

# **Five Year Housing Land Supply Assessment**

as at 31 March 2012

February 2013

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## Introduction

1. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis.
2. This exercise will enable the Borough Council to actively plan, monitor and manage housing supply and ensure that the Council can deliver a flexible supply of land for housing.
3. The assessment should be based on the current development plan which sets out the housing requirement for Gedling Borough Council. The current development plan is the East Midlands Regional Plan (2009). The assessment is shown in **Part A**.
4. The Aligned Core Strategy is expected to be adopted in winter 2013/14. **Part B** sets out the assessment based on the housing requirement of the Aligned Core Strategy Submission documents as approved by Gedling Borough Council on 13 February 2013.
5. The time frame of this five year housing land supply report is 1 April 2013 – 31 March 2018 in accordance with advice from previous government guidance<sup>1</sup>.
6. All sites in the five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). Where available, anticipated completion timescales and rates are as provided by the developer/landowner. Where this information has not been provided, then the methodology has been used (as set out in **Appendix A**) based on the viability of a site's location.

## Delivery of Housing

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 past performance. Paragraph 47 states that planning authorities should:-
  - identify and update annually a supply of specific deliverable<sup>2</sup> sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and

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<sup>1</sup> Although Planning Policy Statement 3: Housing has been replaced by the National Planning Policy Framework, this is still the most recent guidance regarding this issue as noted in the CLG letter to Chief Planning Officers (20 August 2008).

<sup>2</sup> To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

- identify a supply of specific, developable<sup>3</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
8. To assess whether Gedling Borough has “a record of persistent under delivery of housing”, it is important to look at the long term trend over an economic cycle. The East Midlands Regional Plan was adopted in March 2009 so housing delivery against the previous development plan would also need to be assessed. The Nottinghamshire and Nottingham Joint Structure Plan adopted in February 2006 set a housing requirement of 5,000 dwellings for the period 2001 to 2021 (annual requirement of 250 dwellings). The number of net dwellings completed between 2001 and 2012 was 3,007 dwellings against the cumulative requirement of 2,750 dwellings<sup>4</sup> resulting in an oversupply of 257 dwellings (9%).
  9. The East Midlands Regional Plan sets a housing requirement of 8,000 dwellings between 2006 and 2026 (annual requirement of 400 dwellings). The number of net dwellings completed between 2006 and 2012 was 1,837 dwellings against the cumulative requirement of 2,400 dwellings<sup>5</sup> for that period. As such, the Regional Plan housing requirement was not met during that period and there was an undersupply of 563 dwellings.
  10. 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. Following the introduction of the Regional Plan, the annual average was 372 dwellings (93% of target) in 2006-2008 compared to an average of 306 dwellings (77% of target) in 2006-2012. It is clear that the delivery was significantly higher until the recession took full effect.

**Table 1: Gedling’s net completions in past 11 years (2001-2012)**

	<b>Net completions</b>	<b>JS Plan Target</b>	<b>% of target</b>	<b>Regional Plan Target</b>	<b>% of target</b>
<b>2001/02</b>	133	250	53 %		
<b>2002/03</b>	202	250	81 %		
<b>2003/04</b>	355	250	142 %		
<b>2004/05</b>	236	250	94 %		
<b>2005/06</b>	244	250	98 %		
<b>2006/07</b>	296	250	118 %	400	74 %
<b>2007/08</b>	447	250	179 %	400	112 %
<b>2008/09</b>	204	250	82 %	400	51 %
<b>2009/10</b>	274	250	110 %	400	69 %
<b>2010/11</b>	341	250	136 %	400	85 %
<b>2011/12</b>	275	250	110 %	400	69 %
<b>Total</b>	<b>3,007</b>	<b>2,750</b>	<b>109 %</b>	<b>2,400</b>	<b>77 %</b>

11. Against the Joint Structure Plan, the annual target of 250 dwellings was met in 6 of the previous 11 years and nearly met in a further 2 years. Against the

<sup>3</sup> To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

<sup>4</sup> Annual housing requirement of 250 dwellings x 11 years (2001-2012) = 2,750 dwellings

<sup>5</sup> Annual housing requirement of 400 dwellings x 6 years (2006-2012) = 2,400 dwellings

Regional Plan, the annual target of 400 dwellings was met in 1 of the previous 6 years and more than 2/3 of the target was met in a further 4 years.

12. In the period prior to the adoption of the Gedling Borough Replacement Local Plan in July 2005, the number of completions gradually increased, in part as developers brought forward sites identified through early stages of the local plan process. The percentage of completions on allocated sites was low, although not all sites allocated in the previous 1990 Local Plan were brought forward for development (such as at Tamarix Close and Newstead Sports Ground). During the period 2005-06, 99% of dwellings were built on windfall sites and only 1% dwellings were built on sites that had been allocated in the 1990 Local Plan.
13. Following the adoption of the Replacement Local Plan in 2005, the Flatts Lane site was the first site to commence in 2005/06. The Bestwood Colliery, Chartwell Grove and Longdale Lane sites commenced in 2006/07. During the period 2007/08, 78% of dwellings were built on windfall sites and 22% of dwellings were built on allocated sites. The percentage completed on allocated sites had increased significantly from previous years, as a result of the adoption of the Replacement Local Plan.
14. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. The recession means that housing delivery has slowed or stopped on a number of sites. The Chartwell Grove site was affected by the recession and the site is currently under construction but at a slower rate than previously.
15. Whilst the Plains Road/Arnold Lane, Stockings Farm, Ashwater Drive and Howbeck Road sites are now under construction work has commenced on these sites significantly later than anticipated (in 2009/10, 2010/11, 2011/12 and 2012/13 respectively), especially given that all are relatively straightforward, urban edge, greenfield sites.
16. It should be noted that the percentage of dwellings completed on allocated sites has significantly increased to around 50% in 2010/11 and 2011/12.
17. Planning applications have not been submitted for the remaining allocated sites at Newstead Sports Ground, Wood Lane, Teal Close, North of Victoria Park and Top Wighay Farm. The Gedling Colliery/Chase Farm site is on hold and unlikely to be determined in the short/medium term, due to the reduction in public funding available as a result of the economic recession. Planning permission for the Dark Lane site was granted in 2012/13, significantly later than anticipated due to the need to await the outcome of a village green application.

**Table 2: Net completions since the adoption of the Replacement Local Plan (2005-2012)**

	<b>Net completions</b>	<b>Allocated</b>	<b>% allocated completions</b>	<b>Windfall</b>	<b>% of windfall completions</b>
<b>2005/06</b>	244	2	1 %	242	99 %
<b>2006/07</b>	296	26	9 %	270	91 %
<b>2007/08</b>	447	100	22 %	347	78 %
<b>2008/09</b>	204	71	35 %	133	65 %
<b>2009/10</b>	274	70	26 %	204	74 %

<b>2010/11</b>	<b>341</b>	<b>173</b>	<b>51 %</b>	<b>168</b>	<b>49 %</b>
<b>2011/12</b>	<b>275</b>	<b>134</b>	<b>49 %</b>	<b>141</b>	<b>51 %</b>
<b>Total</b>	<b>2,081</b>	<b>576</b>	<b>28 %</b>	<b>1,505</b>	<b>72 %</b>

18. The Greater Nottingham Housing and Economic Prospects report (2012)<sup>6</sup> states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). However, it is clear that the sites allocated in the Replacement Local Plan in 2005 have either not come forward for development, come forward later, or been built out more slowly than anticipated. There are specific circumstances that have affected the delivery of two sites – the lack of public funding to bring forward the Gedling Colliery/Chase Farm site and the delay arising from the village green application in relation to the Dark Lane site. As such, it is likely that the completions since 2008/09 could have been significantly higher. From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.
19. Gedling's past performance exceeded the previous Joint Structure Plan target by 257 dwellings and there is a shortfall of 563 dwellings to meet the current Regional Plan target. Since the adoption of the Regional Plan there has generally been a drop in dwelling completions.
20. Comparing past completions with the two development plans that have covered the period since 2001:-
- Against the Nottinghamshire and Nottingham Joint Structure Plan, the annual target of 250 dwellings was met in 6 of the previous 11 years and nearly met in a further 2 years.
  - Against the East Midlands Regional Plan, the annual target of 400 dwellings was met in 1 of the previous 6 years and more than 2/3 of the target was met in a further 4 years.
21. In these circumstances, it is considered appropriate to use a 5% buffer rather than 20% to assess housing land supply.

