

# **Five Year Housing Land Supply Assessment 2013**

**(against the East  
Midlands Regional Plan)**

as at 31 March 2013

January 2014

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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. This report covers the five year housing land supply assessment for the period up to 31 March 2013.
4. 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 The East Midlands Regional Plan (2009) was revoked by the central government on 12 April 2013<sup>1</sup>. 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).
5. The previous five year housing land supply assessment was undertaken for the period up to 31 March 2012 and the report looked at the five year housing land supply against the East Midlands Regional Plan. The report also included the assessment against the emerging Aligned Core Strategy for information purposes and to provide technical evidence in support of the Aligned Core Strategy. Since the previous report was published, work has been undertaken to show that Gedling Borough Council has a five year supply of land for housing against the emerging Aligned Core Strategy to inform the discussions at the hearing sessions during October and November 2013 as part of the examination of the Aligned Core Strategy. This document ([BD/HOU/48](#)) can be found on the Greater Nottingham Growth Point website<sup>2</sup>.
6. The time frame of this five year housing land supply report is 1 April 2014 – 31 March 2019 in accordance with advice from previous government guidance<sup>3</sup>.
7. 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.
8. The housing trajectories have been updated based on information as at 31 March 2013 and are attached as **Appendix D**.

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<sup>1</sup> <http://www.legislation.gov.uk/ukxi/2013/629/made>

<sup>2</sup> <http://goss.nottinghamcity.gov.uk/index.aspx?articleid=23495>

<sup>3</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

9. The National Planning Policy Framework has introduced a new requirement to have in place sufficient land available to meet a five year 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>4</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>5</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
10. 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.
11. 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.
12. 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>4</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>5</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 %

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

18. 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.
19. 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.
20. 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 Borough Council resolved to grant permission subject to a section 106 agreement in January 2014. 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>

21. 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 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>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)

22. As noted in a recent appeal decision (ref APP/K2420/A/12/2188915) relating to Land at Shilton Road, Barwell, Leicestershire<sup>7</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.
23. 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>7</sup> <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2188915&coid=2123328>

## Five Year Housing Land Supply Assessment based on the East Midlands Regional Plan

### Identifying the Level of Housing Provision

24. The Regional Plan sets a housing requirement of 8,000 dwellings for the period 2006-2026 (20 years).
25. '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>8</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).
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. 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 figures have been derived from the updated housing trajectories which are based on information as at 31 March 2013 (see Appendix D). The total dwellings completed in Gedling Borough between 2006 and 2014 are as follows:-

**Table 3: Dwellings completed (and estimated) 2006-2014**

	PUA	Non PUA	Total
Completed 1 April 2006 – 31 March 2013	1,397	667	2,064
Estimated 1 April 2013 – 31 March 2014	252	73	325
<b>Total</b>	<b>1,649</b>	<b>740</b>	<b>2,389</b>

27. The housing requirement for the period 2006-2013 is 3,200 dwellings<sup>9</sup>. The actual (and estimated) number of dwellings completed during that period is 2,389 dwellings. This represents a shortfall of 811 dwellings.
28. This leaves a requirement of 5,611 dwellings in the remaining plan period 2014 to 2026 (12 years).
29. Any shortfall (or overprovision) is taken into account by adding (or subtracting) proportionately from each of the remaining year. The under-delivery of 811 dwellings from 2006-2014 will be added throughout the remainder of the plan period<sup>10</sup>. This means additional provision of 338 dwellings for the five year period.

<sup>8</sup> Principal Urban Area - defined as the built up area of Nottingham (for Gedling Borough this includes Arnold and Carlton).

<sup>9</sup> Annual housing requirement of 400 dwellings x 8 years (2006-2014) = 3,200 dwellings.

<sup>10</sup> This means +338 dwellings for the five year period (2014-2019), +338 dwellings for Years 6-10 (2019-2024) and +135 for Years 11-12 (2024-2026).



30. The housing requirement for the five year period is 2,000 dwellings<sup>11</sup>. However taking account of the under-delivery of dwellings from 2006-2014 means the revised five year housing requirement is 2,338 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 2,455 dwellings.

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

31. 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)

32. 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.

