

Nottinghamshire Local Transport Plan Evidence Base Report

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5. Growth

5.1 Housing site locations

Across the county, over 15,700 dwellings are identified for development on sites with over 100 dwellings. 6,300 of these dwellings have planning permission or are under construction. The remaining 9,400 dwellings are those identified in district council 'strategic housing land availability assessments' (SHLAAs). These are sites that are reasonably expected to come forward, i.e. they are suitable; available; and achievable; mostly with an anticipated start date in the next five years. All districts have identified many more additional sites in their SHLAAs which are not, or may not be, suitable; available; or achievable. One of the main reasons for this is that planning policy changes would be needed in order to bring these sites forward.

Newark & Sherwood district has identified the greatest number of large sites. Most of the large sites in Bassetlaw, Broxtowe, Gedling and Newark & Sherwood are predominantly SHLAA sites. Other additional significant sites include Sharphill, West Bridgford (1,200 dwellings) and Gedling Colliery (1,120 dwellings). Figure 39 below identifies the locations of housing site commitments in Nottinghamshire.

Growth points and possible Sustainable Urban Extensions (SUEs) have not been included in the figures above. The proposed housing numbers in each of the districts are detailed within the districts' local development frameworks and are detailed in tables 19 to 23 below. The housing numbers are, however, now in question as a result of the recent revocation of the East Midlands Regional Plan and its housing targets.

