

**Update of  
Five Year Housing Land  
Supply Assessment  
(against the emerging  
Aligned Core Strategy to  
inform the examination)**

as at 31 March 2013

September 2013

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## Introduction

1. The purpose of this report is to update the five year housing land supply assessment against the emerging Aligned Core Strategy to inform the discussions at the hearing sessions as part of the examination of the Aligned Core Strategy.
2. This report is not intended to be used to determine planning applications and the Five Year Housing Land Supply Assessment (as at 31 March 2012) report remains the relevant report in accordance with paragraph 47 of the National Planning Policy Framework.
3. The last five year housing land supply assessment was undertaken for the period up to 31 March 2012 and the report was published in February 2013. The report looked at the five year housing land supply against East Midlands Regional Plan which sets out the housing requirement for Gedling Borough. The report also included the assessment against the Aligned Core Strategy for information purposes and to provide technical evidence in support of the Aligned Core Strategy.
4. The assessment has been updated against the Aligned Core Strategy only in order to provide the Inspector with the most up to date information. The update covers the assessment for the period up to 31 March 2013.
5. The time frame of this five year housing land supply update is 1 April 2014 – 31 March 2019 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). The SHLAA has been updated in 2013. 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.
7. The housing trajectory for the Aligned Core Strategy has been updated based on information as at 31 March 2013 and is attached as **Appendix B**.

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 Although Planning Policy Statement 3: Housing has been replaced by the National Planning Policy Framework, this is still the most recent guidance regarding this issue as noted in the CLG letter to Chief Planning Officers (20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

## Delivery of Housing

8. 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
  - 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.
9. 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 2013 was 3,234 dwellings against the cumulative requirement of 3,000 dwellings resulting in an oversupply of 234 dwellings (8%) as shown in Table 1.
10. The East Midlands Regional Plan sets a housing requirement of 8,000 dwellings between 2006 and 2026 (annual requirement of 400 dwellings). Table 1 shows the number of net dwellings completed between 2006 and 2013 was 2,064 dwellings against the cumulative requirement of 2,800 dwellings for that period. As such, the Regional Plan housing requirement was not met during that period and there was an undersupply of 736 dwellings.
11. 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 295 dwellings (74% of target) in 2006-2013. It is clear that the delivery was significantly higher until the recession took full effect.

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<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.

<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.

**Table 1: Gedling's net completions (cumulative) (2001-2013)**

	<b>Net completions (cumulative)</b>	<b>Joint Structure Plan target (cumulative)</b>	<b>% of target</b>	<b>Net completions (cumulative)</b>	<b>Regional Plan target (cumulative)</b>	<b>% of target</b>
<b>2001/02</b>	133	250	53 %			
<b>2002/03</b>	335	500	67 %			
<b>2003/04</b>	690	750	92 %			
<b>2004/05</b>	926	1,000	93 %			
<b>2005/06</b>	1,170	1,250	94 %			
<b>2006/07</b>	1,466	1,500	98 %	296	400	74 %
<b>2007/08</b>	1,913	1,750	109 %	743	800	93 %
<b>2008/09</b>	2,117	2,000	106 %	947	1,200	79 %
<b>2009/10</b>	2,391	2,250	106 %	1,221	1,600	76 %
<b>2010/11</b>	2,732	2,500	109 %	1,562	2,000	78 %
<b>2011/12</b>	3,007	2,750	109 %	1,837	2,400	77 %
<b>2012/13</b>	3,234	3,000	108 %	2,064	2,800	74 %

12. Against the Joint Structure Plan, the annual target of 250 dwellings was met in 6 of the 12 years and nearly met in the 4 of the 12 years. Against the Regional Plan, the annual target of 400 dwellings was met in 1 of the 7 years and more than 3/4 of the target was met in the 6 of the 7 years.

13. 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). Table 2 shows that 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.

14. 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.

15. 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 when development on the site commenced.

16. 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.

