



Report for: Cabinet

Date 7 July 2011

Subject: Greater Nottingham Aligned Core Strategies – Housing Provision
Position Paper / Revised Policy 1 Climate Change

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1. Purpose of the Report

- 1.1 This report presents the Housing Provision Position Paper, setting out why and how the review of the housing numbers in the draft Aligned Core Strategies was undertaken and its key findings. For Gedling Borough together with Broxtowe Borough, Erewash Borough and Nottingham City Council, it includes proposed housing figures to be included in the next version of the Aligned Core Strategies. The report also sets out the different approaches being taken in Ashfield District Council and Rushcliffe Borough Council.
- 1.2 A revised Policy 1 on Climate Change is also included for consideration.
- 1.3 The purpose of the report is to seek endorsement for the paper to be issued for consultation this summer.

2. Background

- 2.1 The Coalition Government has made it clear that Regional Spatial Strategies¹ will be replaced and the Localism Bill will enable this to happen when it comes into force, expected towards the end of 2011. Work on the draft Aligned Core Strategies has therefore recently focused on developing an

¹ The Regional Spatial Strategy set strategic planning guidance for the region and required a minimum of 60,600 new homes to be provided for Greater Nottingham

approach to housing provision figures for the next (Publication) version of the Aligned Core Strategies. This work has fed into the attached draft Housing Provision Position Paper at Appendix 1.

- 2.2 The draft Housing Provision Position Statement summarises the work commissioned by Joint Planning Advisory Board² at its meeting of 2nd September 2010, to review the housing provision figures in the draft Aligned Core Strategies. The main task was to examine the most recent evidence in the form of the Government's 2008-based Household Projections and to look at four "scenarios"³, chosen to aid understanding of how different factors influence housing provision. The aim was to justify a housing provision figure by the available evidence which would help determine whether the Aligned Core Strategies figure remains an appropriate basis for planning for the housing requirements of Greater Nottingham.

3. Housing Provision Figures

- 3.1 At a Greater Nottingham level, the paper concludes that the housing provision figures set out in the draft Aligned Core Strategies continue to be appropriate figures to plan for. These figures are considerably lower than the housing figures implied by the Government's Household Projections, but to provide a level of housing to meet with these latest household projections (nearly 20,000 extra new homes above draft Aligned Core Strategies levels) is not considered feasible in the light of current market conditions, nor desirable in terms of the scale of greenfield development required. It would also require a wholesale review of the evidence supporting the Aligned Core Strategies, such as Infrastructure Delivery, Sustainability Appraisals and Habitat Regulations Assessment.
- 3.2 The draft Aligned Core Strategies housing figures will still be challenging to deliver, as they represent a step change increase in housing delivery over past rates, and will also require quite significant greenfield development. However, they are sufficient to allow for economic and job growth in line with wider aspirations, and with an early return to more favourable market conditions and a supply of readily available sites, the figures are considered to be achievable.
- 3.3 The housing distribution between those councils, as proposed through the draft Aligned Core Strategies, is supported by the available evidence, and is therefore an appropriate distribution to plan for. The approach is based on the

² The role of the Joint Planning Advisory Board is to advise the constituent Councils of Ashfield District, Broxtowe Borough, Erewash Borough, Gedling Borough, Nottingham City and Rushcliffe Borough on the alignment of planning work across the Greater Nottingham area and other spatial planning matters of mutual concern.

³³ The four scenarios were:-Scenario 1 Natural Change in the existing population; Scenario 2 Net nil migration; Scenario 3 No increase in jobs; Scenario 4 Continue with past house building rates

previous work and consultation undertaken on the draft Aligned Core Strategies, including the 'Appraisal of Sustainable Urban Extensions Study' (2008) and the 'Greater Nottingham Sustainable Locations for Growth Study' (2010). Officers at the respective Councils consider that as the origins of this distribution is the Regional Spatial Strategy, which at the time of writing is still part of the Statutory Development Plan, this approach is more likely to be found "sound" at Examination.

- 3.4 In order to comply with Government advice, it is necessary to 're-base' the housing figures, updating the draft Aligned Core Strategies figures (which covered the period from 2009 to 2026) to figures which cover the period from 2011 to 2028. The paper sets out how this will be done.
- 3.5 The draft Housing Provision Paper and draft Policy 1 on Climate Change were considered at the meeting of the Joint Planning Advisory Board on 17th June 2011 and support was given to the intention of publishing the paper for consultation over this summer.

4. Housing Distribution

- 4.1 During the preparation of the Regional Strategy, Gedling Borough consistently argued that the splitting of their housing allocations by specifying a figure which had to be provided in or adjacent to the main built up area of Nottingham (the Principal Urban Area) reduced flexibility and discretion in deciding the locations for housing within the borough, whilst also in some cases prejudicing much needed development elsewhere. The paper states that the general strategy of the Regional Strategy of urban concentration and regeneration will continue to apply, but without the strict numerical breakdown imposed by the Regional Strategy.

5. Locally Distinct Matters

- 5.1 There are a number of other, locally distinct, issues related to the distribution of housing within each Council area on which Councils will be seeking views.. It is hoped that the locally distinct consultation will run in parallel with the Housing Provision Position paper which is scheduled to commence on 25th July 2011, subject to appropriate executive agreement.

6. Policy 1 Climate Change

- 6.1 The Climate Change policy of the draft Aligned Core Strategies received a significant level of comment at the last consultation. In addition, the Government has also recently published further guidance on what will constitute 'zero carbon' for residential development. The policy has therefore been redrafted and refined, and a draft is attached as Appendix 2 to this report.

7. Conclusions

- 7.1 It is the intention to publish the Housing Provision Position Statement following its consideration by the executive bodies of the relevant Councils. As it sets out a position which has already been the subject of extensive consultation, the Councils will be seeking views on the document as it is not a formal statutory stage of consultation. However, all stakeholders, partners and those who previously made comments on the draft Aligned Core Strategies will be made aware, and any comments made will be recorded and considered. It is proposed that the Housing Provision Position paper and revised policy on Climate Change (both subject to minor editing changes) are issued for eight weeks consultation on 25th July 2011, with a closing date of 19th September 2011.

Recommendation

It is recommended that Cabinet agree to publish the Housing Provision Position Statement and the revised Policy 1 on Climate Change for consultation from 25th July until 19th September 2011 as a basis for preparing the next version of the Aligned Core Strategies.