2475	1.10875	1.38
Household Growth with adjustment factor	381.61025	1318.5255	591.33

Step 3: Capping the level of any increase

N/A

Table 3: Step 4 of the standard method

	Broxtowe	Nottingham	Rushcliffe
Cities and Urban Centres Uplift	N/A	35%	N/A
Annual local housing need	381.61025	1780.0094	591.33

Table 4: Plan period

	Broxtowe	Nottingham	Rushcliffe
GNSP Plan period 2025-2041 (16 years)	6,106	28,480	9,461

Table 5: Greater Nottingham housing need

	2025-2041
Broxtowe plus Nottingham plus Rushcliffe	44,047

C Five-Year Housing Land Supply Calculations

- (1) Based on adoption 31st December 2026 and updated Local Housing Need Requirement as identified in Section B.

Broxtowe Borough Council**5-year housing land supply from 31st December 2026**

	Net Dwellings
5 year dwelling requirement from 31st December 2026 based on Local Housing Need (381.61 x 5 years)	1,908.05
5 year dwelling requirement from 31st December 2026 plus 5% buffer (=1,908.05 plus 5%)	2,003.45
5 year net housing supply from 31st December 2026	3,264
Total five-year supply ((3,264/2,003.45) x 5 years)	8.14 years

Nottingham City Council**5-year housing land supply from 31 December 2026***

	Net Dwellings
5 year dwelling requirement from 31st December 2026 based on Local Housing Need (1,780.01 x 5 years)	8,900.05
5 year dwelling requirement from 31st December 2026 plus 5% buffer (=8,900.05 plus 5%)	9,345.05
5 year net housing supply from 31st December 2026	10,243
Total five-year supply ((10,243/9,345.05) x 5 years)	5.48 years

*Although Nottingham City can demonstrate a 5 year land supply against the updated Local Housing Need Requirement, it has insufficient housing supply to meet the Local Housing Need Requirement over the entirety of the plan period 2025 to 2041.

Rushcliffe Borough Council**5-year housing land supply from 31st December 2026**

	Net Dwellings
5 year dwelling requirement from 31st December 2026 based on Local Housing Need (591.33 x 5 years)	2,956.65
5 year dwelling requirement from 31st December 2026 plus 5% buffer (=2,956.65 plus 5%)	3,104.48
5 year net housing supply from 31st December 2026	4,076
Total five-year supply ((4,076/3,104.48) x 5 years)	6.56 years

D Five-Year Housing Land Supply Calculations

- (2) Based on adoption 31st December 2026 and housing requirement stated within submission version of the Greater Nottingham Strategic Plan, with amended Plan period of 2025 to 2041

Broxtowe Borough Council**5-year housing land supply from 31st December 2026**

	Net Dwellings
5 year dwelling requirement from 31 st December 2026 (497 x 5 years)	2,485
5 year dwelling requirement from 31 st December 2026 plus 5% buffer (=2485 plus 5%)	2,609
5 year net housing supply from 31 st December 2026	3,264
Total five-year supply ((3,264/2,609) x 5 years)	6.25 years

Nottingham City Council**5-year housing land supply from 31st December 2026**

	Net Dwellings
5 year dwelling requirement from 31 st December 2026 (1,442.2 x 5 years)*	7,211
5 year dwelling requirement from 31 st December 2026 plus 5% buffer (= 7,211 plus 5%)	7,572
5 year net housing supply from 31 st December 2026	10,243
Total five-year supply ((10,243/7,572) x 5 years)	6.76 years

*See Introductory Note 3.

Rushcliffe Borough Council**5-year housing land supply from 31st December 2026**

	Net Dwellings
5 year dwelling requirement from 31 st December 2026 (664 x 5 years)	3,320
5 year dwelling requirement from 31 st December 2026 plus 5% buffer (=3,320 plus 5%)	3,486
5 year net housing supply from 31 st December 2026	4,076
Total five-year supply ((4,076/3,486) x 5 years)	5.85 years

E Updated Trajectories (2025-2041)**Broxtowe Borough Council****Trajectory**

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total
Previous Completions																	0
Completions on non-allocated sites and identified SHLAA capacity	218	313	143	112	104	214	126	68	30	24	0	0	0	0	0	0	1,352
Toton SLG and Chetwynd Barracks	0	0	25	95	125	210	315	275	320	240	150	150	150	150	150	150	2,505
Field Farm Stapleford	36	36	36	36	36	36	10	0	0	0	0	0	0	0	0	0	226
Boots Beeston	127	110	110	35	0	0	0	0	0	0	0	0	0	0	0	0	382
Part 2 Local Plan Sites	148	602	213	185	74	101	64	64	64	47	37	37	37	26	0	0	1,699
Windfall	0	0	0	211	211	211	211	211	211	211	211	211	211	211	211	211	2,743
Lapse Assumption	-14	-10	-15	-15	-14	-13	-13	-11	-11	-11	-10	-9	-9	-9	-8	-8	-180
Projected completions	515	1,051	512	659	536	759	713	607	614	511	388	389	389	378	353	353	8,727
Cumulative Completions	515	1,566	2,078	2,737	3,273	4,032	4,745	5,352	5,966	6,477	6,865	7,254	7,643	8,021	8,374	8,727	8,727

