



Report for: Cabinet 12 January 2012

Subject: Gedling Borough Council Annual Monitoring Report (April 2010 – March 2011)

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1. Purpose of the Report

To inform members of the Council's Annual Monitoring Report in accordance with the timetable for the Local Development Scheme.

2. Background

The Annual Monitoring Report forms part of the Local Development Framework and aims to assess the implementation of the Local Development Scheme and the preparation of Local Development Documents.

This Annual Monitoring Report covers the period 1 April 2010 – 31 March 2011 and sets out in detail how progress is being made on the elements of the Local Development Framework currently in production.

In addition, it provides details of how the Borough is performing against the Core Development Indicators as required by '*Local Development Framework Monitoring: A Good Practice Guide*' as updated by '*Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008*' (published by Department for Communities and Local Government).

The Annual Monitoring Report also provides details of general social, environmental and economic effects as background information about conditions within the Borough.

The timescale for bringing this document to the attention of members is set by a number of factors.

- § Firstly, because the Annual Monitoring Report covers activity during the year up to the end of March 2011 it can take time for some information (for example National House Building Council housing completions and other

external data) to feed through to the Borough Council. Data sources are then analysed and interpreted by Council officers as well as others outside of the Council before they can be presented in the Report.

- § Secondly, the deadline for the submission of the Annual Monitoring Report to the Department for Communities and Local Government is the end of December each year. It is inadvisable to submit the Report far in advance of this deadline as the publication of new guidance or good practice could require a reworking of the Report.

A copy of the Annual Monitoring Report is available on the website using the following link:

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/localdevelopmentframework> and is available on request to the Planning Policy section.

In July 2008 the Government published a "Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008" for regional planning bodies and local planning authorities to report on in their Annual Monitoring Reports. In March 2011, the Government wrote to all local planning authorities to announce the withdrawal of the guidance of local plan monitoring including the "Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008". The letter states that it is a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. This Annual Monitoring Report continues to report on the 2008 Core Output Indicators for the time being in order to be able to demonstrate ongoing trends and for comparison / consistency purposes.

3. Progress

The key points are:-

Local Development Framework (pages 9 – 16 of Annual Monitoring Report)

- § Progress of Local Development Framework preparation is assessed against the version of the Local Development Scheme dated March 2010.
- § All Greater Nottingham local planning authorities previously agreed to align their Core Strategies. However, as a result of taking different approaches to housing numbers, Broxtowe, Erewash, Gedling and Nottingham City Councils are proceeding with Aligned Core Strategies on the basis of figures included in previous versions of the Aligned Core Strategies. Rushcliffe are preparing a separate Core Strategy based on a locally derived housing provision figure for their Borough, which apart from housing numbers, will remain closely aligned with the Aligned Core Strategies. Ashfield are also reconsidering their Core Strategy, and will be progressing plans in 2012.
- § In July 2010, the Secretary of State for Local Government and Communities confirmed the abolition of Regional Strategies. As a result, the Greater Nottingham Councils decided to revisit the housing provision

levels to be included in the Aligned Core Strategies. To this end, a consultation was undertaken during the summer of 2011 and focused on whether the previous housing provision figures remained appropriate. The publication draft of the Aligned Core Strategies for Broxtowe, Erewash, Gedling and Nottingham City is programmed for Spring 2012.

Core and Local Output Indicators (pages 22 – 42 of Annual Monitoring Report)

Business Development and Town Centres

- § No new employment floorspace (over 0.4 hectares or 1,000 sqm) constructed during the monitoring period.
- § No employment loss (over 0.1 hectares) to other uses.
- § Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the then Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 33.1 hectares.

Housing

- § The net dwelling completions figure for the monitoring period was 341. There has been a drop in dwelling completions since the levels in 2007/08 due to the effects of the economic recession which means that housing delivery has slowed or stopped on a number of sites. However, dwelling completions have significantly increased in 2009/10 and 2010/11.
- § The most common completed new build dwelling types were four or more bedroom houses followed by two-bedroom flats.
- § Brownfield development has accounted for 38 per cent of housing completions, which is less than the target of 60 per cent. In June 2010, the Government amended Planning Policy Statement 3: Housing in part to exclude private residential gardens from the definition of previously developed land in Annex B. This has caused the percentage of brownfield development to decrease because a proportion of planning permissions relate to garden land. In addition, the Replacement Local Plan (2005) allocates 13 out of 15 sites for residential development on greenfield land, 6 of which are currently under construction. As such, a higher proportion of allocated dwellings completed are on greenfield land.
- § The proportion of new affordable dwellings has decreased from 18 per cent in 2009/10 to 14 per cent in 2010/11.

Environmental Quality

- § In 2010, there was a total of 1,199.20 ha of land designated as Site of Importance for Nature Conservation (SINCs). During the monitoring period, there was a net loss and the total figure of SINCs area has decreased to 1,198.06ha due to a boundary extension for 'Georges Lane Scrub' and a loss of land at 'Catfoot Lane Grassland'.
- § Arnot Hill Park was awarded a Green Flag for the fifth time in 2011.

Five Year Housing Land Supply Report (pages 68 – 79 of Annual Monitoring Report)

Gedling Borough's Five Year Housing Land Supply (2011) report is attached as Appendix 4 to the Annual Monitoring Report. The report considers the Borough's supply of housing land against the housing requirement for the Borough set by the East Midlands Regional Plan (2009). The assessment shows that against the housing requirement of the East Midlands Regional Plan (2009), Gedling Borough Council does not have a five year housing supply of land for housing (for the period 1 April 2012 and March 2017). The shortfall of supply against the housing requirement is 769 dwellings which results in the Borough Council having a 3.2 years supply of future housing land.

The supply of housing land is reduced primarily as a result of the lower rate of completions achieved in previous years due to the ongoing economic recession and due to specific difficulties with some of the sites (in particular Gedling Colliery/Chase Farm and Dark Lane). It is currently anticipated that the Aligned Core Strategy will be adopted in late 2012 / early 2013 and this will increase the Borough Council's future supply of housing land that can be included in the next rolling 5 year period. Given this context, it is anticipated that the shortfall in supply of sites is short term and will be addressed by the adoption of the Aligned Core Strategy.

4. Conclusion

Satisfactory progress is generally being made in the areas covered by the Annual Monitoring Report. Where progress has not been made as anticipated, an explanation has been provided for the reasons for this.

5. Recommendation

Members are **recommended** to: -

- § Note the key points from the Annual Monitoring Report (April 2010 – March 2011).