

SHLAA summary

Housing completions in the monitoring year 2017/ 2018 are 324 dwellings (on the assumption that no further dwellings are finished in the few weeks until the end of March) which is the highest figure since the economic downturn in 2008/09. Permissions for new housing continue to go up year on year with over 2,500 dwellings available on sites under construction or with planning permission.

The five year supply summary is given below.

Requirement

The requirement from 1 April 2018 to 31 March 2023 (taken from the adopted Core Strategy) is 2,050 dwellings (430 x 5). First added to this is a buffer of 20% which would take the requirement up to 2,580 dwellings (2150 x 1.2). There is a shortfall of 856 dwellings which has built up since the start of the Core Strategy period and this needs to be added to the overall requirement figure. This can be done in one of two ways which is to have this added in full to the five year requirement or spread over the remainder of the plan period. Government advice is that it should be added to the five year requirement where possible, and this is considered particularly important in Broxtowe given the historic under-provision of housing and the need to continue to secure an uplift in housing delivery overall.

The requirement figure is therefore **3436**.

Five year Supply

The supply from specific deliverable sites during the same period is 2,549. Deducted from this is a 'lapse rate' of 9% from sites with extant planning permission (excluding Core Strategy allocations) which takes the figure down to 2,465. Added to this is a 'windfall allowance' of 200 homes which is in line with advice in the NPPF and takes the final supply figure to **2665**.

The five year supply therefore amounts to **3.9 years** with a shortfall of 771 which is proposed to be met with additional allocations to be made in the Part 2 Local Plan which will be reported to a future Jobs and Economy Committee. This figure does not indicate that additional allocations will be required to those already included and consulted on in the publication version of the Part 2 Local Plan.

Whole plan supply

The overall supply of homes during the Plan period (to 2018) is good, with a number of large sites anticipated to continue build rates beyond the five year supply period and, in the case of Chetwynd Barracks, beyond the end of the Plan. Excluding sites to be allocated in the Green Belt, the shortfall of available sites over the whole plan period amounts to 152 dwellings.

Decisions on the final version of the Part 2 Local Plan will be reported back to the next Jobs and Economy Committee. However, the information in the SHLAA gives a good indication that it will be possible to include a buffer of housing sites both over a five year and whole plan period which will be helpful to ensure a sound Part 2 Local Plan.