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<sup>6</sup> [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

## **Part A**

### **Five Year Housing Land Supply Assessment based on the East Midlands Regional Plan (2009)**

22. Part A sets out the five year housing land supply assessment based on the housing requirement of the East Midlands Regional Plan (2009).

#### **Identifying the Level of Housing Provision**

23. The Regional Plan sets a housing requirement of 8,000 dwellings for the period 2006-2026 (20 years).

24. 'Policy Three Cities SRS 3' of the Regional Plan states that the housing requirement for Gedling Borough is 400 dwelling per annum, of which at least 230 dwellings per annum should be within or adjoining the Nottingham Principal Urban Area (PUA)<sup>7</sup>, including sustainable urban extensions as necessary. This results in a total of 4,600 dwellings to be accommodated in the Principal Urban Area and 3,400 dwellings to be accommodated in the Non Principal Urban Area (Non PUA).

25. The housing requirement for a five year period is 2,000 dwellings (1,150 dwellings in the Nottingham Principal Urban Area and 850 dwellings in the Non Principal Urban Area).

26. However the housing requirement needs to be adjusted to reflect the level of housing that has already been delivered within the lifetime of the Regional Plan. The total dwellings completed in Gedling Borough between 2006 and 2013 are as follows:-

**Table 3: Dwellings Completed (and Estimated) 2006-2013**

	<b>PUA</b>	<b>Non PUA</b>	<b>Total</b>
1 April 2006 – 31 March 2007	239	57	296
1 April 2007 – 31 March 2008	320	127	447
1 April 2008 – 31 March 2009	118	86	204
1 April 2009 – 31 March 2010	183	91	274
1 April 2010 – 31 March 2011	155	186	341
1 April 2011 – 31 March 2012	183	92	275
1 April 2012 – 31 March 2013 <sup>8</sup>	204	78	282
<b>Total</b>	<b>1,402</b>	<b>717</b>	<b>2,119</b>

27. The housing requirement for the period 2006-2013 is 2,800 dwellings<sup>9</sup>. The actual (and estimated) number of dwellings completed between 2006 and 2013 is 2,119 dwellings. This represents a shortfall of 681 dwellings. It is important to note that there has generally been a national drop in dwelling completions since

<sup>7</sup> Principal Urban Area - defined as the built up area of Nottingham (for Gedling Borough this includes Arnold and Carlton).

<sup>8</sup> The completion figure for 2012/13 is a projected figure taken from housing trajectory in the Gedling Borough's Authority Monitoring Report 2011/12.

<sup>9</sup> Annual housing requirement of 400 dwellings x 7 years (2006-2013) = 2,800 dwellings.

2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites.

28. This leaves a requirement of 5,881 dwellings in the remaining plan period 2013 to 2026 (13 years). The housing requirement plus a 5% buffer (as required by paragraph 47 of the National Planning Policy Framework) for the next five year period is therefore 2,373 dwellings.

**Table 4: Remaining Dwellings for 2013-2026**

	<b>PUA</b>	<b>Non PUA</b>	<b>Total</b>
Regional Plan Housing Requirement	4,600	3,400	8,000
Actual completions (and estimated) (2006-2013)	1,402	717	2,119
Remaining requirement for 2013-2026	3,198	2,683	5,881
Revised target per year	246	206	452
Five Year Target	1,230	1,030	2,260
<b>Five Year Target plus 5% buffer</b>	<b>1,292</b>	<b>1,081</b>	<b>2,373</b>

### **Identifying Sites for Five Year Period (April 2013 – March 2018)**

29. The sources of sites that have the potential to deliver housing during the five year period are:-

- Sites that are allocated in the Replacement Local Plan
- Sites with planning permission that have not been implemented
- Sites that are currently under construction
- Unallocated 'brownfield' sites (including sites with lapsed permission)

30. Some sites allocated for housing in the Replacement Local Plan (2005) have planning permission but have not yet been implemented, some are under construction and the remaining allocated sites do not have the benefit of planning permission.

31. Unimplemented sites with planning permission include a mixture of brownfield sites and greenfield sites.

32. Sites where construction has commenced but not yet completed are included.

33. Unallocated 'brownfield' sites have been identified as part of the Council's Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA is to identify and assess sites within Gedling Borough that may have the potential to accommodate new housing development. Most of these are sites with planning permission that have lapsed within the past five years and where it is considered that delivery is likely to occur in the future.

**Table 5: Estimated Housing Supply vs. Five Year Target for 2013-2018**

	<b>PUA</b>	<b>Non PUA</b>	<b>Total</b>
Allocated Sites	733	112	845
Permission sites unimplemented	260	217	477
Sites under construction	123	64	187
Unallocated brownfield sites	19	7	26
<b>Total Dwelling Supply</b>	<b>1,135</b>	<b>400</b>	<b>1,535</b>



34. The five year housing requirement plus a 5% buffer is 2,373 dwellings. The total dwelling supply for the five-year period is 1,535 dwellings which results in a shortfall of 838 dwellings against the housing requirement.

Total dwelling supply	1,535
Annual requirement <sup>10</sup>	475
<b>No of years supply (against target of 5.25 years)</b>	<b>3.23 years</b>

35. It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the adoption of the Aligned Core Strategy in winter 2013/14 which will increase the Council's future supply of housing land. The Aligned Core Strategy will identify strategic sites (of larger than approximately 500 dwellings) which will be available for development following the adoption of the Core Strategy (subject to the planning processes). Following this, a site specific development plan document will allocate smaller sites for development.

36. **Appendix B** lists out the remaining allocated sites from the Replacement Local Plan (2005). The sites have been assessed to consider whether they are likely to come forward within the five year period.

37. **Appendix C** is a list of the deliverable sites which are expected to deliver housing during the five year period.

### **Developable sites for remainder of Plan Period (April 2018 – March 2026)**

38. The total dwelling supply for the five-year period (2013-2018) is 1,535 dwellings. Thus the housing requirement for the remaining period (2018-2026) is 4,346 dwellings.

**Table 6: Remaining Dwellings for 2018-2023**

	<b>PUA</b>	<b>Non PUA</b>	<b>Total</b>
Regional Plan Housing Requirement	4,600	3,400	8,000
Actual completions (and estimated) (2006-2013)	1,402	717	2,119
Estimated Housing Supply for 2013-2018	1,135	400	1,535
Remaining requirement for 2018-2026	2,063	2,283	4,346
<b>Revised target for 2018-2023</b>	<b>1,289</b>	<b>1,427</b>	<b>2,716</b>

39. The total dwelling supply for the 6-10 year period (2018-2023) is 684 dwellings. This results in a shortfall of 2,032 dwellings against the housing requirement of 2,716 dwellings.

