

Report to Cabinet

Subject: Authority Monitoring Report April 2012 – March 2013 and Five Year Housing Land Supply Assessment 2013

Date: 13 February 2014

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Wards Affected

All wards.

Purpose

This report is to inform the members of the Gedling Borough's Authority Monitoring Report April 2012 – March 2013 and Gedling Borough's Five Year Housing Land Supply Assessment 2013.

Key Decision

This is not a Key Decision.

Background

Authority Monitoring Report April 2012 – March 2013

- 1 The Authority Monitoring Report covers the period 1 April 2012 to 31 March 2013.
- 2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which the policies in development plan documents are being successfully implemented.
- 3 The monitoring report also provides details of general social, environmental and economic effects as background information about conditions within the Borough.
- 4 A copy of the Authority Monitoring Report is shown in Appendix A.
- 5 The key points are:-

Local Development Framework (pages 5 – 7)

- Broxtowe, Gedling and Nottingham City Councils are working together to produce the Aligned Core Strategies. The Publication Version of the Aligned Core Strategies for Broxtowe, Erewash, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'.
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- In June 2013 the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City were submitted to the Planning Inspectorate which started the examination process. An independent planning inspector was appointed. Hearing sessions took place in October and November 2013 discussing specific issues and further submissions were made to the Inspector in December 2013.
- Work on the Local Planning Document (covering both Development Management Policies and Site Allocations) has commenced. In late 2013 there was public consultation on the Issues and Options document. All responses will be fully considered before the publication draft of the submission document is published. The June 2013 Local Development Scheme states the publication draft of the submission document will take place in October 2014, subsequent examination in April 2015 and adoption anticipated December 2015.

Contextual Characteristics of the Borough (pages 12 – 17)

- The 2011 Census states Gedling's population is 113,543. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population.
- 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% in 2001.
- Unemployment rate has started to reduce from 3.4% in October 2012 to 2.5% in November 2013.
- 3 Listed Buildings and 1 Scheduled Ancient Monument in Gedling are included on the national Heritage at Risk register.
- The proportion of residents who travel to work by bus is 9.2% which is lower than 15% recorded in 2001.

Monitoring Indicators (pages 18 – 32)

Business Development and Town Centres

- No new employment floorspace (over 0.4 hectares or 1,000 sqm) was constructed during 2012/13.
- One employment site loss (over 0.1 hectares) for residential development – part of the Rolleston Drive site in Arnold (0.33 ha).
- Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 32.10 hectares. This is being reviewed through the Aligned Core Strategy.
- No new retail, office or leisure development (over 2500 sqm for retail, over 1000 sqm for financial services and over 0.4 hectares or 1,000 sqm for office and leisure) was constructed during 2012/13.

Housing

- The housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026. There have been 2,064 net dwelling completions since 2006. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession.
- 68% of dwelling completions have taken place within the urban area and 32% within the rural area.
- The most frequently completed new build dwelling types were four or more bedroom houses followed by two bedroom flats and three bedroom houses.
- Brownfield development has accounted for 11% of new dwellings (gross). The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the increase in number of dwellings completions that are coming forward on greenfield allocated sites.
- The proportion of new affordable dwellings has been fluctuating from 14% in 2006/07 to 16% in 2012/13.
- Seven sites allocated in the Replacement Local Plan have planning permission or are currently under construction.

Environmental Quality

- In 2012, there was a total of 1,227.27 ha of land designated as Sites of Importance for Nature Conservation (SINCs). During 2012/13, the total figure increased to 1,227.48 ha due to a boundary review of the 'Woodborough Cemetery' site.
- Arnot Hill Park was awarded a Green Flag for the seventh time in 2013.

Five Year Housing Supply Assessment 2013

- 6 The Five Year Housing Supply Assessment 2013 has been updated for the period up to 31 March 2013. The five year period is 1 April 2014 to 31 March 2019 and is shown in Appendix B.
- 7 The assessment should be based on the current development plan which sets out the housing requirement for Gedling Borough. The East Midlands Regional Plan (2009) was revoked by the central government on 12 April 2013. However as the Regional Plan was the latest plan to set out the housing requirement for the Borough, this will be used in this report until it is replaced by a new housing target in the Aligned Core Strategy (when adopted).
- 8 The National Planning Policy Framework has introduced a requirement to have in place sufficient land available to meet a five year supply plus either 5% or 20% depending upon Gedling's past performance. When comparing past performance against the East Midlands Regional Plan, there is a shortfall of 736 dwellings.
- 9 The assessment shows that against the housing requirement of the East Midlands

Regional Plan (2009), Gedling Borough Council does not have a five year housing supply of land plus a 5% buffer.

- 10 It is important to note that there has been a 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. This date coincides with the adoption of the East Midlands Regional Plan in 2009. It is considered appropriate to use a 5% buffer rather than 20% to assess the Borough's housing land supply.
- 11 It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the adoption of the emerging Aligned Core Strategy and Local Planning Document. 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 2014. Following this, a Local Planning Document will allocate smaller sites for development.

Alternative Options

- 12 Not to produce an Authority Monitoring Report. Although there is no statutory duty to produce this report it contains information on the implementation of the Local Development Scheme and the extent to which the policies in development plan documents are being successfully implemented.
- 13 Not to update the five year housing land supply assessment is not an alternative option. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis. The last update was 2012.

Financial Implications

- 14 None.

Appendices

- Appendix A – Gedling Borough's Authority Monitoring Report April 2012 – March 2013.
- Appendix B – Gedling Borough's Five Year Housing Land Supply Assessment 2013

Background Papers

- 15 None.

Recommendation(s)

THAT:

- (a) **The Cabinet note the content of the Authority Monitoring Report April 2012 – March 2013 and the Five Year Housing Land Supply Assessment 2013.**

Reasons for Recommendations

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