

Report to Portfolio Holder

Subject: Housing Delivery Action Plan 2022

Date: 4th July 2022

Author: Planning Policy Manager

Wards Affected: All

Purpose

To approve the Housing Delivery Action Plan 2022

Key Decision

No

Recommendation(s)

THAT the Portfolio Holder:

- 1) Approves the Gedling Borough Housing Delivery Action Plan 2022 for publication**

1 Background

- 1.1 The Department for Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2021 on 14th January 2022. Paragraph 76 of the National Planning Policy Framework 2021 states where the Housing Delivery Test indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the council should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 1.2 Housing delivery test results relating to the period 2018 to 2021 published in January 2022 indicate that performance improved to 85% from 68%. This means the Council should continue to prepare an action plan but a buffer of 20% no longer needs to be added to its five year housing land supply.

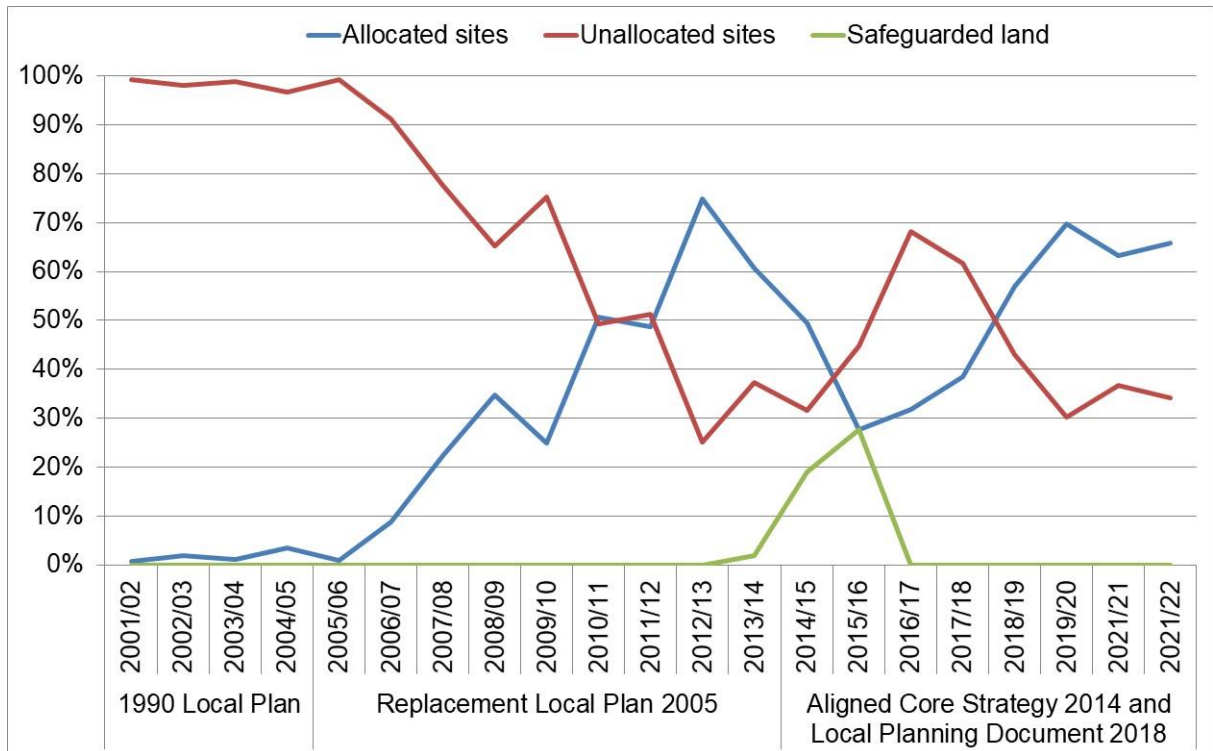
- 1.3 The Housing Delivery Action Plan 2022 provides an updated analysis of the key reasons for the under delivery of the Council’s housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. It includes a number of actions to help mitigate impacts of COVID-19 on housing delivery. It also recognises that improving housing delivery is a long-term commitment and includes a review of the actions set out in the previous action plan.

Planning Policy Context

- 1.4 The Housing Delivery Test compares the net homes delivered (including communal accommodation) over the last three financial years to the homes required over the same period. In calculating homes required, the lower of two targets is used – the annual target from the most recent local plan or a calculation of household growth plus unmet need.

