

Gedling Borough Council Housing Background Paper

Publication Draft Aligned Core Strategy April 2012

Introduction

1. This paper has been prepared to set out the background to the approach taken for Gedling Borough in Policy 2 of the Publication Draft of the Aligned Core Strategy. Policy 2 sets the number of homes required for Greater Nottingham and the number for Gedling Borough between 2011 and 2028. It allocates the strategic sites needed to meet Gedling's requirement for new homes.

The Housing Target

2. The Government is in the process of revoking Regional Strategies which currently set the number of dwellings that are required. This means that in future local planning authorities, such as Gedling Borough Council, will be required to set the target for the number of homes to be built.
3. However, the housing target must still be based on robust evidence. Local Planning Authorities will need to justify and defend the figures they are proposing at an examination led by an independent inspector. If the housing target is not based on robust evidence the plan is likely to be found 'unsound'.
4. To inform the Aligned Core Strategies, the Housing Provision Position Paper (July 2011) was prepared. This used the latest household projections as a starting point for an assessment of how different housing targets may impact on population trends, the economy and house building rates.
5. Following the Housing Provision Position Paper (July 2011) Broxtowe, Erewash, Gedling Borough Councils and Nottingham City Council concluded that the figures used to prepare the 'Option for Consultation' (February 2010) were still the most robust figures to use. To ensure a plan period of 15 years from adoption of the Aligned Core Strategies these figures have been rolled forward for two years. Therefore 7250 new homes are to be provided in Gedling Borough between 2011 and 2028.
6. In meeting this target, account can be taken of sites already in the planning system. This includes sites with planning permission and sites which are allocated in the Local Plan but which have not yet come forward. The Gedling Colliery/Chase Farm site is not included as there is not sufficient certainty that it is able to deliver during the plan period. Table 1 shows the Housing Target once account is taken of sites within the planning system.

Table 1

Target	7250
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Sites with Planning Permission	1690
Unimplemented Allocations	1130
Target left to find	4430

Meeting the Housing Target

The Strategy

7. As well as setting the target for the number of homes, the Aligned Core Strategies will also set our strategy for how and where these will be provided. The Aligned Core Strategies adopts a strategy of ‘urban concentration with regeneration’. For Gedling Borough this means that the following hierarchy will be used when identifying sites:
- Within or on the edge of the built up area
 - Key villages
 - Other villages
8. Only ‘strategic sites’ (those above 500 homes) will be specifically identified for development in the Aligned Core Strategies. Smaller sites will be identified through a later site specific document. The pool of sites available to meet the target has been identified through our annual assessment of land availability in the Borough. In relation to these smaller sites, the purpose at this stage is to demonstrate that sufficient land is available and not to take decisions about which specific sites are to be allocated.

Sites within or on the edge of the built up area

9. This category includes sites in or on the edge of Arnold and Carlton and also sites on the edge of Hucknall. Work is ongoing with Ashfield District Council regarding the sites around Hucknall as residents of these sites are likely to use services and facilities in Hucknall.
10. The Aligned Core Strategy proposes two ‘strategic sites’ around Hucknall. It proposes a new site at North of Papplewick Lane for 600 homes and an additional 500 houses at Top Wighay Farm, bringing the total there to 1000 homes. Table 2 shows the Housing Target taking account of the strategic sites.
11. Other strategic sites on the edge of Arnold and Carlton were considered but are not proposed for development. The New Farm site is not thought to be suitable for development due to highways issues. The Mapperley Golf Course & Gedling Colliery/Chase Farm is not currently deliverable due to the cost of the Gedling Access Road.

Table 2

Target	7250
Sites with Planning Permission	1690
Unimplemented Allocations	1130
Strategic Sites	1100
Target left to find	3330

12. The annual assessment of housing sites has also identified a number of other sites within or on the edge of the urban areas below 500 houses that could help meet the target. These include current 'employment sites' which have been assessed as not being needed for employment purposes and which could be redeveloped for houses. Table 3 shows the Housing Target taking account of these sites.