Part 2 Local Plan Sites (Breakdown)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total
East of Coventry Lane Stapleford	0	37	37	37	37	37	37	37	37	37	37	37	37	26	0	0	470
West of Coventry Lane Stapleford	55	57	57	57	3	0	0	0	0	0	0	0	0	0	0	0	229
Severn Trent Beeston	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beeston Maltings Beeston	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beeston Cement Depot Beeston	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wollaton Road Beeston	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	12
Awsworth Bypass Awsworth	62	62	62	34	29	0	0	0	0	0	0	0	0	0	0	0	249
Church Lane Brinsley	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Walker Street Eastwood	18	27	57	57	5	0	0	0	0	0	0	0	0	0	0	0	164
Kimberley Depot Kimberley	0	0	0	0	0	27	27	27	27	10	0	0	0	0	0	0	118
Eastwood Road Kimberley	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	25
The Square Beeston	0	419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	419
Total	148	602	213	185	74	101	64	64	64	47	37	37	37	26	0	0	1699

Nottingham City Council

Trajectory

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total
Completions on non-allocated sites and identified SHLAA capacity	2,035	729	613	293	0	1,519	729	179	50	0	0	0	0	0	0	0	6,147
Broad Marsh	0	0	0	0	0	125	125	125	125	125	125	125	125	0	0	0	1,000
Boots	70	70	67	0	0	0	0	0	0	0	0	0	0	0	0	0	207
Local Plan Part 2 sites	1,007	429	932	869	456	1,313	973	566	310	145	75	75	0	0	0	0	7,150
Windfall	0	0	0	582	582	582	582	582	582	582	582	582	582	582	582	582	7,566
Small site allowance (less than 5 dwellings)*	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	1,648
Demolitions	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	160
Lapse Assumption	78	40	37	36	5	125	74	31	22	12	9	9	6	0	0	0	483
Projected completions	3,127	1,281	1,668	1,801	1,126	3,507	2,428	1,514	1,138	933	866	866	794	675	675	675	23,075
Cumulative Completions	3,127	4,408	6,076	7,878	9,004	12,511	14,938	16,452	17,590	18,523	19,389	20,255	21,049	21,724	22,399	23,074	23,075

*The Nottingham City SHLAA does not include sites under 5 dwellings - accordingly an assumption is made based on delivery on such sites over the previous 10 years.

Part 2 Local Plan Sites (Breakdown)