**Table 7: Estimated Housing Supply vs. Target for 2018-2023**

	<b>PUA</b>	<b>Non PUA</b>	<b>Total</b>
Allocated Sites	173	280	453
Permission sites unimplemented	83	12	95
Unallocated brownfield sites	111	25	136
<b>Total Dwelling Supply</b>	<b>367</b>	<b>317</b>	<b>684</b>
<b>Revised Target for 2018-2023</b>	<b>1,289</b>	<b>1,427</b>	<b>2,716</b>
Difference	-922	-1,110	-2,032

<sup>10</sup> Five year housing requirement (including 5% buffer) of 2,373 dwellings ÷ 5 years = 475 dwellings.

40. It should be noted that the East Midlands Regional Plan period ends in 2026. The housing requirement for the remaining period (2023-2026) is 3,662 dwellings.

**Table 8: Remaining Dwellings for 2023-2026**

	<b>PUA</b>	<b>Non PUA</b>	<b>Total</b>
Regional Plan Housing Requirement	4,600	3,400	8,000
Actual completions (and estimated) (2006-2013)	1,402	717	2,119
Estimated Housing Supply for 2013-2018	1,135	400	1,535
Estimated Housing Supply for 2018-2023	367	317	684
<b>Remaining requirement for 2023-2026</b>	<b>1,696</b>	<b>1,966</b>	<b>3,662</b>

41. The total dwelling supply for the 11-13 year period (2023-2026) is 122 dwellings. This results in a shortfall of 3,540 dwellings.

**Table 9: Estimated Housing Supply vs. Target for 2023-2026**

	<b>PUA</b>	<b>Non PUA</b>	<b>Total</b>
Allocated Sites	0	120	120
Permission sites unimplemented	1	0	1
Unallocated brownfield sites	1	0	1
<b>Total Dwelling Supply</b>	<b>2</b>	<b>120</b>	<b>122</b>
<b>Revised Target for 2023-2026</b>	<b>1,696</b>	<b>1,966</b>	<b>3,662</b>
Difference	-1,694	-1,846	-3,540

## **Part B**

### **Five Year Housing Land Supply Assessment based on the Aligned Core Strategy Submission documents**

42. Part B sets out the five year housing land supply assessment based on the housing requirement of the emerging Aligned Core Strategy due to be adopted in winter 2013/14.

### **Identifying the Level of Housing Provision**

43. The Aligned Core Strategy sets a housing requirement of 7,250 dwellings for the period 2011-2028 (17 years). Policy 2 states that the provision of the 7,250 dwellings will be distributed throughout the plan period as follows:-

**Table 10: Aligned Core Strategy Housing Requirement (2011-2028)<sup>11</sup>**

2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
550	2,200	2,850	1,650

44. It should be noted that the figures in Table 10 are not upper limits to development. They represent the anticipated rate of housing completions and are to be used by the councils to determine the level of their 5 year supply of deliverable housing sites.

45. However the housing requirement needs to be adjusted to reflect the level of housing that has already been delivered within the lifetime of the Aligned Core Strategy. The total dwellings completed in Gedling Borough between 2011 and 2013 are as follows:-

**Table 11: Dwellings Completed (and Estimated) 2011-2013**

	Total
1 April 2011 – 31 March 2012	275
1 April 2012 – 31 March 2013 <sup>12</sup>	258
<b>Total</b>	<b>533</b>

46. As the previous CLG guidance required the five year land supply assessment to be based upon a 'forward look', an estimate needs to be made for the number of completions during 2012-2013. The estimated figure has been derived from the Gedling Borough's housing trajectory in the Aligned Core Strategy which is based on information at 31 March 2012.

47. The housing requirement for the period 2011-2013 is 550 dwellings<sup>13</sup>. The actual (and estimated) number of dwellings completed during that period is 533 dwellings. This represents a shortfall of 17 dwellings but it can be said that the figure has been met once rounding has been taken into account (see footnote 11).

<sup>11</sup> These figures are rounded to the nearest 50 dwellings.

<sup>12</sup> The completion figure for 2012/13 is a projected figure taken from Gedling Borough's housing trajectory to be submitted as part of the Aligned Core Strategy.

<sup>13</sup> See Table 10.

## Identifying Sites for Five Year Period (April 2013 – March 2018)

48. Policy 2 of the Aligned Core Strategy states that future housing development will be located in:-

- Two Strategic Sites (Top Wighay Farm and North of Papplewick Lane)
- Gedling Colliery/Chase Farm as an area of future housing development
- Three Key Settlements (Bestwood Village, Calverton and Ravenshead)<sup>14</sup>
- Urban area (Arnold and Carlton)
- Other villages

49. The sources of sites that have the potential to deliver housing during the five year period are:-

- Sites that are allocated in the Replacement Local Plan
- Sites with planning permission that have not been implemented
- Sites that are currently under construction
- Unallocated sites (including sites with lapsed permission)
- Sites that are suitable subject to policy changes

50. Some sites allocated for housing in the Replacement Local Plan (2005) have planning permission but have not yet been implemented, some are under construction and the remaining allocated sites do not have the benefit of planning permission.

51. Unimplemented sites with planning permission include a mixture of brownfield sites and greenfield sites.

52. Sites where construction has commenced but not yet completed are included.

53. Unallocated sites have been identified as part of the Council's Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA is to identify and assess sites within Gedling Borough that may have the potential to accommodate new housing development. Most of these are sites with planning permission which have lapsed within the past five years and where it is considered that delivery is likely to occur in the future. The unallocated sites include a mixture of brownfield sites and greenfield sites.

54. Sites that are suitable subject to policy changes are included in this assessment where the information provided by developers through the SHLAA process states that delivery will commence within this period.

55. All suitable sites have been included in the Aligned Core Strategy's housing trajectory for completeness which gives a theoretical maximum number of dwellings that could be provided in Gedling Borough. The total number of theoretical completions is 7,852 dwellings for the five year period (2013 to 2028). The strategic sites (i.e. Top Wighay Farm and North of Papplewick Lane) are being allocated through the Aligned Core Strategy process and their capacities

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<sup>14</sup> Specific sites to be identified through a future site specific development plan document.

are known. However, more land is available in the three villages (Bestwood Village, Calverton and Ravenshead) than is needed to meet the housing requirement and 'up to' figures are given for the villages in Policy 2 of the Aligned Core Strategy in order to meet the housing target. The figures for the villages include existing commitments (primarily within the first five year period) as well as sites identified through the SHLAA process. In order to be able to indicate when sites will come forward in these locations, all sites in the villages have been included in the housing trajectory and the figures then pro-rated downwards to ensure that there are sufficient completions to deliver the housing target for the plan period.

56. The target used for the purposes of this assessment comes from the table in Policy 2 of the Aligned Core Strategy (see Table 10) and reflects anticipated delivery derived from the housing trajectory. As such, in terms of assessing supply against the housing target, by definition supply will meet the housing target. This is demonstrated in Table 12.