Table 3

Target	7250
Sites with Planning Permission	1690
Unimplemented Allocations	1130
Strategic Sites	1100
Urban Sites	876
Target left to find	2454

Key Villages

13. Policy 2 identifies three key villages to accommodate growth at a level above that which is needed to meet local need. All the villages in Gedling Borough have been assessed for their sustainability against a range of factors such as access to services and environmental constraints. Alongside this, consideration has been given to opportunities to regenerate certain villages or improve the level of services within them. Land that is suitable at each of the three villages has been identified through our annual assessment of land availability. This exceeds the amount required so that the maximum number of houses to be allocated at each village is:

- Bestwood Village – up to 500 homes from a total of 936
- Calverton – up to 1300 homes from a total of 1735
- Ravenshead – up to 330 homes from a total of 382

14. The number to be allocated to each of these three villages has been reduced taking account of development in other villages and what is considered sustainable at each of the three villages.

Other Villages

15. As noted above, development in other villages will be only to meet local needs. These villages are not considered to be as sustainable as the three key villages identified above as there are environmental constraints that cannot be overcome or the character of the village would be adversely affected by significant levels of development. Table 4 shows how development at the other villages will ensure that the housing target is met.

Table 4

Target	7250
Sites with Planning Permission	1690
Unimplemented Allocations	1130
Strategic Sites	1100
Urban Sites	876
Bestwood Village	500

Calverton	1300
Ravenshead	330
Other villages	124
Target left to find	200

Windfall

16. An allowance can be made for houses built on sites which have not yet been identified and in addition to those identified in our annual assessment of land availability. This 'windfall allowance' must be robustly justified based on likely sites and past performance but must exclude sites on garden land. Based on this it is considered that a figure of 40 dwellings per year is justified over the last five years of the plan period. In allocating this to a specific area of the Borough it is assumed that these 200 dwellings will be built in the Urban Area as this reflects previous trends.

Table 5

Target	7250
Sites with Planning Permission	1690
Unimplemented Allocations	1130
Strategic Sites	1100
Urban Sites	876
Bestwood Village	500
Calverton	1300
Ravenshead	330
Other villages	124
Windfall	200
Target left to find	0

Figures for the Aligned Core Strategy

17. The Aligned Core Strategy needs to clearly show how the Housing Target will be met. As such the Aligned Core Strategy needs to identify the anticipated housing requirement for different parts of the Borough including those homes that have not yet been built but are already in the planning system. Table 6 sets out the figures that will be included in the Aligned Core Strategy:

Table 6

Within or adjacent to the existing built up area of Nottingham	2840 homes
Adjoining Hucknall Sub-regional Centre	1600 homes including: <ul style="list-style-type: none"> • North of Papplewick Lane – 600 homes • Top Wighay Farm 1000 homes

In or adjoining the Key Village of Bestwood Village	Up to 500 homes through new allocations, 79 homes on existing commitments
In or adjoining the Key Village of Calverton	Up to 1,300 homes through new allocations, 218 homes on existing commitments
In or adjoining the Key Village of Ravenshead	Up to 330 homes on new allocations, 116 on existing commitments
Other villages solely to meet local needs	Up to 260 homes
Total	7243

Housing Trajectory

18. A Housing Trajectory has been prepared to show when homes are likely to be built. As the smaller (non-strategic) sites are not known at this time all suitable sites have been included and the figures then reduced proportionately to show how the Housing Target is met.

19. Previously the Housing Target had been divided equally over the years covered by the plan. Using this approach the annual rate required would be 426 homes per year (i.e. 7250/17). However due to the current economic circumstances, it is considered unlikely that development will achieve these levels in the earlier years of the plan period. Evidence produced by a national consultancy shows that the housing market is likely to recover after 3-4 years.

20. The Housing Trajectory for the Aligned Core Strategy therefore shows higher targets during the middle part of the plan period, based on delivery information of the sites included in our annual assessment of housing land availability. Table 7 below shows this and is included in the Aligned Core Strategy.

Table 7

	2011 to 2028	2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
Gedling Borough Council	7250	500	2000	2850	1900

21. The graph below shows the Housing Trajectory. It is made up of the following elements:

- Projected completions – this is taken from the annual assessment of housing land availability.

- PLAN strategic allocation – this shows the targets for the number of homes to be built in the different periods (from Table 7) as an annual figure.
- MANAGE – this shows the impact on the annualised Housing Target (i.e. 7250) of the projected completions if the remaining target was spread over the remaining years of the plan rather than being phased as in Table 7.