	Net housing completions	Net housing completions (cumulative)	Housing target	Housing target (cumulative)	% of housing target
2011/12	275	275	250	250	110 %
2012/13	227	502	250	500	100 %
2013/14	321	823	440	940	88 %
2014/15	311	1,134	440	1,380	82 %
2015/16	174	1,308	440	1,820	72 %
2016/17	198	1,506	440	2,260	67 %
2017/18	237	1,743	440	2,700	65 %
2018/19	286	2,029	480	3,180	64 %
2019/20	360	2,389	480	3,660	65 %
2020/21	310	2,699	458	4,118	66 %
2021/22	357	3,056	463	4,581	67 %

- 1.5 The graphic below shows the impact of adopting a local plan on housing delivery. It shows how the adoption of the 2005 Replacement Local Plan led to allocated sites being delivered quickly from 2006/07 onwards. This is because there is an inevitable time lag between the adoption of a local plan and the actual delivery of homes on sites. A similar pattern is being experienced now the Aligned Core Strategy and the Local Planning Document have been adopted.



- 1.6 Since 2011, the majority of housing completions have been on large sites with an average of 21% on small sites (up to 9 homes) and 79% completions on large sites (at least 10 homes). Completions on large sites include those allocated in the Replacement Local Plan 2005, Aligned Core Strategy 2014 and Local Planning Document 2018.
- 1.7 There are a large number of unimplemented plots with planning permission totalling 3,042 homes. These include both sites with full/reserved matters permission and those with outline planning permission. In the latter case it will be necessary to obtain the approval of reserved matters before housing delivery can commence. In this context, it is anticipated that housing delivery from sites with planning permission will increase over time. Since the previous 2021 Housing Delivery Action Plan was published the Council has granted planning permissions relating to a number of allocated sites. The Council’s performance in terms of determining planning applications is not an issue and remains above the government targets for major, minor and other applications.

Housing Delivery Analysis – Site Specific Allocations

- 1.8 In general good progress is being made in terms of delivering the allocated housing sites. Three of the four large strategic housing sites (Gedling Colliery/Chase Farm, North of Papplewick Lane and Teal Close) are under the control of national housebuilders and are now delivering homes. Outline planning permission was granted in March 2022 for residential, business uses, local centre and associated infrastructure at the Top Wighay Farm site. Over the last year, significant progress

has been made with the non-strategic allocations and the majority of these now have planning permission and are currently under construction.

- 1.9 Section 5 of the Housing Delivery Action Plan highlights work already completed or on-going in terms of the preparation of development briefs, pre-application advice and the setting up of a number of working groups for specific sites in partnership with developers. Developer forums at both the local and Nottingham housing market area level have also provided useful fora for discussions and for generating potential solutions. The above mentioned fora have identified timely local plan delivery, adequate resources and solutions tailored to the individual sites as being particularly helpful actions.

Review of HDAP Actions

Greater Nottingham Strategic Plan

- 1.10 Work is progressing on the Greater Nottingham Strategic Plan, which was identified as a priority in the 2019 Housing Delivery Action Plan. The first stage of public consultation on the Growth Options Document commenced in July 2020 when social distancing measures were still in place. The partner councils agreed a consultation strategy that includes mitigation measures to address the potential disruptions of COVID-19 on the consultation process and this approach ensured that the Councils were able to progress the new plan. An extended consultation period took place between February and March 2021. As part of the preparation of the draft plan a series of member workshops have taken place, overseen by the Joint Planning Advisory Board, in order to consider housing numbers and the strategy for future growth of the Greater Nottingham area. Workshops took place in January, February, September and October 2021. Work has been ongoing to prepare the comprehensive evidence base that will be needed to support the draft plan and a 'Preferred Approach' version of the Strategic Plan focussing on the strategy, housing provision and the strategic sites will be consulted on in the Autumn, followed by publication of a full Pre-Submission version of the Strategic Plan in the summer of 2023'.
- 1.11 Good progress is also being made in a number of corporate actions, providing a more seamless planning service and proactive development management practices. These measures have been put in place and in many cases are on-going actions for the 2022 Housing Delivery Action Plan. The decision has been made to postpone the Council's review of its existing CIL charging schedule given the Levelling up and Regeneration Bill which proposes significant changes to the current planning system including CIL.