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

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

35. 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 which have lapsed within the past five years and where it is considered that delivery is likely to occur in the future.

**Table 4: Estimated housing supply for the five year period (2014-2019)**

	PUA	Non PUA	Total
Allocated sites	709	252	961
Permission sites unimplemented	203	118	321
Sites under construction	95	161	256
Unallocated brownfield sites	14	2	16
<b>Total Housing Supply</b>	<b>1,021</b>	<b>533</b>	<b>1,554</b>

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

<sup>11</sup> Annual housing requirement of 400 dwellings x 5 years = 2,000 dwellings.

37. The five year housing requirement is 2,338 dwellings (see paragraph 30). The estimated housing supply for the five year period is 1,554 dwellings which results in a shortfall of 784 dwellings.

Total dwelling supply	1,554
Annual requirement <sup>12</sup>	468
<b>No of years supply</b>	<b>3.32 years</b>

38. The five year housing requirement plus a 5% buffer is 2,455 dwellings (see paragraph 30). The estimated housing supply for the five year period is 1,554 dwellings which results in a shortfall of 901 dwellings.

#### **Developable sites for remainder of the plan period (April 2019 – March 2026)**

39. The under-delivery of 784 dwellings from 2014-2019 will be added throughout the remainder of the plan period (2019-2026)<sup>13</sup>.

40. The housing requirement for the 6-10 years period is 2,000 dwellings<sup>14</sup>. However taking account of the under-delivery of dwellings from 2006-2014 and 2014-2019 means the revised housing requirement for the 6-10 years period is 2,898 dwellings.

**Table 5: Estimated housing supply for Years 6-10 (2019-2024)**

	PUA	Non PUA	Total
Allocated sites	220	330	550
Permission sites unimplemented	6	0	6
Unallocated brownfield sites	178	16	194
<b>Total Housing Supply</b>	<b>404</b>	<b>346</b>	<b>750</b>

41. The total dwelling supply for that period is 750 dwellings. This results in a shortfall of 2,148 dwellings.

42. It should be noted that the East Midlands Regional Plan period ends in 2026. The housing requirement for the remaining period (2024-2026) is 800 dwellings<sup>15</sup>. However taking account of the under-delivery of dwellings from 2006-2014, 2014-2019 and 2019-2024 means the revised housing requirement for the 11-12 years period is 3,307 dwellings.

**Table 6: Estimated housing supply for Years 11-12 (2024-2026)**

	PUA	Non PUA	Total
Allocated sites	200	70	270
Permission sites unimplemented	0	0	0
Unallocated brownfield sites	1	0	1
<b>Total Housing Supply</b>	<b>201</b>	<b>70</b>	<b>271</b>

43. The total dwelling supply for the remaining period is 271 dwelling. This results in a shortfall of 3,036 dwellings.

<sup>12</sup> Five year housing requirement of 2,338 dwellings ÷ 5 years = 468 dwellings.

<sup>13</sup> This means +560 dwellings for Years 6-10 (2019-2024) and +224 for Years 11-12 (2024-2026).

<sup>14</sup> See footnote 11.

<sup>15</sup> Annual housing requirement of 400 dwellings x 2 years = 800 dwellings.

## Conclusion

44. The purpose of this report is to monitor and review the housing supply against the housing requirement.
45. 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. The Council has a 3.32 year of supply (which compares to a supply of 3.23 in the last year's assessment).
46. 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.
47. 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>16</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).*
48. 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, the Local Planning Document will allocate smaller sites for development.
49. Work has been undertaken to show that Gedling Borough Council has a five year supply of land for housing against the emerging Aligned Core Strategy to inform the discussions at the hearing sessions during October and November 2013 as part of the examination of the Aligned Core Strategy. This document ([BD/HOU/48](#)) can be found on the Greater Nottingham Growth Point website<sup>17</sup>.