SITE_ADDRESS	LAPP REF	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2023-41
Eastglade, Top Valley - Former Eastglade School Site, Birkdale V	SR03	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33
Ridgeway - Former Padstow School Detached Playing Field,	SR05	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38
Beckhampton Road - Fomer Padstow School Detached Playing f	SR06	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42
Eastglade Road - Former Padstow School Site	SR08	129	129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	258
Edwards Lane - Former Haywood School Detached Playing Field	SR09	25	50	50	25	0	0	0	0	0	0	0	0	0	0	0	0	150
Piccadilly - Former Henry Mellish School Playing Field	SR10	0	29	28	0	0	0	0	0	0	0	0	0	0	0	0	0	57
Highbury Road - Former Henry Mellish School Site	SR12	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45
Armside Road - Former Chronos Richardson	SR13	0	0	62	48	0	0	0	0	0	0	0	0	0	0	0	0	110
Haydn Rd/Hucknall Rd - Severn Trent Water Depot	SR17	0	0	0	0	0	0	20	25	25	0	0	0	0	0	0	0	70
Sherwood Library, Spondon Street , NottinghamNG5 4AB	SR18	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41
Radford Road - Former Basford Gasworks	SR19	50	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101
Chingford Road Playing Field, Wigman Road	SR21	30	30	30	30	10	0	0	0	0	0	0	0	0	0	0	0	130
Beechdale Road - South of Former Co-op Dairy	SR26	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17
Chalfont Drive - Former Government Buildings	SR27	0	35	35	34	0	0	0	0	0	0	0	0	0	0	0	0	104
Robin Hood Chase, St Ann's Well Road	SR31	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14
Carlton Road - Castle College	SR32	0	0	0	0	0	55	0	0	0	0	0	0	0	0	0	0	55
Alfreton Road - Forest Mill	SR34	493	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	493
Salisbury Street	SR36	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	21
Derby Road - Former Hillside Club, Leengate	SR39	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	40
Ruddington Lane - Rear of 107-127	SR47	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Sturgeon Avenue - The Spinney	SR48	0	0	0	0	0	18	18	0	0	0	0	0	0	0	0	0	36
Clifton West, Hawksley Gardens	SR49	80	80	80	25	0	0	0	0	0	0	0	0	0	0	0	0	265
Farnborough Rd - Former Fairham Comprehensive School	SR51	0	0	60	60	64	0	0	0	0	0	0	0	0	0	0	0	184
Royal Quarter - Burton St, Guildhall, Police Station and Fire Stati	SR53	0	0	0	0	0	100	100	100	100	0	0	0	0	0	0	0	400
Creative Quarter - Bus Depot, Lower Parliament St	SR56	0	0	0	0	0	70	65	0	0	0	0	0	0	0	0	0	135
Canal Quarter - Island Site, Manvers Street	SR59	0	0	211	348	347	0	0	0	0	0	0	0	0	0	0	0	906
Canal Quarter - Queens Rd, East of Nottingham Station, Queens	SR61	0	0	0	0	0	200	0	0	0	0	0	0	0	0	0	0	200
Unity Square Phase 2	SR62	0	0	0	0	0	295	295	0	0	0	0	0	0	0	0	0	590
Canal Quarter - Waterway Street, Traffic Street	SR63	0	0	227	0	0	0	0	0	0	0	0	0	0	0	0	0	227
Canal Quarter - Sheriffs Way/Arkwright Street, Meadows Way	SR64	0	0	149	168	35	30	0	0	0	0	0	0	0	0	0	0	382
Canal Quarter - Arkwright Street East	SR65	0	0	0	0	0	149	114	113	0	0	0	0	0	0	0	0	376
Canal Quarter - Crocus Street Southpoint (66-68 London Rd)	SR66	0	0	0	131	0	0	0	0	0	0	0	0	0	0	0	0	131
Waterside - Iremonger Road, London Road	SR69	0	0	0	0	0	30	30	30	35	0	0	0	0	0	0	0	125
Waterside - Cattle Market, Cattle Market Road	SR70	0	0	0	0	0	26	26	13	0	0	0	0	0	0	0	0	65
Waterside - Meadow Lane	SR71	0	0	0	0	0	175	175	175	0	0	0	0	0	0	0	0	525
Waterside - Freeth Street	SR72	0	0	0	0	0	40	40	40	80	75	75	75	0	0	0	0	425
Waterside - Daleside Road, Trent Lane Basin,	SR73	0	0	0	0	0	70	70	70	70	70	0	0	0	0	0	0	350
		1007	429	932	869	456	1313	973	566	310	145	75	75	0	0	0	0	7150

Rushcliffe Borough Council

Trajectory

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total
Completions on non-allocated sites and identified SHLAA capacity	241	213	92	9	5	135	85				141						921
Land at Melton Road, Edwalton	52	77	60	60	47	16					30						342
Land at former Cotgrave Colliery *																	0
Land at Former RAF Newton	22	44	88	88	88	45											375
Land north of Bingham	88	88	88	88	4												356
Land south of Clifton	143	206	220	220	220	220	220	220	220	220	220	220	220	101			2,870
East of Gamston/North of Tollerton			70			88	176	220	220	220	220	220	220	220	220	220	2,314
Part 2 Local Plan Sites	359	398	272	210	178	104	44	26	0	0	20	44	6	0	0	0	1,661
Windfall	0	0	0	191	191	191	191	191	191	191	191	191	191	191	191	191	2,483
Lapse Assumption	-5	-5	-2	-1	0	-1	-1	-1	-1	-1	-2	-1	-1	-1	-1	-1	-25
Projected completions	900	1,021	888	865	733	798	715	656	630	630	820	674	636	511	410	410	11,297
Cumulative Completions	900	1,921	2,809	3,674	4,407	5,205	5,920	6,576	7,206	7,836	8,656	9,330	9,966	10,477	10,887	11,297	11,297

*Sites where residential development complete

Part 2 Local Plan Sites (Breakdown)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total
Former Bunny Brickworks				22	44	44											110
Land East of Church Street*																	0
Land RO Mill Lane/The Old Park	44	44	44	44	2												178
South of Hollygate Lane	44	88	52	25													209
Land south of Butt Lane	20	22															42
North of Butt Lane	15	44	29														88
Land off Rempstone Road (north)	44	24															68
Land north of Lantern Lane*																	0
Flintham Islamic Institute						20	44	26									90
Land east of Gypsum Way /The Orchards	22	44	30														96
Land off Nicker Hill	23																23
Platt Lane*																	0
North of Bunny Lane	2																2
Hillside Farm											20	44	6				70
Land north of Nottingham Road (mixed use)	24	44	44	44	44												200
72 Main Road																	0
Land off Shelford Road	44	44	29														117
North of Grantham Rd (south of railway line)	44	44	44	44	44	40											260
The Paddocks				31	44												75
Land adjacent to Grooms Cottage*																	0
Land North East of Marl Close	14																14
Land north west of Asher Lane*																	0
Land south of Meadowcroft*																	0
Land opposite Mere Way	19																19
Land North of Park Lane*																	0
Total	359	398	272	210	178	104	44	26	0	0	20	44	6	0	0	0	1,661

*Sites where residential development complete