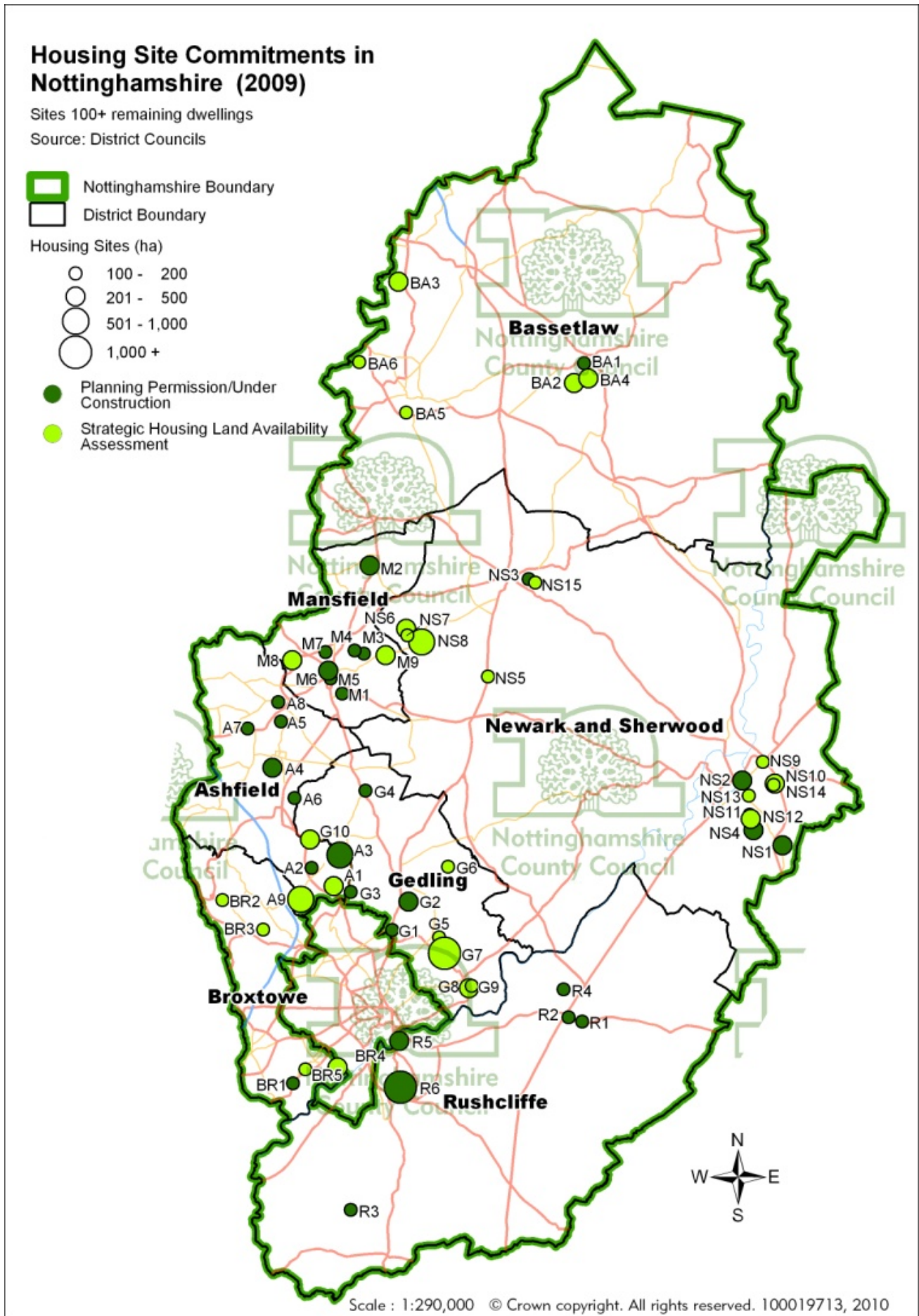


Figure 39: Housing site commitments in Nottinghamshire

Source: District councils

October 2010

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Table 19: Proposed housing numbers in Ashfield

	District wide	Hucknall	Rest of Ashfield
Requirement to 2026	11,200	3,600	7,600
Completions 1/04/06-31/03/09	1,510	611	899
Existing planning permissions	3,166	1,318	1,848
Balance to find	6,524	1,671	4,853
Homes identified by SHLAA within urban area	1,969	1,490	479

Source: Ashfield District Local Development Framework

Table 20: Proposed housing numbers in Bassetlaw

	Worksop	Retford	Harworth	Carlton & Langold	Tuxford	Misterton	Rural service centres
Requirement to 2026	1,806	1,468	1,242	226	226	169	508
Current permissions and allocations 2010-2015	429	1,076	187	361	22	173	122

Source: Bassetlaw District Local Development Framework

Table 21: Proposed housing numbers in Broxtowe, Gedling and Rushcliffe (the county part of the Nottingham Core Housing Market Area)

	Broxtowe	Gedling	Rushcliffe
Requirement to 2026	6,800	8,000	15,000
Completions 1/04/06-31/03/09	1,035	947	1,140
Principal urban area	2,796	3,923	10,278
Non-principal urban area	2,969	3,130	3,582
Balance to find	5,765	7,053	13,860

Source: Nottingham Core Local Development Framework

Table 22: Proposed housing numbers in Mansfield

	District wide	Mansfield urban area	Warsop parish
Requirement to 2026	10,600		
Completions 1/04/06-31/03/09	966	893	73
Existing planning permissions	3,206	2,727	476
Balance to find	6,431		

Source: Mansfield District Local Development Framework

Table 23: Proposed housing numbers in Newark & Sherwood

	District wide	Newark urban area	Service centres	Principal villages
Requirement to 2026	14,161	9,913	2,832	1,416
Completions 1/04/06-31/03/09	3,549	2,153	969	427
Balance to find	10,614	7,760	1,864	990

Source: Newark & Sherwood District Local Development Framework

5.2 Employment land locations

Over 510 hectares (ha) of employment land commitments of 2 ha or more (allocations, outstanding planning permissions or land under construction) have been identified in the county. Around 20% of the county's employment land is found in both Newark & Sherwood and Ashfield whilst Gedling (6%) and Broxtowe (7%) have the least amount of available land. A significant amount of identified employment land (48%) in the county does not have planning permission and almost all the employment land identified in Bassetlaw does not have planning permission.

Figure 40 below identifies the employment land availability in Nottinghamshire. Significant employment land sites are located at Chapel Lane, Bingham (37.1 ha); Bevercotes Colliery (35.75 ha); Abbott Rd, Mansfield (29.25 ha); and Pinxtion Lane, Sutton in Ashfield (25.5 ha).

