

Report to Cabinet

Subject: Gedling Borough Five Year Housing Land Supply Assessment 2020

Date: 11th February 2021

Author: Planning Policy Manager

Wards Affected

All

Purpose

To note the Five Year Housing Land Supply Assessment 2020

Key Decision

No

Recommendation(s)

THAT:

- 1) Notes the Gedling Borough Five Year Housing Land Supply 2020**

1 Background

- 1.1 This report sets out the latest Gedling Borough Five Year Housing Land Supply position at 31st March 2020, which is attached at **Appendix A**. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 The Five Year Housing Supply Assessment has been updated to take into account the position as at 31st March 2020. The assessment includes the housing sites in the Local Planning Document which was adopted by Council on 18th July 2018. The five year period is 1st April 2020 to 31st March 2025. For clarity, this is the assessment against the housing requirement as calculated using the Government's standard methodology (published December 2020) as the Aligned Core Strategy was adopted in

September 2014 and the policies are yet to be reviewed. For Gedling Borough the Government's standard methodology derived annualised housing need is 458 dwellings per annum.

- 1.3 The reason for the delay in updating the Five Year Land Supply Assessment is because it is informed by the Strategic Housing Land Availability Assessment (SHLAA). The annual assessment includes a mailshot to developers and landowners in order to establish up to date information on the likely timescales for the delivery of the site. The mailshot was held back to provide developers and landowners more time to consider the implications of the lockdown restrictions due to the coronavirus pandemic.
- 1.4 It is also important to note that the methodology for undertaking the 2020 SHLAA has changed and is now based on a joint methodology prepared in conjunction with the other Greater Nottingham authorities. A report prepared by Ove Arup July 2019 compared approaches to SHLAA across Greater Nottingham and resulted in 30 recommendations. The report noted where different approaches were taken by the authorities and considered where it might be appropriate that a consistent approach was taken.
- 1.5 A joint methodology has now been published (November 2020) and has been prepared by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It is considered that a common approach will be more robust and the new methodology is intended to be more transparent and evidence based. The joint methodology comprises a common methodology document plus a separate appendix for each authority to justify the assumptions used (www.gedling.gov.uk).
- 1.6 The assessment shows that against the housing requirement as calculated using the standard methodology (published December 2020), Gedling Borough Council does have a five year plus 20% buffer supply of land for housing. The Council has a 6.53 year supply. This is an increase from the 2019 assessment's figure of 5.08 year supply.
- 1.7 The reasons for this increase is twofold:-
 - 1) The new joint methodology includes a number of evidence-based changes which have increased the supply of land anticipated to deliver homes within the 5 year period.
 - 2) There are a number of larger housing sites allocated in the Local Planning Document which are now coming forward and are anticipated to deliver homes within the 5 year period.

2 Proposal

- 2.1 To ask Cabinet to note the content of the Gedling Borough Five Year Housing Supply Assessment 2020 as set out in **Appendix A**.

3 Alternative Options

- 3.1 The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis and there is no alternative option other than to prepare the Gedling Borough Five Year Housing Supply Assessment 2020.

4 Financial Implications

- 4.1 There are no financial implications arising out of producing the Five Year Housing Supply Assessment 2020 which is met through existing budgets.

5 Legal Implications

- 5.1 Paragraph 73 of the National Planning Policy Framework states that ‘Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old’

6 Equalities Implications

- 6.1 None, this report monitors the supply of housing sites. An Equalities Impact Assessment has already been undertaken on the Council’s policies (including housing allocations) through the assessment of the adopted version of the Local Plan.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 None, this report monitors the supply of housing sites. Consideration of carbon reduction/environmental sustainability implications has already been undertaken on the Council’s policies (including housing allocations) through the preparation of the adopted version of the Local Plan.

8 Appendices

- 8.1 **Appendix A** – Gedling Borough Five Year Housing Land Supply Assessment 2020

- 9 **Background Papers** – all available from <https://www.gnplan.org.uk/evidence-base/>

- 9.1 Background Paper 1 - Ove Arup Review of Greater Nottingham SHLAAs, July 2019
- 9.2 Background Paper 2 – Council’s Response to SHLAA Review, July 2020
- 9.3 Background Paper 3 – SHLAA Joint Methodology Report, November 2020

10 Reasons for Recommendations

- 10.1 To note the Gedling Borough Council’s Five Year Housing Land Assessment 2020.

Statutory Officer approval

Approved by: Alison Ball
Date: 29/01/2021
On behalf of the Chief Financial Officer

Approved by: Francesca Whyley
Date: 29/01/2021
On behalf of the Monitoring Officer