

## Report to Cabinet

**Subject:** Authority Monitoring Report 2011/12 and Five Year Housing Land Supply Assessment (as at 31 March 2012)

**Date:** 4 April 2013

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### Wards Affected

All wards.

### Purpose

This report is to inform the members of the Gedling Borough's Authority Monitoring Report (April 2011 – March 2012) and Gedling Borough's Five Year Housing Land Supply Assessment (as at 31 March 2012).

### Key Decision

This is not a Key Decision.

### Background

#### Authority Monitoring Report

- 1 The Authority Monitoring Report covers the period 1 April 2011 to 31 March 2012.
- 2 The Authority Monitoring Report forms part of the Local Development Framework and it contains information on the implementation of the Local Development Scheme and the extent to which the policies set out in the Gedling Borough Replacement Local Plan (2005) and the East Midlands Regional Plan (2009) are being achieved.
- 3 The Authority Monitoring Report also provides details of general social, environmental and economic effects as background information about conditions within the Borough.
- 4 A copy of the Authority Monitoring Report is available in Appendix A.
- 5 The key points are:-

#### Local Development Framework (pages 8 – 11)

- Broxtowe, Gedling and Nottingham City Councils are working together to produce the Aligned Core Strategies. The Publication Version of the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be
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made on its legal compliancy and 'soundness'. The Aligned Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City are anticipated to be submitted for independent examination in late spring/early summer 2013.

- The Borough and City Councils gained the necessary approvals to submit the Aligned Core Strategies in February 2013. There has been a delay for Broxtowe Borough Council due to the recent announcement that a station to serve the High Speed Rail 2 is to be located within their Borough. Broxtowe Borough Council are currently undertaking a short focussed consultation to ensure the draft Aligned Core Strategy adequately reflects the implications for their area.
- Work on Generic Development Management Policies and Site Specific Allocations documents had been on hold in light of the review of the Aligned Core Strategies. However, work has now commenced on a combined document. The emerging 2013 Local Development Scheme states the consultation on the issues and option will take place in October 2013 with proposed publication of the submission document in October 2014, subsequent examination in April 2015 and adoption anticipated in December 2015.

#### Contextual Characteristics of the Borough (pages 14 – 19)

- The 2011 Census states Gedling's population is 113,543. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population.
- 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% in 2001.
- Unemployment rate has increased significantly in the last two years.
- 3 Listed Buildings and 1 Scheduled Ancient Monument in Gedling are included on the national Heritage at Risk register.
- The proportion of residents who travel to work by bus is 9.2% which is lower than 15% recorded in 2001.

#### Monitoring Indicators (pages 20 – 34)

##### Business Development and Town Centres

- No new employment floorspace (over 0.4 hectares or 1,000 sqm) was constructed during 2011/12.
- One employment site loss (over 0.1 hectares) for residential development – Sol Construction Ltd site in Carlton (0.69ha).
- 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. This is being reviewed through

the Aligned Core Strategy.

## Housing

- The housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026. There have been 1,837 net dwelling completions since 2006. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession.
- 65% of net dwelling completions have taken place within the urban area and 35% within the rural area.
- The most common completed new build dwelling types were four or more bedroom houses followed by two-bedroom flats.
- Brownfield development has accounted for 44% of new dwellings (gross). The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the number of dwellings completions that are coming forward on greenfield allocated sites.
- The proportion of new affordable dwellings has increased from 14% in 2010/11 to 20% in 2011/12.
- Six sites allocated in the Replacement Local Plan have planning permission or are currently under construction. Two allocated sites (Park Road in Bestwood Village and Flatts Lane in Calverton) were completed during 2011/12.
- The Gedling Borough's Five Year Housing Land Supply Assessment report (2012) will be produced as a separate document.

## Environmental Quality

- In 2011, there was a total of 1,198.06 ha of land designated as Sites of Importance for Nature Conservation (SINCs). During 2011/12, the total figure increased to 1,227.27 ha due to two new sites being identified and a boundary review for two existing sites.
- Arnot Hill Park was awarded a Green Flag for the sixth time in 2012.

## Five Year Housing Supply Assessment

- 6 The Five Year Housing Supply Assessment has been updated to 2012. The five year period is 1 April 2013 to 31 March 2018 and is available in Appendix B.
- 7 The National Planning Policy Framework has introduced a new requirement to have in place sufficient land available to meet a five years supply plus either 5% or 20% depending upon Gedling's past performance. The Borough's past performance exceeded the previous Nottinghamshire and Nottingham Joint Structure Plan target by 257 dwellings. When comparing past performance against the East Midlands Regional Plan, there is a shortfall of 563 dwellings. It is considered appropriate to use a 5% buffer rather than 20% to assess the Borough's housing land supply.

- 8 Part A of the assessment considers the Borough's supply of housing land against the housing requirement for the Borough set by the Regional Plan. 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 plus a 5% buffer.
- 9 However it is important to note that there has generally been a national drop in dwelling completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. Since the adoption of the Regional plan, there has been generally been a drop in dwelling completions.
- 10 It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the adoption of future development plan documents. The Aligned Core Strategy will identified strategic sites (of larger than approximately 500 dwellings) which will be available for development (subject to the planning processes) following the adoption of the Core Strategy which is anticipated in winter 2013/14. Following this, a site specific development plan will allocate smaller sites for development.
- 11 Part B of the assessment shows that against the housing requirement of the Aligned Core Strategy Submission documents, Gedling Borough Council had a five year plus 5% buffer supply of land for housing.

### **Alternative Options**

- 12 Not to produce an Authority Monitoring Report. Although there is no statutory duty to produce this report it contains information on the implementation of the Local Development Scheme and the extent to which the policies set out in the Gedling Borough Replacement Local Plan (2005) and the East Midlands Regional Plan (2009) are being achieved.
- 13 Not to update the five year housing land supply assessment is not an alternative option. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis. The last update was 2011.

### **Financial Implications**

- 14 None.

### **Appendices**

- Appendix A – Gedling Borough's Authority Monitoring Report 2011/12.
- Appendix B – Gedling Borough's Five Year Housing Land Supply Assessment (as at 31 March 2012)

### **Background Papers**

- 15 None.

## **Recommendation(s)**

### **THAT:**

- (a) The Cabinet note the content of the Authority Monitoring Report (April 2011 – March 2012) and the Five Year Housing Land Supply Assessment (as at 31 March 2012).**

## **Reasons for Recommendations**

- 16 To raise awareness of the Authority Monitoring Report and the Five Year Housing Land Supply Assessment.