**Table 12: Estimated Housing Supply for 2013-2018**

	<b>Projected completions</b>
Top Wighay Farm	40
North of Papplewick Lane	255
Gedling Colliery/Chase Farm	0
Bestwood Village	112
Calverton	186
Ravenshead	115
Other sites – in urban area	1,450
Other sites – other villages	40
Windfall allowance	0
<b>Estimated Housing Supply</b>	<b>2,198</b>

57. The five year housing requirement is 2,200 dwellings<sup>15</sup>. The estimated housing supply meets this requirement (when rounded).

Total Dwelling Supply	2,198
Annual Requirement for 2013-2018 <sup>16</sup>	440
<b>No of Years Supply (against target of 5 years)</b>	<b>5.00 years</b>

58. The five year housing requirement plus a 5% buffer is 2,310 dwellings. There is a shortfall of 112 dwellings against the housing requirement (i.e. 4.85% of the housing requirement).

Total Dwelling Supply	2,198
Annual Requirement (plus 5% buffer) for 2013-2018 <sup>17</sup>	462
<b>No of Years Supply (against target of 5.25 years)</b>	<b>4.76 years</b>

59. However, the housing trajectory identifies all suitable sites that are available for development across the plan period, and as such there is a larger pool of sites

<sup>15</sup> See Table 10.

<sup>16</sup> Five year housing requirement of 2,200 dwellings ÷ 5 years = 440 dwellings.

<sup>17</sup> Five year housing requirement (including 5% buffer) of 2,310 dwellings ÷ 5 years = 462 dwellings.

which could potentially be available to meet the five year housing land supply plus a 5% buffer. This larger pool of sites provides a theoretical capacity figure of 2,426 dwellings for 2013 to 2018.

**Table 13: Theoretical Capacity vs. Projected Completions (pro-rated)**

	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Theoretical capacity	377	696	522	433	398	2,426
Projected completions	341	628	475	391	363	2,198

Total Dwelling Supply (theoretical capacity)	2,426
Annual Requirement (plus 5% buffer) for 2013-2018 <sup>18</sup>	462
<b>No of Years Supply (against target of 5.25 years)</b>	<b>5.25 years</b>

### **Developable sites for remainder of Plan Period (April 2018 – March 2028)**

60. The housing requirement for the 6-10 year period (2018-2023) is 2,850 dwellings<sup>19</sup>.

**Table 14: Estimated Housing Supply for 2018-2023**

	Projected completions
Top Wighay Farm	260
North of Papplewick Lane	345
Gedling Colliery/Chase Farm	0
Bestwood Village	210
Calverton	895
Ravenshead	268
Other sites – in urban area	707
Other sites – other villages	162
Windfall allowance	0
<b>Estimated Housing Supply</b>	<b>2,847</b>

61. The estimated housing supply meets the requirement of 2,850 dwellings (when rounded).

Total Dwelling Supply	2,847
Annual Requirement for 2018-2023 <sup>20</sup>	570
<b>No of Years Supply</b>	<b>4.99 years</b>

62. The housing requirement for the 11-15 year period (2023-2028) is 1,650 dwellings<sup>21</sup>.

**Table 15: Estimated Housing Supply for 2023-2028**

	Projected completions
Top Wighay Farm	700
North of Papplewick Lane	0
Gedling Colliery/Chase Farm	0
Bestwood Village	226

<sup>18</sup> See footnote 17.

<sup>19</sup> See Table 10.

<sup>20</sup> Housing requirement of 2,850 dwellings ÷ 5 years = 570 dwellings.

<sup>21</sup> See Table 10.

Calverton	395
Ravenshead	0
Other sites – in urban area	101
Other sites – other villages	43
Windfall allowance	207
<b>Estimated Housing Supply</b>	<b>1,672</b>

63. For the last five years of the plan period, a windfall allowance of 207 dwellings was calculated based on small sites (less than 10 dwellings) excluding those on garden land as required by the National Planning Policy Framework. Large sites were excluded because they would have been identified separately through the SHLAA process.

64. The estimated housing supply meets the requirement of 1,650 dwellings.

Total Dwelling Supply	1,672
Annual Requirement for 2023-2028 <sup>22</sup>	330
<b>No of Years Supply</b>	<b>5.07 years</b>

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<sup>22</sup> Housing requirement of 1,650 dwellings ÷ 5 years = 330 dwellings.

## Conclusion

65. The purpose of this report is to monitor and review the housing supply against the housing requirement.
66. Part A of 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 plus a 5% buffer.
67. 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 generally been a drop in dwelling completions.
68. The timing of the adoption of the Replacement Local Plan in 2005 made a number of sites available for development which potentially offset an initial decline in delivery.
69. Research undertaken by GL Hearn (Greater Nottingham Housing Market & Economic Prospects paper, 2012) suggests that theoretically housebuilding could recover and grow quite substantially over a 5-7 year period if the economic conditions were right – the national trends in the 1980s demonstrate this; (paragraph 2.69) and importantly it is reasonable to argue that a growing economy is to some extent a precursor to a significant improvement in housing market conditions. Their conclusions confirmed that *the economic outlook will need to improve to support a recovery in effective housing market demand. The Treasury's latest forecasts point to 2015 before we really see economic recovery gather pace. It is against this context in which it seems reasonable to consider that a gradual rather than rapid improvement in housing market conditions is most likely. JLL's forecasts<sup>23</sup> of relatively moderate improvements in sales and housing supply in the period to 2014, with more rapid improvement in 2015 and 2016 therefore has some basis (paragraph 3.115).*
70. 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 identify 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 document will allocate smaller sites for development.
71. Part B of the assessment shows that against the housing requirement of the Aligned Core Strategy Submission documents, Gedling Borough Council has a five year plus 5% buffer supply of land for housing.

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<sup>23</sup> Residential Eye – Summer 2012 by Jones Lang LaSalle (2012) (<http://residential.joneslanglasalle.co.uk/en-GB/research/residential-eye-summer-2012.aspx>)



## Appendix A: Deliverability Notes

All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-

### Sites in the planning system

- Sites that are allocated in the Replacement Local Plan
- Sites with planning permission

### Sites not in the planning system

- Sites with lapsed planning permission
- Sites identified by the Council
- Sites submitted by developers

Sites that have planning permission or allocated in the Replacement Local Plan are assumed to be suitable and available as they have been through the planning application or development plan process. Sites with planning permission lapsed within the past five years are assumed to be suitable. The submitted and council identified sites have been fully assessed but they have not been through the planning application or development plan process. Some of those sites are assumed to be suitable subject to policy changes which will occur through the Aligned Core Strategy and Generic Development Management Policies and Site Specific Allocations documents.

Sites that are unlikely to be developed based on up-to-date information provided by developers or replaced by new planning permission for non-residential development are recorded as 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply.

Developers are asked to provide information on the delivery rates and start year of development through the SHLAA process. If these are not provided, then the Council's assumptions are applied.

Following discussions with the Home Builders Federation, it has been assumed that:-

- On sites up to 10 dwellings, the completion rate is 5 per year;
- On sites up to 100 dwellings, the completion rate is 20 per year;
- On sites up to 1,000 dwellings, the completion rate is 40 per year; and
- On sites over 1,000 dwellings, the completion rate is 100 per year.

Assumptions about when a site will start to be developed are made based on the strength of the site's sub-market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, 3 Dragons Viability Toolkit sub-market assessment and local knowledge. Table A1 provides the Council's assumptions for sites in the planning system and Table A2 provides the Council's assumptions for sites not in the planning system.