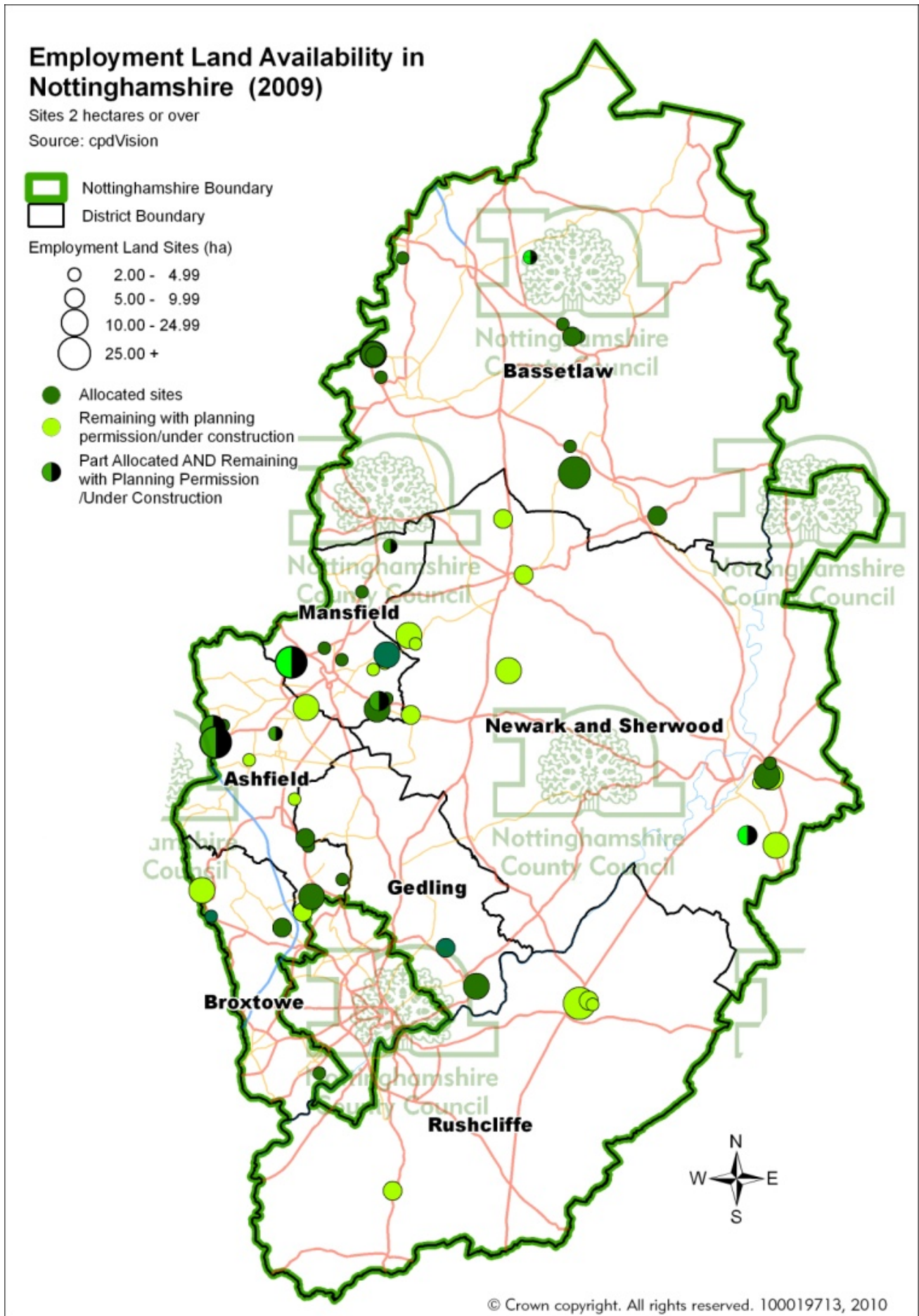


Figure 40: Identified employment land availability in Nottinghamshire
Source: District councils. Employment land is identified as either/or Use Classes order B1, B2 or B8

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5.3 Forecast increase in jobs 2006-2021

The Department for Transport model TEMPRO provides forecasts of population growth and jobs growth. Figure 41 below shows the forecast percentage increase in jobs in Nottinghamshire.