17. 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 and up to 75% in 2012/13.
18. Outline 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. A reserved matters application was approved in August 2013 and work has not yet commenced on the site.
19. An outline planning application has been submitted during 2013/14 for residential development (up to 830 units) and other uses on the Teal Close and North of Victoria Park sites. The planning application is expected to be determined in autumn 2013. Planning applications have not been submitted for the remaining allocated sites at Newstead Sports Ground, Wood Lane and Top Wighay Farm. The Gedling Colliery/Chase Farm site is on hold due to the uncertainty over the funding for the Gedling Access Road.

**Table 2: Net completions since the adoption of the Replacement Local Plan (2005-2013)**

	<b>Net completions</b>	<b>Allocated completions</b>	<b>% of allocated completions</b>	<b>Windfall completions</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	68	25 %	206	75 %
<b>2010/11</b>	341	173	51 %	168	49 %
<b>2011/12</b>	275	134	49 %	141	51 %
<b>2012/13</b>	227	170	75 %	57	25 %
<b>Total</b>	<b>2,308</b>	<b>744</b>	<b>32 %</b>	<b>1,564</b>	<b>68 %</b>

20. The Greater Nottingham Housing and Economic Prospects report (2012)<sup>4</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 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.

<sup>4</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)

21. As noted in a recent appeal decision (ref APP/K2420/A/12/2188915) relating to Land at Shilton Road, Barwell, Leicestershire<sup>5</sup>, the rate of house building cannot be considered to be entirely the result of decisions made by the Council. In addition (and reflecting the Barwell decision) there is no evidence that the Council has been obstinate in relation to the under-delivery of housing and the persistence referred to in paragraph 47 of the National Planning Policy Framework has not been demonstrated.
22. Under these circumstances, it is considered appropriate to use a 5% buffer rather than 20% to assess housing land supply.

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<sup>5</sup> <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2188915&coid=2123328>

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

### Identifying the Level of Housing Provision

23. The Aligned Core Strategy sets a housing requirement of 7,250 dwellings for the plan period 2011-2028. Policy 2 of the Core Strategy as amended by the Schedule of Proposed Changes and Modifications (June 2013) states that the provision of the 7,250 dwellings will be distributed throughout the plan period as follows:-

- a) Approximately 2,840 in the main built up area of Nottingham (i.e. Arnold and Carlton)

In addition, Gedling Colliery/Chase Farm is identified as an area of future housing development

- b) Approximately 1,600 adjoining Hucknall Sub Regional Centre comprising of Sustainable Urban Extensions at:

- i) North of Papplewick Lane (up to 600 homes)  
ii) Top Wighay Farm (1,000 homes)

- c) Approximately 2,543 homes elsewhere, including in or adjoining the Key Settlements of:

- i) Bestwood Village (up to 500 homes through new allocations, 79 homes on existing commitments<sup>6</sup>)  
ii) Calverton (up to 1,300 homes through new allocations, 218 homes on existing commitments<sup>7</sup>)  
iii) Ravenshead (up to 330 homes through new allocations, 116 homes on existing commitments<sup>8</sup>)

- d) Up to 260 homes will be provided in other villages not specifically identified above solely to meet local needs

**Table 3: Aligned Core Strategy housing requirement (2011-2028)<sup>9</sup>**

2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
550 (275 per annum)	2,200 (440 per annum)	2,850 (570 per annum)	1,650 (330 per annum)

24. It should be noted that the figures in Table 3 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 five year supply of deliverable housing sites.

<sup>6</sup> The existing commitments are as at 31 March 2011.

<sup>7</sup> See footnote 6.

<sup>8</sup> See footnote 6.

<sup>9</sup> These figures are rounded to the nearest 50 dwellings.