**Table A1: Assumptions for sites in the planning system**

Market Strength	Site	Assumed year development will start
<b>Weak</b> (Arnold/Bestwood, Colwick/Netherfield, Newstead)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 5 Year 6 Year 7 Year 8
<b>Moderate</b> (Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 4 Year 5 Year 6 Year 7
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 3 Year 4 Year 5 Year 6

**Table A2: Assumptions for sites not in the planning system**

Market Strength	Site	Assumed year development will start
<b>Weak</b> (Arnold/Bestwood, Colwick/Netherfield, Newstead)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 7 Year 8 Year 9 Year 10
<b>Moderate</b> (Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 6 Year 7 Year 8 Year 9
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 5 Year 6 Year 7 Year 8

Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

Start years have been brought forward a year compared to the assumptions made in 2011 based on the information provided by Savills Residential Property Focus Q3 2012<sup>24</sup>. This indicates that house price growth will go above 4.5% for the Prime 'Midlands/North' Market in 2015 and above 5% for Mainstream 'East Midlands' Market in 2016.

The Greater Nottingham Housing and Economic Prospects report (2012) prepared by GL Hearn<sup>25</sup> for the Aligned Core Strategy indicates that the market will return to long term average sales volumes between 2016-2018. This accords with the assumptions made based on Savills work.

NB:-

Year 0 is the current year (2012/13).

Year 1 is 2013/14. Year 5 is 2017/18.

<sup>24</sup> [http://www.savills.co.uk/research\\_articles/141285/141750-0](http://www.savills.co.uk/research_articles/141285/141750-0)

<sup>25</sup> [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

## Appendix B: Schedule of Allocated Sites (as at 31 March 2012)

*For some sites, not all dwellings fall within Years 1-13 (2013-2026) because they are included before Year 1 or beyond Year 13.*

*NB: Years 1-5 = 2013-2018, Years 6-10 = 2018-2023 and Years 11-13 = 2023-2026*

### Sites in PUA

Name	Deliverable within Years			Site Deliverability Comments
	1-5	6-10	11-13	
Chartwell Grove	6			Work commenced on site.
Plains Road/ Arnold Lane	25			Work commenced on site.
Ashwater Drive/ Spring Lane	96			Work commenced on site.
Stockings Farm	200	90		Work commenced on site.
Howbeck Road	49			Construction started during 2012/13.
Gedling Colliery/ Chase Farm				Due to the deliverability issues the site will be assumed to come forward after Year 15.
Wood Lane		40		No development brief required. Allocation limited to sheltered housing. Site will be assumed to come forward in Years 6-10.
Teal Close	195			Development brief to be progressed in 2013. Left Bank Flood Alleviation Scheme completed during 2012. No planning application submitted yet.
North of Victoria Park	162	43		Development brief to be progressed in 2013. Left Bank Flood Alleviation Scheme completed during 2012. No planning application submitted yet.
<b>Total</b>	<b>733</b>	<b>173</b>	<b>0</b>	

### Sites in Non PUA

Name	Deliverable within Years			Site Deliverability Comments
	1-5	6-10	11-13	
Dark Lane	72			Outline planning application (2005/0910) granted during 2012/13.
Top Wighay Farm	40	200	120	Development brief adopted in December 2008. No planning application submitted yet.
Newstead Sports Ground		80		Development brief to be progressed in 2013. Due to the achievability issues the site will be assumed to come forward in Years 6-10.
<b>Total</b>	<b>112</b>	<b>280</b>	<b>120</b>	

NB: Park Road and Flatts Lane sites were completed during 2011/12. Regina Crescent site is not included in the five year calculations because work has commenced on site and it is anticipated that the site will be completed during the current financial year (2012/13).

## Appendix C: Schedule of Deliverable Sites for the East Midlands Regional Plan in the Five Year Period (2013-2018)

(as at 31 March 2012)

*For some sites, not all dwellings fall within Years 1-5 (2013-2018) because they are included before Year 1 or beyond Year 5.*

### Allocated Sites

See Appendix A for details.

### Permission sites unimplemented

SHLAA Ref	Name	Locality	Years 1-5	
			PUA	Non PUA
657	Cross Street (48)	Arnold	6	
6218	Woodchurch Road (64, Land Adj To)	Arnold	3	
6275	Mansfield Road (216)	Arnold	3	
6298	Sandfield Road (33)	Arnold	1	
6313	Clipstone Avenue (7) plot 2	Arnold	1	
6477	Daybrook Laundry	Arnold	100	
6480	Surgeys Lane (75-79, Land Rear Of)	Arnold	2	
6555	Oxclose Lane (143-143A)	Arnold	4	
6556	Coppice Road (367, Land Adj To)	Arnold	1	
6582	High Street (24)	Arnold	1	
6590	Rolleston Drive (102-104)	Arnold	7	
6626	Mapperley Plains (335)	Arnold	5	
6673	Arnold Daybrook And Bestwood Constitutional Club	Arnold	5	
6674	Front Street (55)	Arnold	1	
6680	Ramsey Drive (38)	Arnold	1	
6681	Sobers Gardens (36, Land Adj To)	Arnold	1	
6682	Stolle Close (2)	Arnold	1	
6110	Grover Avenue (5)	Carlton	1	
6162	Briarbank Avenue (Land North)	Carlton	14	
6170	Waterhouse Lane (15, Land Adj To)	Carlton	2	
6184	Broadway East (12)	Carlton	1	
6206	Midland Road (30)	Carlton	8	
6229	Westdale Lane East (72-74)	Carlton	15	
6243	Anagas House	Carlton	15	
6246	Standhill Road (161)	Carlton	1	
6267	Buxton Avenue (33)	Carlton	1	
6270	Old Carlton House	Carlton	1	
6273	Main Road (87, Land Adj To)	Carlton	3	
6496	Crow Hill House	Carlton	6	
6501	Fraser Road (94, 94a and 94b)	Carlton	6	
6508	Roslyn Avenue (41, Land Rear Of)	Carlton	1	
6547	Woodborough Road (848)	Carlton	2	
6558	Friday Lane (St Eia, Land Rear Of)	Carlton	1	
6559	Carlton Hill (381)	Carlton	1	
6562	Westdale Lane West (451-453)	Carlton	2	
6570	Clay Avenue (5)	Carlton	1	
6573	Unity Crescent (38)	Carlton	1	
6574	Claygate (2, Land Adj To)	Carlton	1	
6576	Kent Road (70, Land Adj To)	Carlton	1	
6580	Tennyson Avenue (25)	Carlton	2	