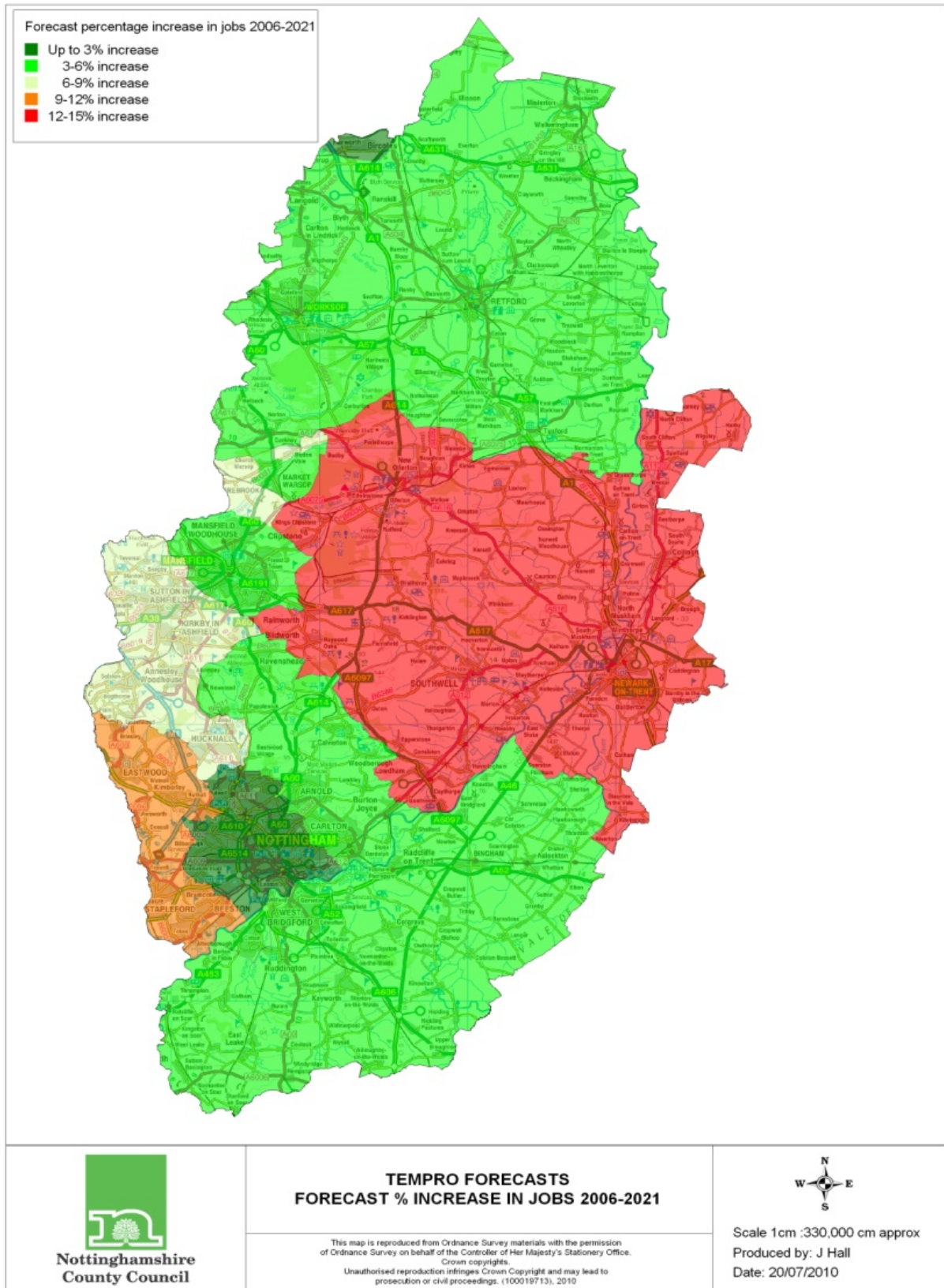


Figure 41: Forecast percentage increase in jobs in Nottinghamshire 2006-2021
Source: TEMPRO forecasts