



Greater Nottingham Strategic Plan Examination

Post Hearing Note 1: Housing Supply

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Examination Webpage: [Greater Nottingham Strategic Plan Examination](#)

10 August 2026

Introduction

1. At the examination hearing held between 14-23 July 2026 we heard evidence on housing land supply. We have reached interim views on that evidence and as a result consider that some changes need to be made to the Plan's housing land supply.
2. The Councils should amend the revised housing trajectories and five year housing land supply calculations discussed at the hearing (GNC4C) in accordance with the details set out below.
3. We need this work to be carried out before we comment further on other post hearing matters because it may have a bearing on our advice to the Councils on progressing the Plan.

Housing Supply - sites

Policy 21: Toton and Chetwynd Barracks

4. In the revised housing trajectory (GNC4C) this strategic site was estimated to deliver 2,700 homes over the plan period. However, the hearing statement by Avison Young on behalf of the Defence Infrastructure Organisation (index of written statements – matter 5) refers to a total of 1,050 completions for the Chetwynd Barracks site, and the statement of common ground between Bloor Homes Ltd and Broxtowe Borough Council (GNC25) sets out a trajectory of 1,455 completions over the plan period. Together, these total 2,505 homes.
 5. We prefer the more detailed justifications given by the site promoters. We therefore require the combined delivery to be reduced by 195 to 2,505 homes over the plan period.
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6. Paragraph 4.27 of the statement of common ground (GNC25) states that the figure of 1,455 includes 605 homes on land not currently proposed for allocation. Please will the Councils clarify if the 605 dwellings are included in the revised trajectory (GNC4C)? If so, as they are not within the proposed allocation a further 605 dwellings would also need to be removed from the trajectory, reducing the overall number to 1,900 homes.

Policy 24: Former Stanton Tip

7. We agree with the Councils that this site is now unlikely to come forward within the plan period and should be deleted from the Plan. We note that this site is already deleted from the latest revised housing trajectories (GNC4C).

Policy 30: Land South of Clifton

8. The revised housing trajectory (GNC4C) shows that from 2027/28 the site would be delivering a large number of homes, with two years over 300 homes and six years of 250 homes being delivered. The Councils have said that the high delivery rates are achievable as the site benefits from existing infrastructure, Homes England involvement, and evidence provided by site owners in the SHLAA.
9. However, no other sites in the plan area are achieving such high delivery rates over a sustained period of time. For sites over 2000 homes the Lichfields Start to Finish report (HO/5) provides an average annual build out rate of 100-188 homes per annum (lower to upper quartile figures). While we recognise that local circumstances may differ from the national average, the Edwalton site used by the Councils as being an example of good delivery only managed in its most productive period to deliver an average of 220 dwellings, with the delivery rate for the whole site period being lower.
10. We conclude that there is a lack of convincing evidence from the Councils and from the site promoters that the higher sustained levels of delivery are achievable. We consider a more reasonable but still challenging delivery rate is 220 dwellings per year. That would accord with the most productive phase of the Edwalton site and is consistent with the highest delivery rate expected on land East of Gamston/North of Tollerton. The trajectory for this strategic site should therefore be capped at 220 homes per year where that figure is exceeded in the trajectory (2027/2028 – 2035/2036).

Housing supply - calculation

11. During the hearing session on housing need, participants drew our attention to two recent local plan examination reports at Winchester (REP3) and Amber Valley (REP4). These reports reached findings on the calculation of local housing need for local plan purposes. In summary, it was concluded that the affordability adjustment made as part of the calculation of local housing need accounts for any past under or over delivery of housing. There is therefore no requirement to specifically address under or over delivery of housing prior to the date to which the affordability adjustment relates. This is consistent with the advice contained in the 2023 Planning Practice Guidance (2023 – ID2a-010-2021216).
12. In the case of the Greater Nottingham Strategic Plan we understand the calculation of the affordability adjustment used data published in March 2025, being the latest

available information when the revised local housing need figure was calculated shortly after submission (GNC1).

13. This has implications for the calculation of housing supply during the plan period. Since the calculation of local housing need is a forward-looking assessment, it runs from the date it was calculated to the end of the plan period. Any under or over supply of housing prior to the date of calculation is irrelevant for the purposes of the Plan. To that end the housing trajectories and five year housing land supplies need updating by deletion of housing supplies prior to the latest calculation of local housing need. We will comment further on how that might affect the housing requirement(s) of the Plan in any subsequent post hearing note.

Next Steps

14. Please would the Councils carry out the changes to housing supply set out above and provide us with revised housing trajectories and five year housing land supply calculations. We would be grateful for a reply within the next two weeks. If any further clarification is required, please let us know via the programme officer.
15. We are not inviting comments on the views reached in this note. They are provisional at this stage. If the Plan is found to be legally compliant and sound subject to modification, those modifications will be subject to consultation which will provide an opportunity for any further representations on the matters outlined above.
16. A copy of this letter should be published on the examination website.