SHLAA Ref	Name	Locality	Years 1-5	
			PUA	Non PUA
6606	Emmanuel Avenue (2)	Carlton	1	
6609	Shearing Hill (42)	Carlton	2	
6645	Burton Road (127)	Carlton	7	
6646	Arnold Lane (51, Land Adj To)	Carlton	1	
6688	Deabill Street (57)	Carlton	2	
6689	Festus Street (2-14, Rear Of)	Carlton	2	
6690	Hilton Road (41, Land Adj To)	Carlton	1	
6691	Kent Road (138-140)	Carlton	3	
6692	Glebe Farm (north eastern stables) Plot 3	Carlton	1	
6693	Glebe Farm (north western stables) Plot 2	Carlton	1	
6694	Glebe Farm Plot 1	Carlton	1	
6697	Porchester Road (180)	Carlton	3	
6718	Moore Road (105)	Carlton	1	
6159	Nursery Drive (1) Plot A	Carlton	1	
6161	Nursery Drive (1) Plot C	Carlton	2	
6160	Nursery Drive (1) Plot B	Carlton	1	
6211	Mushroom Farm	Bestwood Village		2
6255	Park Road (Land Fronting)	Bestwood Village		20
6484	The Sycamores	Bestwood Village		25
6683	Bottom House Farm	Bestwood Village		1
6145	The Old Vicarage (Land Adj To)	Burton Joyce		1
6297	Hillcrest Gardens (1)	Burton Joyce		1
6488	Crow Park Drive (1, Land Adj To)	Burton Joyce		1
6583	Foxhill Road (56, Land At)	Burton Joyce		4
6142	Kapur (Land Adj To)	Burton Joyce		1
6/32	Hollinwood Lane (5)	Calverton		94
6489	Little Tithe Farm	Calverton		1
6551	Main Street (145)	Calverton		2
6685	Collyer Road (130)	Calverton		4
6686	The Cherry Tree	Calverton		16
6167	Ivy Bank House	Lambley		1
6519	Mapperley Plains (358)	Lambley		1
6549	Spring Lane (306)	Lambley		1
6584	Mapperley Plains (600)	Lambley		1
6643	Main Street (72)	Lambley		1
6698	Main Street (64)	Lambley		2
6700	Spring Lane (156)	Lambley		4
6152	Barn Stable and Cart Sheds	Linby		1
6701	Moor Road (257)	Papplewick		1
6204	Mandalay	Ravenshead		1
6214	Chapel Lane (148, Land Rear Of)	Ravenshead		1
6237	Main Road (25)	Ravenshead		1
6242	Regina Crescent (26)	Ravenshead		1
6283	Main Road (92-98)	Ravenshead		13
6616	Main Road (28)	Ravenshead		1
6620	The Sherwood Ranger	Ravenshead		2
6633	Woodlands Farm (outbuilding)	Ravenshead		1
6634	Woodlands Farm	Ravenshead		1
6639	Sheepwalk Lane (20)	Ravenshead		1
6527	Gorse Hill (4)	Ravenshead		2
6636	Sheepwalk Lane (37)	Ravenshead		2
6120	Main Street (123)	Woodborough		2
6561	Wood Farm	Woodborough		1
6631	Forge Stables	Woodborough		1
<b>Total</b>			<b>260</b>	<b>217</b>

## Sites under construction

SHLAA Ref	Name	Locality	Years 1-5	
			PUA	Non PUA
6/146	Carlton Mill	Carlton	13	
6/190	Hillside Rest Home	Carlton	23	
6/210	Oakdale Road (303)	Carlton	10	
6/250	Mapperley Plains (188-194)	Carlton	10	
6/260	Sol Construction Ltd	Carlton	44	
6/279	Ranmoor Road (15)	Carlton	1	
6/335	Podder Lane	Carlton	22	
6/390	Renals Way	Calverton		4
6/452	Longue Drive	Calverton		10
6/490	Longue Drive (Plots 34-59)	Calverton		26
6/491	Longue Drive (Plots 63 to 72)	Calverton		10
6/370	Ashlea (Land Adj To)	Lambley		1
6/568	Oak View Lodge (Newstead Abbey Park)	Newstead		1
6/196	Ash Grove	Woodborough		12
<b>Total</b>			<b>123</b>	<b>64</b>

## Unallocated brownfield sites

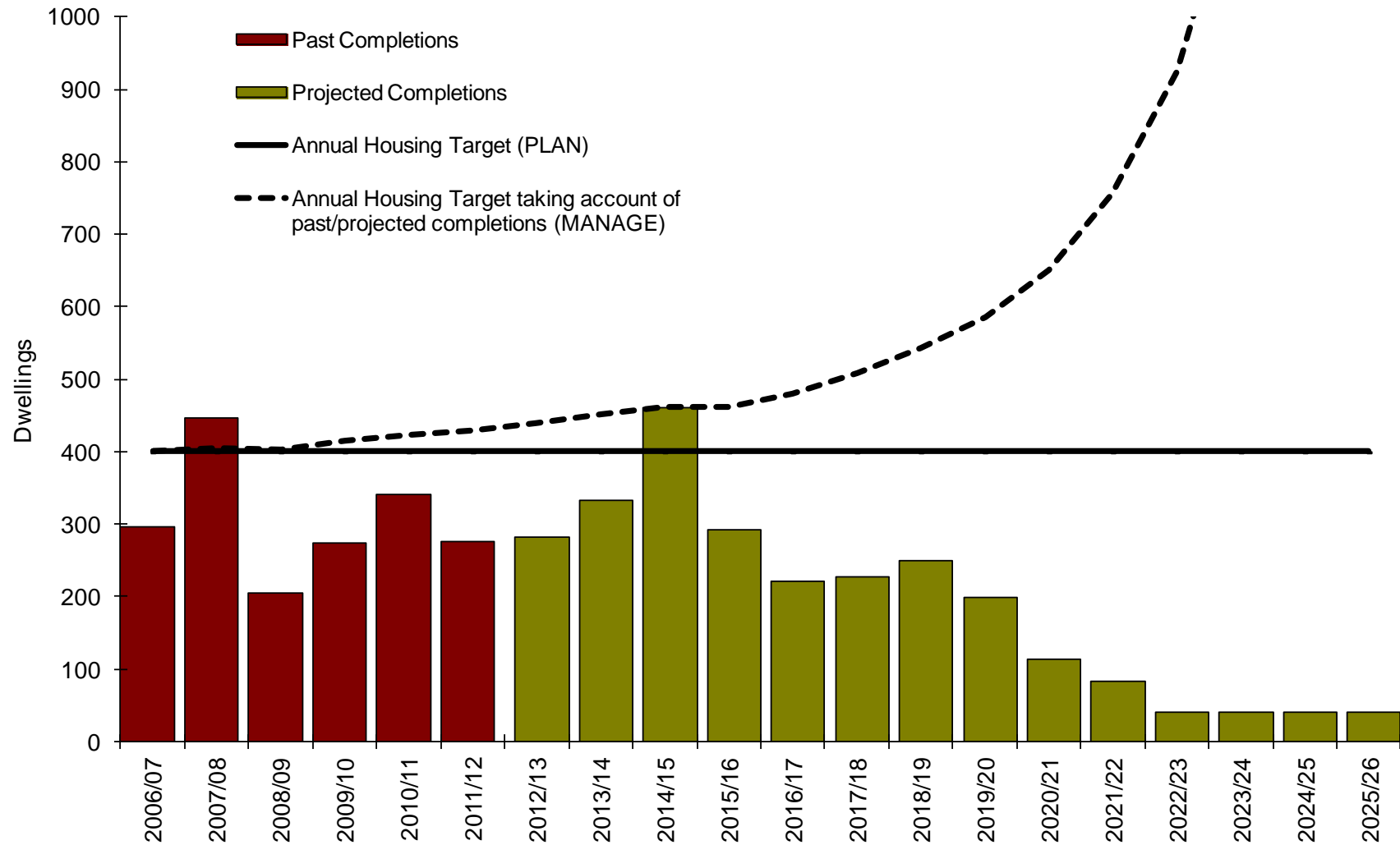
SHLAA Ref	Name	Locality	Years 1-5	
			PUA	Non PUA
6/203	Plains Road Service Station	Arnold	5	
6/98	Albemarle Road (6)	Arnold	4	
6/268	Front Street (68)	Arnold	1	
6/245	Birkland Avenue (6)	Arnold	2	
6/254	Hallam Road (67-69)	Carlton	3	
6/262	Roseleigh Avenue (30)	Carlton	2	
6/510	Spring Lane (375)	Carlton	2	
6/158	Main Street (20 & 22)	Papplewick		2
6/149	Kighill Lane (35)	Ravenshead		1
6/234	Longdale Service Station	Ravenshead		2
6/366	Regina Crescent (24)	Ravenshead		1
6/522	Milton Court (8)	Ravenshead		1
<b>Total</b>			<b>19</b>	<b>7</b>

## Appendix D: Housing Trajectories against the East Midlands Regional Plan

**Table D1: Housing Trajectory for District (2012)**

	Completions						Estimated Housing Supply													
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	296	447	204	274	341	275														
Projections – allocated sites							112	114	217	186	161	167	163	120	70	60	40	40	40	40
Projections – sites with permission unimplemented							44	143	175	81	48	30	40	29	20	6		1		
Projections – sites under construction							123	75	69	25	8	10								
Projections – unallocated brownfield sites							3				5	21	47	49	23	17				1
<b>Total projected completions</b>							<b>282</b>	<b>332</b>	<b>461</b>	<b>292</b>	<b>222</b>	<b>228</b>	<b>250</b>	<b>198</b>	<b>113</b>	<b>83</b>	<b>40</b>	<b>41</b>	<b>40</b>	<b>41</b>
Cumulative Completions	296	743	947	1221	1562	1837	2119	2451	2912	3204	3426	3654	3904	4102	4215	4298	4338	4379	4419	4460
Annual Housing Target	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Cumulative Housing Target	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000
No of dwellings above/below cumulative housing target	-104	-57	-253	-379	-438	-563	-681	-749	-688	-796	-974	-1146	-1296	-1498	-1785	-2102	-2462	-2821	-3181	-3540
Annual target taking account of past/projected completions	400	405	403	415	424	429	440	452	462	463	480	508	543	585	650	757	926	1221	1811	3581

Figure D1: Plan and Manage for District (2012)

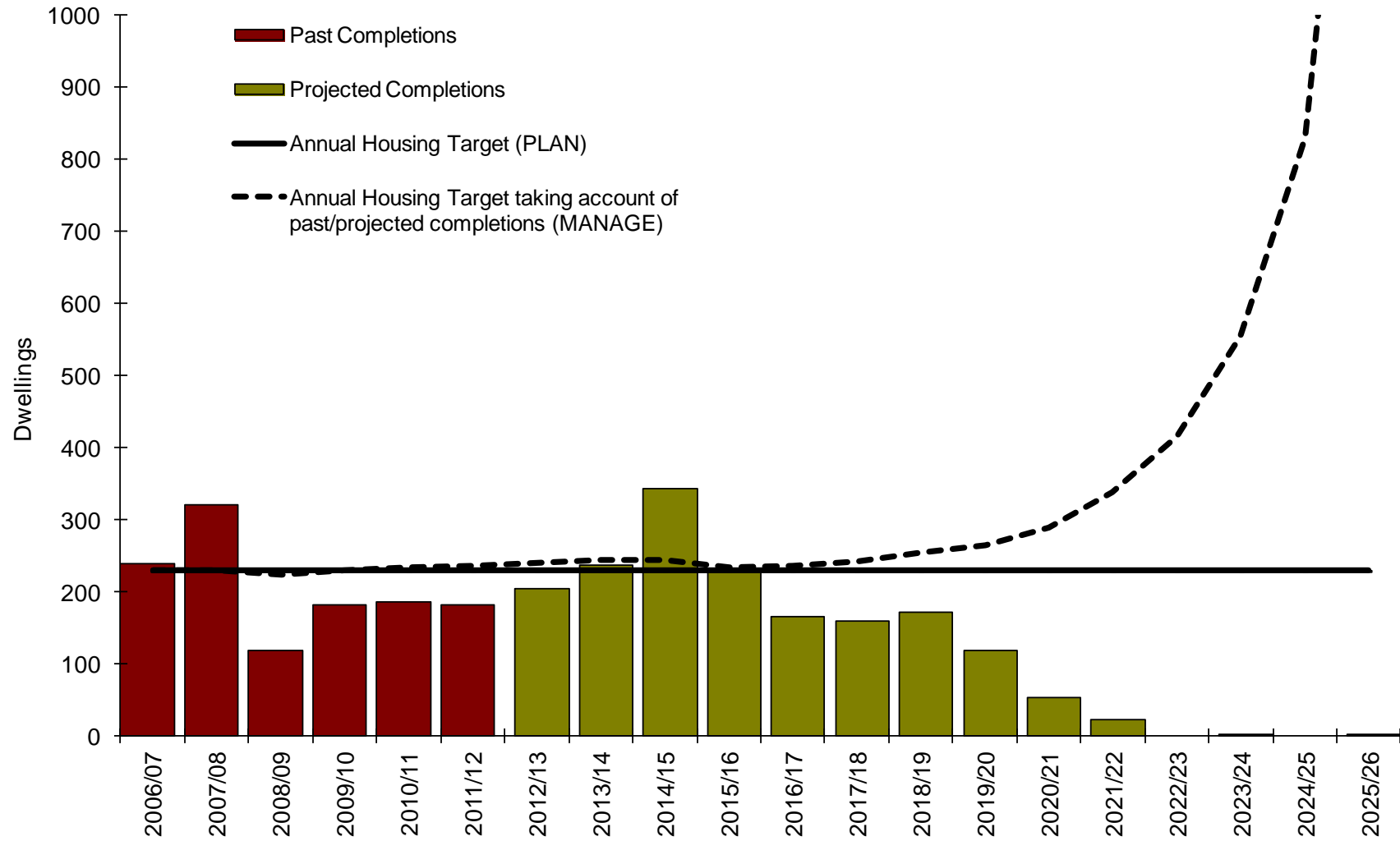




**Table D2: Housing Trajectory for Principal Urban Area (2012)**

	Completions						Estimated Housing Supply													
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	239	320	118	183	187	183														
Projections – allocated sites							98	99	202	166	139	127	103	60	10					
Projections – sites with permission unimplemented							14	80	91	49	22	18	34	23	20	6		1		
Projections – sites under construction							89	58	50	15										
Projections – unallocated brownfield sites							3				5	14	35	36	23	17				1
<b>Total projected completions</b>							<b>204</b>	<b>237</b>	<b>343</b>	<b>230</b>	<b>166</b>	<b>159</b>	<b>172</b>	<b>119</b>	<b>53</b>	<b>23</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>
Cumulative Completions	239	559	677	860	1047	1230	1434	1671	2014	2244	2410	2569	2741	2860	2913	2936	2936	2937	2937	2938
Annual Housing Target	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230
Cumulative Housing Target	230	460	690	920	1150	1380	1610	1840	2070	2300	2530	2760	2990	3220	3450	3680	3910	4140	4370	4600
No of dwellings above/below cumulative housing target	9	99	-13	-60	-103	-150	-176	-169	-56	-56	-120	-191	-249	-360	-537	-744	-974	-1203	-1433	-1662
Annual target taking account of past/projected completions	230	230	225	231	234	237	241	244	244	235	236	243	254	266	290	337	416	555	832	1663