25. 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. 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 2013-14. The estimated figure has been derived from the updated housing trajectory for the Aligned Core Strategy which is based on information as at 31 March 2013 (see Appendix B). The total dwellings completed in Gedling Borough between 2011 and 2014 are as follows:-

**Table 4: Dwellings completed (and estimated) 2011-2014**

	<b>Completed 2011-2013</b>	<b>Estimated 2013-2014</b>	<b>Total 2011-2014</b>
Urban area (Arnold and Carlton)	382	253	635
Gedling Colliery/Chase Farm	0	0	0
North of Papplewick Lane	0	0	0
Top Wighay Farm	0	0	0
Bestwood Village	32	12	44
Calverton	19	16	35
Ravenshead	57	10	67
Other villages	12	7	19
<b>Total</b>	<b>502</b>	<b>298</b>	<b>800</b>

26. The housing requirement for the period 2011-2014 is 990 dwellings<sup>10</sup>. The actual (and estimated) number of dwellings completed during that period is 800 dwellings. This represents a shortfall of 190 dwellings.

27. This leaves a requirement of 6,450 dwellings in the remaining plan period 2014 to 2028.

28. In line with the methodology as set out in a footnote as proposed by the Schedule of Proposed Changes and Modifications (June 2013), any shortfall (or overprovision) is taken into account by adding (or subtracting) proportionately from each remaining year of the trajectory. The relevant supply in each year making up the 5 year period is then added together. The under-delivery of 190 dwellings from 2011-2014 will be added throughout the remainder of the plan period<sup>11</sup>. This means additional provision of 68 dwellings for the five year period.

29. The housing requirement for the five year period is 2,330 dwellings<sup>12</sup>. However taking account of the under-delivery of dwellings from 2011-2014 means the revised five year housing requirement is 2,398 dwellings. 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 2,518 dwellings.

<sup>10</sup> See Table 3 (target for “2011 to 2013” + 1/5 of target for “2013 to 2018”).

<sup>11</sup> This means +68 dwellings for the five year period (2014-2019), +68 dwellings for Years 6-10 (2019-2024) and +54 dwellings for Years 11-14 (2024-2028).

<sup>12</sup> See Table 3 (4/5 of target for “2013 to 2018” + 1/5 of target for “2018 to 2023”).

## Identifying Sites for Five Year Period (April 2014 – March 2019)

30. 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

31. 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.

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

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

34. 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.

35. 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.

36. All suitable sites have been included in the 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 8,084 dwellings for the remaining plan period (2014 to 2028). The strategic sites (i.e. Top Wighay Farm and North of Papplewick Lane) are being allocated through the Core Strategy process and their capacities 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 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.

**Table 5: Estimated housing supply for the five year period (2014-2019)**

	<b>Projected completions</b>
Urban area (Arnold and Carlton)	1,630
Gedling Colliery/Chase Farm	0
North of Papplewick Lane	345
Top Wighay Farm	700
Bestwood Village	106
Calverton	646
Ravenshead	171
Other villages	28
Windfall allowance	0
<b>Estimated Housing Supply</b>	<b>3,626</b>

37. The housing trajectory for the Aligned Core Strategy Publication Version (June 2012) was based on a total capacity of 600 dwellings for the North of Papplewick Lane site. For the SHLAA 2013 update assessment, the site capacity has been reduced from 600 to 450 dwellings. Discussions with the landowners indicate that the realistic total capacity is approximately 450 dwellings.

38. The five year housing requirement is 2,398 dwellings (see paragraph 29). The estimated housing supply of 3,626 dwellings exceeds this requirement by 1,228 dwellings.

Total Dwelling Supply	3,626
Annual Requirement for 2014-2019 <sup>13</sup>	480
<b>No of Years Supply (against target of 5 years)</b>	<b>7.55 years</b>

39. The five year housing requirement plus a 5% buffer is 2,518 dwellings (see paragraph 29). The estimated housing supply of 3,626 dwellings exceeds this requirement by 1,108 dwellings.

Total Dwelling Supply	3,626
Annual Requirement (plus 5% buffer) for 2014-2019 <sup>14</sup>	504
<b>No of Years Supply (against target of 5.25 years)</b>	<b>7.19 years</b>

**Developable sites for remainder of the plan period (April 2019 – March 2028)**

40. The overprovision of 1,228 dwellings from the five year period will be subtracted throughout the remainder of the plan period (2019-2028)<sup>15</sup>.

41. The housing requirement for the 6-10 years period (2019-2024) is 2,610 dwellings<sup>16</sup>. However taking account of the under-delivery of dwellings from 2011-2014 and overprovision of dwellings from 2014-2019 means the revised housing requirement for the 6-10 years period is 1,996 dwellings.

<sup>13</sup> Five year housing requirement of 2,398 dwellings ÷ 5 years = 480 dwellings.

<sup>14</sup> Five year housing requirement (including 5% buffer) of 2,518 dwellings ÷ 5 years = 504 dwellings.

<sup>15</sup> This means -682 dwellings for Years 6-10 (2019-2024) and -546 dwellings for Year 11-14 (2024-2028).

<sup>16</sup> See Table 3 (4/5 of target for “2018 to 2023” + 1/5 of target for “2023 to 2028”).

**Table 6: Estimated housing supply for Years 6-10 (2019-2024)**

	Projected completions
Urban area (Arnold and Carlton)	449
Gedling Colliery/Chase Farm	0
North of Papplewick Lane	105
Top Wighay Farm	300
Bestwood Village	214
Calverton	636
Ravenshead	208
Other villages	193
Windfall allowance	40
<b>Estimated Housing Supply</b>	<b>2,145</b>

42. The estimated housing supply of 2,145 dwellings exceeds the requirement of 1,996 dwellings by 149 dwellings.

Total Dwelling Supply	2,145
Annual Requirement for 2019-2024 <sup>17</sup>	399
<b>No of Years Supply</b>	<b>5.37 years</b>

43. The overprovision of 149 dwellings from the 6-10 years period will be subtracted throughout the remainder of the plan period (2024-2028).

44. It should be noted that the Core Strategy plan period ends in 2028. The housing requirement for the remaining plan period (2024-2028) is 1,320 dwellings<sup>18</sup>. However taking account of the under-delivery of dwellings from 2011-2014 and overprovision of dwellings from 2014-2019 and 2019-2024 means the revised housing requirement for the 11-14 years period is 679 dwellings.

**Table 7: Estimated housing supply for Years 11-14 (2024-2028)**

	Projected completions
Urban area (Arnold and Carlton)	93
Gedling Colliery/Chase Farm	0
North of Papplewick Lane	0
Top Wighay Farm	0
Bestwood Village	215
Calverton	201
Ravenshead	0
Other villages	20
Windfall allowance	167
<b>Estimated Housing Supply</b>	<b>696</b>

45. The estimated housing supply of 696 dwellings exceeds the requirement of 679 dwellings.

Total Dwelling Supply	696
Annual Requirement for 2024-2028 <sup>19</sup>	170
<b>No of Years Supply</b>	<b>4.09 years</b>

<sup>17</sup> Years 6-10 housing requirement of 1,996 dwellings ÷ 5 years = 399 dwellings.

<sup>18</sup> See Table 3 (4/5 of target for "2023 to 2028").

<sup>19</sup> Year 11-14 housing requirement of 679 dwellings ÷ 4 years = 170 dwellings.

46. In the housing trajectory of the Aligned Core Strategy Publication Version (June 2012), a windfall allowance of 207 dwellings was included in the last five years of the plan period (2023-2028). The windfall allowance of 207 dwellings (40 dwellings per year except for 47 dwellings in the last year) was calculated based on the past 10 years of completions 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. Table 8 shows the completions over the past 10 year period which has also been updated to include completions up to 31 March 2013. The average of small windfall completions excluding garden land remains at 40 dwellings per annum.