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<sup>16</sup> Residential Eye – Summer 2012 by Jones Lang LaSalle (2012) (<http://residential.joneslanglasalle.co.uk/en-GB/research/residential-eye-summer-2012.aspx>)

<sup>17</sup> <http://goss.nottinghamcity.gov.uk/index.aspx?articleid=23495>

## 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 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>18</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>19</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>18</sup> [http://www.savills.co.uk/research\\_articles/141285/141750-0](http://www.savills.co.uk/research_articles/141285/141750-0)

<sup>19</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 2013)

*For some sites, not all dwellings fall within Years 1-12 (2014-2026) because they are included before Year 1 or beyond Year 12.*

*NB: Years 1-5 = 2014-2019, Years 6-10 = 2019-2024 and Years 11-12 = 2024-2026*

**Sites in the PUA**

Site	Deliverable within Years			Deliverability comments
	1-5	6-10	11-12	
Chartwell Grove	6			Work commenced on site.
Plains Road/ Arnold Lane	16			Work commenced on site.
Ashwater Drive/ Spring Lane	59			Work commenced on site.
Stockings Farm	168			Work commenced on site.
Howbeck Road	40			Work commenced on site.
Gedling Colliery/ Chase Farm		200	200	Due to the complex nature of the site it is assumed the site will come forward in Years 6-10.
Wood Lane	20	20		Allocation limited to sheltered housing. Site assumed to come forward in Year 5 and beyond.
Teal Close	195			Outline planning application submitted during 2013/14 for residential development (up to 830 units) on the Teal Close and North of Victoria Park sites. The Borough Council resolved to grant permission subject to a section 106 agreement in January 2014. The housing figures for both allocated sites will be used in this assessment and will be updated in next year's assessment as the Council's decision was post March 2013.
North of Victoria Park	205			See above comments.
<b>Total</b>	<b>709</b>	<b>220</b>	<b>200</b>	

**Sites in the Non PUA**

Site	Deliverable within Years			Deliverability comments
	1-5	6-10	11-12	
Dark Lane	72			Reserved Matters application (2012/1503) granted during 2013/14.
Top Wighay Farm	180	250	70	Development brief adopted in December 2008. No planning application submitted yet.
Newstead Sports Ground		80		Site assumed to come forward in Years 6-10.
<b>Total</b>	<b>252</b>	<b>330</b>	<b>70</b>	

NB: Park Road and Flatts Lane sites 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 (2013/14).

**Appendix C: Schedule of Deliverable Sites in the Five Year Period (2014-2019)**  
(as at 31 March 2013)

*For some sites, not all dwellings fall within Years 1-5 (2014-2019) because they are included before Year 1 or beyond Year 5.*

**Allocated Sites**

See Appendix B for details.

**Permission sites unimplemented**

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
657	Cross Street (48)	Arnold	6	
6187	Middlebeck Drive (11)	Arnold	1	
6203	Plains Road (143A)	Arnold	4	
6218	Woodchurch Road (64, Land Adj To)	Arnold	3	
6248	Baker Avenue (26, Land Rear Of)	Arnold	1	
6275	Mansfield Road (216)	Arnold	3	
6313	Clipstone Avenue (7) plot 2	Arnold	1	
6479	Metallifactory Ltd	Arnold	60	
6480	Surgeys Lane (75-79, Land Rear Of)	Arnold	2	
6482	The Grove Hotel	Arnold	4	
6556	Coppice Road (367, Land Adj To)	Arnold	1	
6626	Mapperley Plains (335)	Arnold	5	
6673	Arnold Daybrook And Bestwood Constitutional Club	Arnold	13	
6674	Front Street (55)	Arnold	1	
6680	Ramsey Drive (38)	Arnold	1	
6681	Sobers Gardens (36, Land Adj To)	Arnold	1	
6719	Aylesham Avenue (70, Land Adj To)	Arnold	1	
6721	High Street (55)	Arnold	2	
6722	Mapperley Plains (421)	Arnold	1	
6723	Melbury Road (65)	Arnold	1	
6726	Plains Road (157)	Arnold	1	
6727	Plains Road (35)	Arnold	1	
6779	Church Lane (14)	Arnold	3	
6110	Grover Avenue (5)	Carlton	2	
6159	Nursery Drive (1) Plot A	Carlton	1	
6160	Nursery Drive (1) Plot B	Carlton	1	
6161	Nursery Drive (1) Plot C	Carlton	2	
6170	Waterhouse Lane (15, Land Adj To)	Carlton	2	
6206	Midland Road (30)	Carlton	8	
6229	Westdale Lane East (72-74)	Carlton	15	
6246	Standhill Road (161, Land Adj To)	Carlton	1	
6267	Buxton Avenue (33)	Carlton	1	
6270	Old Carlton House	Carlton	1	
6273	Main Road (87, Land Adj To)	Carlton	3	
6501	Fraser Road (94, 94a and 94b)	Carlton	6	
6508	Roslyn Avenue (41, Land Rear Of)	Carlton	1	
6558	Friday Lane (St Eia, Land Rear Of)	Carlton	1	
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	