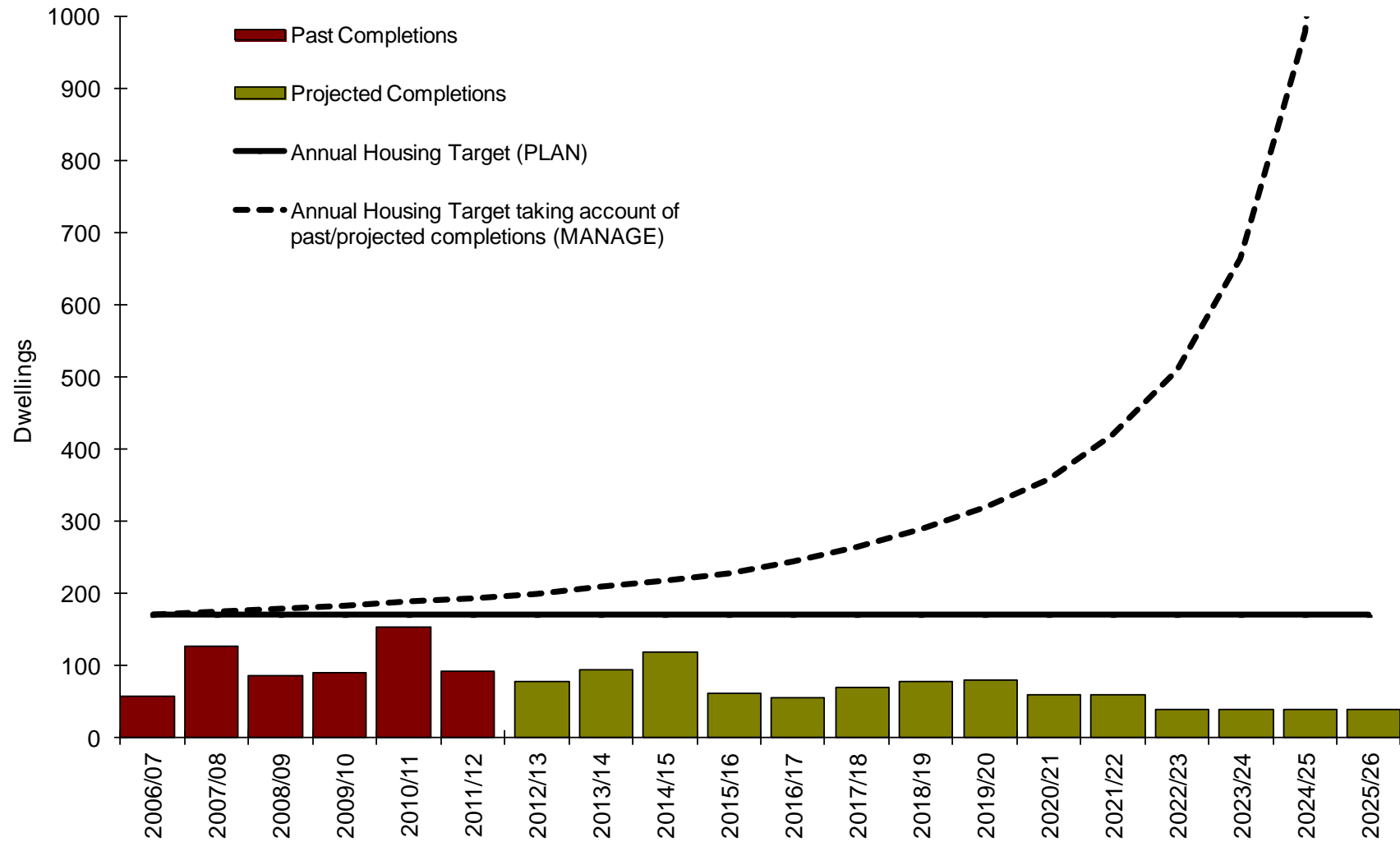
**Figure D2: Plan and Manage for Principal Urban Area (2012)**



**Table D3: Housing Trajectory for the Non Principal Urban Area (2012)**

	Completions						Estimated Housing Supply													
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	57	127	86	91	154	92														
Projections – allocated sites							14	15	15	20	22	40	60	60	60	60	40	40	40	40
Projections – sites with permission unimplemented							30	63	84	32	26	12	6	6						
Projections – sites under construction							34	17	19	10	8	10								
Projections – unallocated brownfield sites												7	12	13						
<b>Total projected completions</b>							<b>78</b>	<b>95</b>	<b>118</b>	<b>62</b>	<b>56</b>	<b>69</b>	<b>78</b>	<b>79</b>	<b>60</b>	<b>60</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>
Cumulative Completions	57	184	270	361	515	607	685	780	898	960	1016	1085	1163	1242	1302	1362	1402	1442	1482	1522
Annual Housing Target	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170
Cumulative Housing Target	170	340	510	680	850	1020	1190	1360	1530	1700	1870	2040	2210	2380	2550	2720	2890	3060	3230	3400
No of dwellings above/below cumulative housing target	-113	-156	-240	-319	-335	-413	-505	-580	-632	-740	-854	-955	-1047	-1138	-1248	-1358	-1488	-1618	-1748	-1878
Annual target taking account of past/projected completions	170	176	179	184	190	192	200	209	218	227	244	265	289	320	360	420	510	666	979	1918

Figure D3: Plan and Manage for the Non Principal Urban Area (2012)



## Appendix E: Housing Trajectory against the Aligned Core Strategy Submission documents

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	2011/28
Past Completions (net)	275																	275
Top Wighay Farm							40	40	40	40	40	100	140	140	140	140	140	1000
North of Papplewick Lane				15	60	90	90	90	90	90	75							600
Gedling Colliery/Chase Farm																		0
Bestwood Village	30	2	10	25	60	53	50	53	50	90	90	90	90	90	90	90	47	1010
Calverton	16	33	70	77	41	37	14	6	151	335	335	335	269	100	63	40	40	1962
Ravenshead	42	27	25	100	7	3	14	55	96	80	77	36						562
Other sites – in urban area	183	204	261	459	350	237	182	238	210	133	83	63	50	50	1	1		2705
Other sites – other villages	4	16	11	20	4	13	8	33	74	60	40	20	20	20	20			363
Windfall allowance after 10 years													40	40	40	40	47	207
Demolitions																		0
Total Projected Capacity (net) **		282	377	696	522	433	398	515	711	828	740	644	609	440	354	311	274	8134
Total Projected Completions (net)		258	341	628	475	391	363	462	606	673	593	513	501	371	294	262	244	6975
Cumulative Completions	275	533	874	1502	1977	2368	2731	3193	3799	4472	5065	5578	6079	6450	6744	7006	7250	7250
Annual Housing Target	275	275	440	440	440	440	440	570	570	570	570	570	330	330	330	330	330	7250
Housing Target (cumulative)	275	550	990	1430	1870	2310	2750	3320	3890	4460	5030	5600	5930	6260	6590	6920	7250	
No of dwellings above or below cumulative housing target	0	-17	-116	72	107	58	-19	-127	-91	12	35	-22	149	190	154	86	0	
Annual housing target taking account of past/projected completions	426	436	448	455	442	439	444	452	451	431	397	364	334	293	267	253	244	0

### Footnotes

\*\* All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.

Past completions figure is 275 for 2011/12. The annual projected completions for the urban area and villages for 2012-2028 have then been reduced to provide annual completions projections to deliver the housing target of 7,250.

Final proposed figures are shown in Policy 2.

Proposed figures in Policy 2 add up to 7,243 dwellings. Additional 7 dwellings have been added to windfall allowance figure (in 2027/28) to round total up to 7,250 dwellings.