**Table 8: Windfall completions (gross) over past 10 year period (2003-2013)**

	<b>Total completions</b>	<b>Allocated completions</b>	<b>Large windfall completions</b>	<b>Small windfall completions</b>	<b>Small windfall completions excluding garden land</b>
2003/04	375	4	308	63	44
2004/05	259	8	181	70	38
2005/06	261	2	166	93	44
2006/07	315	26	202	87	29
2007/08	475	100	263	112	47
2008/09	214	71	68	75	32
2009/10	282	68	143	71	29
2010/11	386	173	103	110	82
2011/12	295	134	91	70	32
2012/13	233	170	28	35	20
<b>Average</b>	<b>310</b>	<b>76</b>	<b>155</b>	<b>79</b>	<b>40</b>

## **Conclusion**

47. The purpose of this report is to update the five year housing land supply assessment against the emerging Aligned Core Strategy to inform the discussions at the hearing sessions as part of the examination of the Aligned Core Strategy.
48. The SHLAA 2013 update 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.

## Appendix A: Deliverability Notes (2013 update)

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 that have 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 Core Strategy and Local Planning Document.

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 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. Market strength for all sub-market areas remain unchanged to the assumptions made in 2012 except for Arnold/Bestwood sub-market area which has been moved from weak to moderate market strength based on an increase in completions since the previous year and aligns with the 3 Dragons assessment. 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> (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	Year 8
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 4
	Up to 100 dwellings	Year 5
	Up to 1,000 dwellings	Year 6
	Over 1,000 dwellings	Year 7
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 3
	Up to 100 dwellings	Year 4
	Up to 1,000 dwellings	Year 5
	Over 1,000 dwellings	Year 6

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

Market Strength	Site	Assumed year development will start
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 7
	Up to 100 dwellings	Year 8
	Up to 1,000 dwellings	Year 9
	Over 1,000 dwellings	Year 10
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 6
	Up to 100 dwellings	Year 7
	Up to 1,000 dwellings	Year 8
	Over 1,000 dwellings	Year 9
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	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 remain unchanged compared to the assumptions made in 2012 which are based on the information provided by Savills Residential Property Focus Q3 2012<sup>20</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>21</sup> for the Aligned Core Strategies indicates that the market will return to long term average sales volumes between 2016 and 2018. This accords with the assumptions made based on Savills work.

NB: Year 0 is the current year (2013/14). Year 1 is 2014/15. Year 5 is 2018/19.

<sup>20</sup> [http://www.savills.co.uk/research\\_articles/141285/141750-0](http://www.savills.co.uk/research_articles/141285/141750-0)

<sup>21</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: Housing Trajectory (2013 update)

	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	227																502
Urban area (Arnold and Carlton)	183	199	253	362	411	447	217	193	141	132	81	55	40	81	11	1		2807
Gedling Colliery/Chase Farm																		0
North of Papplewick Lane				15	60	90	90	90	90	15								450
Top Wighay Farm					100	200	200	200	200	100								1000
Bestwood Village	30	2	21		10	65	56	50	50	50	90	90	90	90	90	90	97	971
Calverton	16	3	25	234	301	256	116	94	78	135	275	275	224	190	40	40	40	2342
Ravenshead	42	15	13	120	81	19		6	42	75	60	60	36					569
Other villages	4	8	14	25	8	9	13		30	140	99	76	40	20	20			506
Windfall allowance after 10 years													40	40	40	40	47	207
Demolitions																		0
Total Projected Capacity (net) **			326	756	971	1086	692	633	631	647	605	556	470	421	201	171	184	8350
Total Projected Completions (net)			298	632	837	959	621	577	557	490	406	368	324	306	140	120	130	6765
Cumulative Completions	275	502	800	1432	2269	3228	3849	4426	4983	5473	5879	6247	6571	6877	7017	7137	7267	7267
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	-48	-190	2	399	918	1099	1106	1093	1013	849	647	641	617	427	217	17	
Annual housing target taking account of past/projected completions	426	436	450	461	448	415	366	340	314	283	254	229	201	170	124	117	113	-17

### Footnotes

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

The annual projected completions for the villages for 2013-2028 have been reduced to provide annual projections to deliver the housing target of 7,250 dwellings.