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
6688	Deabill Street (57)	Carlton	2	
6689	Festus Street (2-14, Rear Of)	Carlton	2	
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	
6725	Plains Road (86)	Carlton	1	
6735	Blenheim Avenue (21 and 23)	Carlton	4	
6737	Mile End Road (Electricity Sub Station)	Carlton	2	
6738	Glebe Farm (Lambley Lane, 71)	Carlton	1	
6739	Glebe Farm - Plot 4	Carlton	1	
6740	Glebe Farm - Plot 5	Carlton	1	
6745	Main Road (61)	Carlton	1	
6746	Marshall Hill Drive (122, Land Adj To)	Carlton	1	
6747	Maycroft Gardens (52)	Carlton	1	
6749	South Devon Avenue (11)	Carlton	2	
6750	Victoria Road (23)	Carlton	2	
6751	Victoria Road (51c)	Carlton	1	
6752	Woodlands (Highclere Drive)	Carlton	1	
673	Bestwood Hotel	Bestwood Village		6
6484	The Sycamores	Bestwood Village		25
6103	Lambley Lane (120)	Burton Joyce		1
6142	Kapur (Land Adj To)	Burton Joyce		1
6145	The Old Vicarage (Land Adj To)	Burton Joyce		1
6488	Crow Park Drive (1, Land Adj To)	Burton Joyce		1
6583	Foxhill Road (56, Land At)	Burton Joyce		4
6728	Bridle Road (108)	Burton Joyce		1
6729	Lambley Lane (15)	Burton Joyce		3
6551	Main Street (145)	Calverton		2
6685	Collyer Road (130)	Calverton		1
6686	The Cherry Tree	Calverton		14
6730	Crookdole Lane (16)	Calverton		1
6732	Lodge Farm	Calverton		4
6733	Spring Farm Kennels	Calverton		2
6734	The Nook (3)	Calverton		2
6167	Ivy Bank House	Lambley		1
6519	Mapperley Plains (358)	Lambley		1
6584	Mapperley Plains (600)	Lambley		1
6643	Main Street (72)	Lambley		1
6700	Spring Lane (156)	Lambley		4
6753	Catfoot Squash Club	Lambley		1
6754	Green Lane (31)	Lambley		1
6152	Barn Stable and Cart Sheds	Linby		1
6755	Linby House	Linby		1
6701	Moor Road (257)	Papplewick		1
6757	Mansfield Road (169)	Papplewick		1
688	Rosedale Lane	Ravenshead		6
6204	Mandalay	Ravenshead		1
6214	Chapel Lane (148, Land Rear Of)	Ravenshead		1
6237	Main Road (25)	Ravenshead		1
6283	Main Road (92-98)	Ravenshead		13
6527	Gorse Hill (4)	Ravenshead		2
6563	Nottingham Road (102, Land Rear Of)	Ravenshead		1
6620	The Sherwood Ranger	Ravenshead		2
6636	Sheepwalk Lane (37)	Ravenshead		2



SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
6639	Sheepwalk Lane (20)	Ravenshead		1
6641	Chapel Lane (6, Land Adj To)	Ravenshead		1
6758	Gorse Hill (7)	Ravenshead		1
6759	Beech Avenue (3)	Ravenshead		1
6760	Main Road (250)	Ravenshead		1
6761	Lowdham Lane (78)	Woodborough		1
<b>Total</b>			<b>203</b>	<b>118</b>

### Sites under construction

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
6220	Melbury Road (24, Land Rear Of)	Arnold	3	
6590	Rolleston Drive (102-104)	Arnold	14	
6677	Mansfield Road (16-18)	Arnold	3	
6146	Carlton Mill	Carlton	13	
6210	Oakdale Road (303)	Carlton	10	
6260	Sol Construction Ltd	Carlton	44	
6/308	Cromford Avenue (4)	Carlton	4	
6600	Deep Furrow Avenue (1)	Carlton	4	
632	Land Between Main Street and Hollinwood Lane	Calverton		94
6154	Mansfield Lane (110-112)	Calverton		6
6390	Renals Way	Calverton		4
6452	Longue Drive	Calverton		12
6490	Longue Drive (Plots 34 To 59)	Calverton		26
6491	Longue Drive (Plots 63 to 72)	Calverton		7
6196	Ash Grove	Woodborough		12
<b>Total</b>			<b>95</b>	<b>161</b>

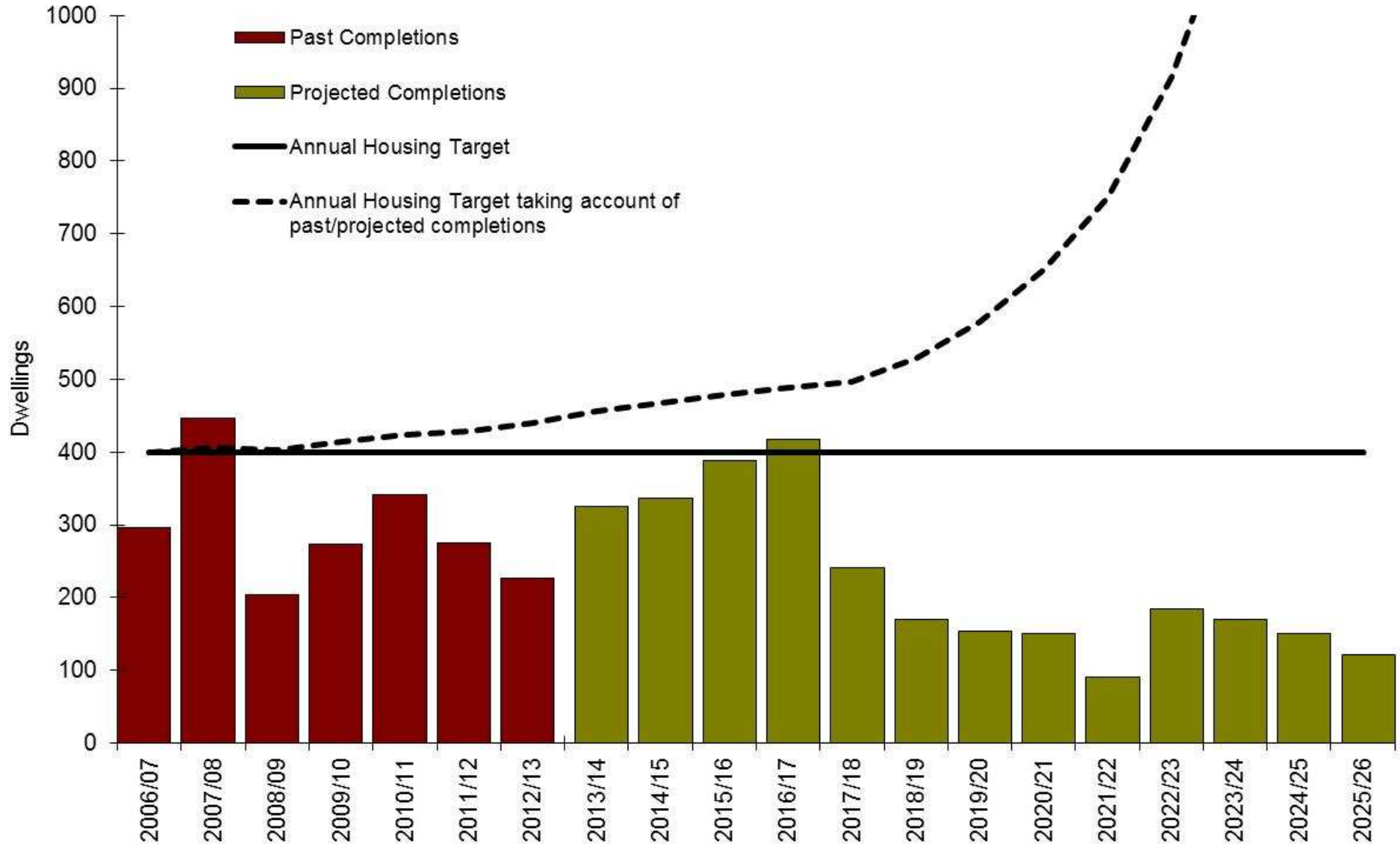
### Unallocated brownfield sites

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
669	Greendale Road	Arnold	2	
6245	Birkland Avenue (26)	Arnold	2	
6268	Front Street (68)	Arnold	1	
6555	Oxclose Lane (143-143A)	Arnold	4	
6582	High Street (24)	Arnold	1	
6262	Roseleigh Avenue (30)	Carlton	2	
6510	Spring Lane (375)	Carlton	2	
6489	Little Tithe Farm	Calverton		1
6522	Milton Court (8)	Ravenshead		1
<b>Total</b>			<b>14</b>	<b>2</b>

## Appendix D: Housing Trajectories

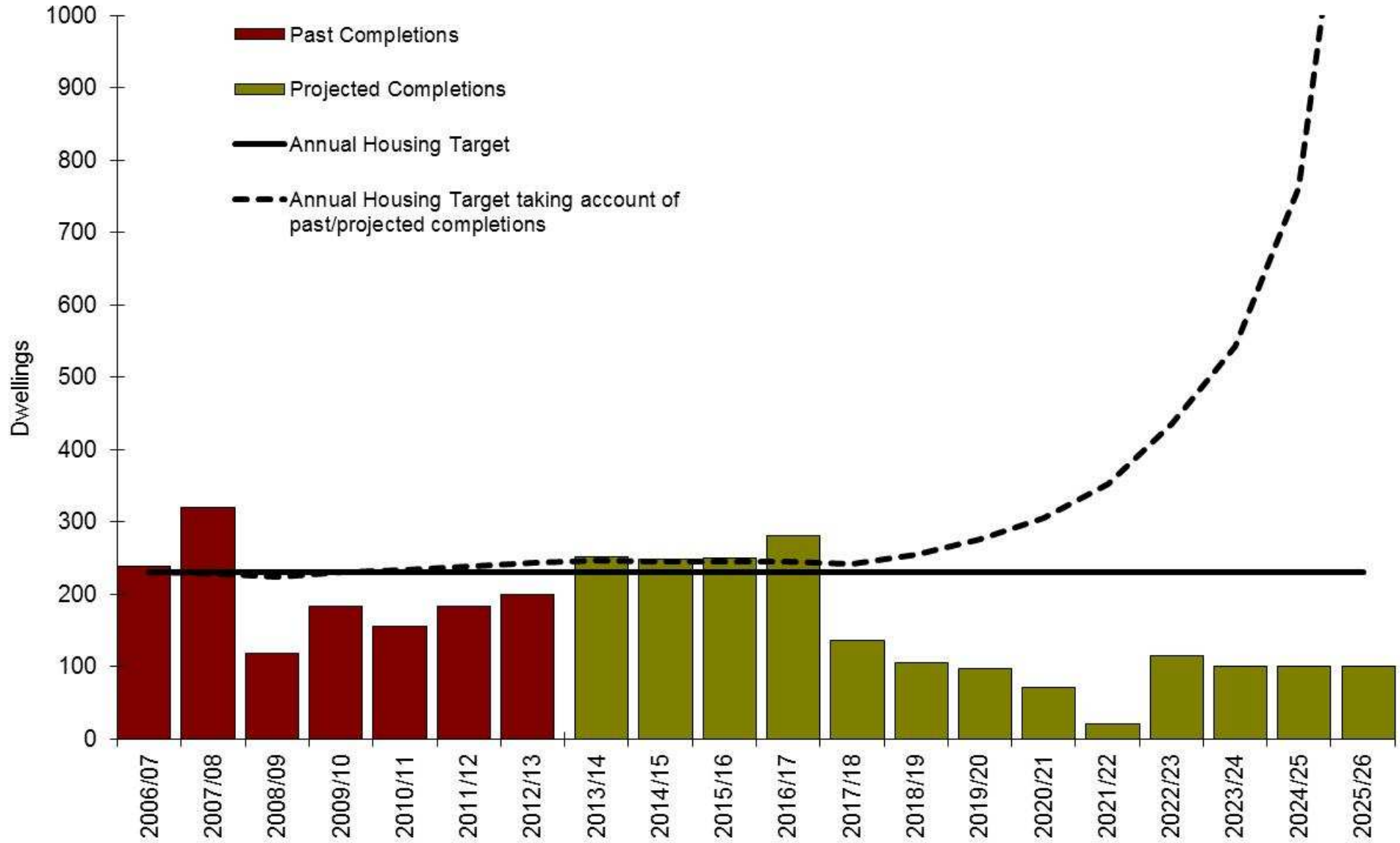
### Housing Trajectory for Borough-wide

	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 (net)	296	447	204	274	341	275	227													
Projections – allocated sites								111	232	244	265	107	113	70	70	70	170	170	150	120
Projections – sites with permission unimplemented								50	20	40	109	110	42	6	0	0	0	0	0	0
Projections – sites under construction								164	84	101	43	24	4	0	0	0	0	0	0	0
Projections – unallocated brownfield sites								0	0	4	0	1	11	78	80	21	15	0	0	1
<b>Total projected completions</b>								<b>325</b>	<b>336</b>	<b>389</b>	<b>417</b>	<b>242</b>	<b>170</b>	<b>154</b>	<b>150</b>	<b>91</b>	<b>185</b>	<b>170</b>	<b>150</b>	<b>121</b>
Cumulative Completions	296	743	947	1221	1562	1837	2064	2389	2725	3114	3531	3773	3943	4097	4247	4338	4523	4693	4843	4964
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	-736	-811	-875	-886	-869	-1027	-1257	-1503	-1753	-2062	-2277	-2507	-2757	-3036
Annual target taking account of past/projected completions	400	405	403	415	424	429	440	457	468	480	489	497	528	580	651	751	916	1159	1654	3157



## Housing Trajectory for the Principal Urban Area (PUA)

	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	199													
Projections – allocated sites								110	217	194	193	42	63	20	0	0	100	100	100	100
Projections – sites with permission unimplemented								22	5	23	66	77	32	6	0	0	0	0	0	0
Projections – sites under construction								120	26	29	22	18	0	0	0	0	0	0	0	0
Projections – unallocated brownfield sites								0	0	4	0	0	10	71	71	21	15	0	0	1
<b>Total projected completions</b>								252	248	250	281	137	105	97	71	21	115	100	100	101
Cumulative Completions	239	559	677	860	1047	1230	1397	1649	1897	2147	2428	2565	2670	2767	2838	2859	2974	3074	3174	3275
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	-213	-191	-173	-153	-102	-195	-320	-453	-612	-821	-936	-1066	-1196	-1325
Annual target taking account of past/projected completions	230	230	225	231	234	237	243	246	246	246	245	241	254	276	306	352	435	542	763	1426



## Housing Trajectory for the Non Principal Urban Area (Non-PUA)

	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	28													
Projections – allocated sites								1	15	50	72	65	50	50	70	70	70	70	50	20
Projections – sites with permission unimplemented								28	15	17	43	33	10	0	0	0	0	0	0	0
Projections – sites under construction								44	58	72	21	6	4	0	0	0	0	0	0	0
Projections – unallocated brownfield sites								0	0	0	0	1	1	7	9	0	0	0	0	0
<b>Total projected completions</b>								73	88	139	136	105	65	57	79	70	70	70	50	20
Cumulative Completions	57	184	270	361	515	607	667	740	828	967	1103	1208	1273	1330	1409	1479	1549	1619	1669	1689
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	-523	-620	-702	-733	-767	-832	-937	-1050	-1141	-1241	-1341	-1441	-1561	-1711
Annual target taking account of past/projected completions	170	176	179	184	190	192	197	210	222	234	243	255	274	304	345	398	480	617	891	1731