Progress on allocated sites

- 1.12 In addition to the progress of implementation of strategic sites set out above, planning permission has been granted for non-strategic site allocations. It is pleasing to report

that the Gedling Access Road, now Colliery Way, has been completed and is now open to traffic. Since 1 April 2021:-

- Teal Close – reserved matters for the third and final housing phase of 255 homes granted in June 2022.
- North of Papplewick Lane – full planning permission for additional 18 homes granted in December 2021 and now currently under construction.
- Top Wighay Farm – outline planning permission for mixed-use development comprising 805 homes, 49,500 sq. m of B1 and B8, local centre and primary school and associated infrastructure granted in March 2022. The site has been acquired by a housebuilder and a reserved matters application is anticipated later in the year.
- H1 Rolleston Drive – full planning permission for 131 factory-built affordable homes granted in August 2021 and now currently under construction.
- H4 Linden Grove – reserved matters for 120 homes granted in October 2021 and now currently under construction.
- H9 Gedling Colliery / Chase Farm – reserved matters for the second housing phase of 433 homes granted in March 2022. Resolution to grant full planning application for 24 homes on the remainder part of the site in June 2022 subject to the signing of the s106.
- X2 Land West of A60 Site A – full planning permission for 72 homes now currently under construction.
- H11 The Sycamores – full planning permissions for total of 11 homes now currently under construction.
- H12 Westhouse Farm, Bestwood Village – reserved matters for 101 homes now currently under construction.
- H15 Main Street, Calverton – outline planning application for up to 79 homes granted in April 2021.
- H16 Park Road, Calverton – full planning permission for 351 homes on the majority of the site now currently under construction. Full planning permission for 20 bungalows on the small part of the site (the car park at North Green) granted in August 2021.
- X4 Flatts Lane, Calverton – full planning permission for 82 homes now currently under construction.

- H19 Longdale Lane C, Ravenshead – full planning permission for 47 homes now currently under construction.
- X5 Kighill Lane A, Ravenshead – six homes on western part of the site (land of 22 Kighill Lane) was completed in April 2022. For the eastern part of the site (land adjacent to 16 Kighill Lane), outline planning application for up to seven homes was granted in May 2021.
- H20 Mill Field Close, Burton Joyce – site is now complete.
- H21 Orchard Close, Burton Joyce – reserved matters for 14 homes granted in August 2021.

New actions due to Covid-19 Pandemic

1.13 The 2020 Housing Delivery Action Plan included some new actions arising as a consequence of the Covid-19 pandemic and social distancing restrictions including the setting up of the virtual Planning Committee and virtual Member Planning Delegation Panel. Face to face meetings of Planning Committee resumed in May 2021. The consultation strategy for the Greater Nottingham Strategic Plan also made increased use of IT technology to help mitigate the impact of social distancing restrictions including the release of promotional video presentations direct to organisations or via social media and the setting up of a Twitter account attracted a significant number of followers.

2 Proposal

2.1 To seek approval of the Gedling Borough Housing Delivery Action Plan 2022 appended to this report.

3 Alternative Options

3.1 Government requires that Gedling Borough Council prepares and publishes a Housing Delivery Action Plan by 14th July 2022. There is therefore no alternative option available other than to prepare the Housing Delivery Action Plan. The Portfolio Holder could consider alternative actions within the plan but these actions are those recommended by officers based on best practice, evidence and previous experience.

4 Financial Implications

4.1 None

5 Legal Implications

- 5.1 Paragraph 76 of the NPPF states that Local Planning Authorities should prepare an action plan in line with national guidance to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 5.2 Paragraph 073 (reference ID: 3-073-20180913) of the PPG states that the action plan should be published within 6 months of the release of the Housing Delivery Test results. The results were released on 14th January 2022 meaning the deadline for the publication of the action plan is 14th July 2022.

6 Equalities Implications

- 6.1 An Equalities Impact Assessment has already been undertaken on the Council's proposed housing targets through the assessment of the adopted version of the Local Plan. The Action Plan would be intended to support the delivery of these targets.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 Sustainability Appraisal is a legal requirement of plan preparation in order to consider economic, social and environmental objectives. The Housing Delivery Action Plan is intended to assist the implementation of the local plan and the planning process where sustainability issues have been considered through the preparation of the adopted Local Plan.

8 Appendices

- 8.1 Housing Delivery Action Plan 2022

9 Background Papers

- 9.1 None

10 Reasons for Recommendations

- 10.1 In order to comply with the requirements of national planning policy and guidance.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer