

Housing Delivery Action Plan 2022

July 2022

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1. Introduction

1. The Department for Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2021 on 14 January 2022. The Housing Delivery Test is a percentage measurement calculated over a rolling three-year period taking into account the homes delivered in an area against the homes required.
2. 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 financial years, the council should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
3. The results are published on the Government's web page <https://www.gov.uk/government/collections/housing-delivery-test>. The table below shows the results for Gedling Borough Council since the first Housing Delivery Test result was published.

Housing Delivery Test measurement year	Published date of result	Result
2018	19 February 2019	51%
2019	13 February 2020	58%
2020	19 January 2021	68%
2021	14 January 2022	85%

4. The Housing Delivery Test result for 2021 for Gedling Borough Council is **85%** and is based on the three year period 1 April 2018 to 31 March 2021. This is an improved performance in comparison with 68% with the previous Housing Delivery Test result for 2020. Following the Housing Delivery Test results for 2018, 2019 and 2020, the Council was required to publish an Action Plan and a buffer of 20% was added to the supply of deliverable sites for the purposes of housing delivery assessment. Paragraph 74 of the National Planning Policy Framework 2021 states a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years to improve the prospect of achieving the planned supply. The 20% buffer should be applied where delivery was below 85% of the housing requirement. The Housing Delivery Test result for 2021 means that the Council must continue to prepare an action plan and a buffer of 20% to its five year housing land supply is now no longer required.
5. A Housing Delivery Action Plan has been put in place which is being actively implemented and will assist in improving performance in future. The Action Plan is currently being monitored, reviewed and updated.

6. The Action Plan has been updated to include new information and reviewed in light of the COVID-19 pandemic which had an impact on housing delivery. The input from the SHLAA review is key to the monitoring and review of the Action Plan and sets out new actions to help mitigate some of the impacts of the COVID-19 pandemic on future housing supply.
7. The Action Plan 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. Many of the actions identified in previous versions of the Housing Delivery Action Plan have been implemented and a number of actions are on-going and are reviewed in Section 7: Key Actions.
8. The Council has an adopted Core Strategy which was produced in alignment with other Councils making up the Nottingham Core Housing Market Area. The Aligned Core Strategies were drawn up in recognition that there is a single housing market area and commonality of planning issues and need for cross boundary cooperation. It is also the case that other parts of the Housing Market Area have underperformed and certain issues relating to site delivery may be common.
9. The Action Plan looks at the planning policy context, provides an analysis of the past housing delivery (with regards to housing delivery past performance, site specific allocations, engaging with developers and viability and infrastructure issues) and identifies a number of key actions which aim to improve housing delivery.
10. The Council is committed to delivering growth but recognises that this is a complex process. A number of the actions identified in the Action Plan fall within the remit of the Council whilst other actions will need to be supported by other stakeholders involved in delivering housing in particular landowners and house builders.

2. Planning Policy Context

11. This section updates and summarises the planning policy context in relation to housing delivery within Gedling Borough.

The Local Plan

12. The Local Plan for Gedling Borough Council comprises the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan).
13. The Aligned Core Strategy was adopted in September 2014 and includes a housing requirement for Gedling Borough which is 7,250 homes for the plan period 2011 to 2028.
14. The Aligned Core Strategy allocates three strategic sites at Top Wighay Farm, Teal Close and North of Papplewick Lane and identifies Gedling Colliery/Chase Farm as a strategic location.
15. The Local Planning Document was adopted in July 2018 and allocates thirty housing sites.

Housing Need

16. The housing requirement in the Local Plan is considered out of date due to the fact that the Aligned Core Strategy is more than five years old and the housing requirement has now been replaced by a local housing need figure calculated using the standard method as required by the National Planning Policy Framework 2021.

Greater Nottingham Planning Partnership

17. The Greater Nottingham Planning Partnership covers the Hucknall wards of Ashfield and the administrative boundaries of Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe. The six Councils along with Nottinghamshire and Derbyshire County Councils have worked collaboratively preparing a joint evidence base and fully aligned their Core Strategies. The Partnership has jointly delivered capital projects in excess of £10m and joint revenue projects over £1m. A key priority is to drive delivery of housing across the Nottingham Core Housing Market Area.
18. Gedling Borough Council is working together with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils on the review of the Aligned Core Strategies and preparing the Greater Nottingham Strategic Plan. The first stage of public consultation on the Greater Nottingham Strategic Plan

Growth Options took place between July and September 2020. An extended consultation period took place between February and March 2021. The Growth Options consultation document asked a series of questions on topics including housing growth. The Councils have agreed a consultation strategy that includes some mitigation measures to address the potential disruptions of COVID-19 pandemic on the consultation process and this approach has ensured that the Councils are able to progress the new plan. 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. It had previously been agreed that proposing a preferred strategy was premature due to the Government's intention to revisit planning reform and ongoing uncertainty around HS2. However, it is recognised that there is a need to progress the Strategic Plan to ensure the strategic planning context remains up to date. The provisions of the Levelling up and Regeneration Bill are now anticipated to come into effect from 2024 onwards and work has also begun on responding to the Integrated Rail Plan. 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.

The Green Belt

19. Gedling Borough Council is a Green Belt authority with all land outside the urban area being part of the Nottingham-Derby Green Belt. The presumption against inappropriate development in the Green Belt means that there is no scope to permit more development in the Green Belt to address under delivery, unlike in non-Green Belt authorities, and the only option for increasing the supply of land is through policy preparation, more specifically a review of the local plan.
20. The National Planning Policy Framework 2021 states that altering Green Belt boundaries can only be justified by exceptional circumstances. Such exceptional circumstances may include any unmet quantitative need for housing that cannot be accommodated within the built up area as derived from using the standard method for assessing local housing need. However, it is not considered that exceptional circumstances would apply to removing land from Green Belt to overprovide for an unforeseen and unquantifiable amount of over provision for housing.

21. The Gedling Borough Local Planning Document has designated safeguarded land that is land removed from the Green Belt and protected from development in the plan period in order to meet longer term development needs. This potential supply of development land does provide a degree of flexibility for example; planning permission for residential development on safeguarded land has been permitted and developed in the past for example, the 113 homes on safeguarded land at the land between Main Street and Hollinwood Lane in Calverton was permitted in 2012 and fully built in 2014. In this case significant weight was attached to the fact that the Council did not have a five year supply of housing land at the time of the decision.

Other Council plans and strategies

The Gedling Plan

22. The Council updated the Gedling Plan in August 2020 and the Plan's priorities for 2020-2023 include:-
- Identify and facilitate the delivery of the identified housing priorities.
 - Drive the delivery of key housing sites.
 - Identify the opportunities for redeveloping vacant or underused sites for new affordable homes and temporary accommodation.
 - Explore the development of additional houses across the borough through appropriate models.
23. The Gedling Plan is available at the Council's web page <https://www.gedling.gov.uk/council/aboutus/prioritiesplansandperformance/gedlingplan>.

Commercial Property Investment Strategy

24. Cabinet at its meeting on 19 March 2019 approved the Commercial Property Investment Strategy which provides a framework to enable investment opportunities that meet its requirement for financial returns, as well as other criteria including preference for a geographical location which is economically or socially beneficial to the Council, to be purchased and managed and if appropriate, disposed of. Further details on the Commercial Property Investment Strategy can be found under agenda item 100 at the following web link <https://democracy.gedling.gov.uk/ieListDocuments.aspx?CIId=127&MIId=2322&Ver=4>.

Local Housing Company

25. Cabinet at its meeting on 19 March 2019 supported the preparation of a business case which will examine in detail different housing delivery models for the Council, including the option of establishing a Local Housing Company. Further details on the Local Housing Company can be found under agenda item 103 at the above web link.

SHLAA Review

26. The Council carries out an annual review of the Strategic Housing Land Availability Assessment (SHLAA) which provides a review of potential housing sites and its purpose is to help the Council to understand where and when housing could be built in the future. The SHLAA is reviewed annually to ensure that the latest information on site progress, developer intentions and any constraints is kept up to date.
27. The information gathered from the annual SHLAA review is also used to update the five year housing land supply. The SHLAA form that landowners and developers are required to complete as part of the annual SHLAA review specifically asks the question on how the Council can help to develop their sites.
28. The responses received over the last seven years (2015 to 2022) have been collated into broad categories and are set out in the **Appendix 1** together with actions identified for the Council. The actions set out in Section 7: Key Actions build on and maintain much of the above activities as well as identify specific new actions arising from the analysis of housing delivery and future supply in the next section.
29. A detailed SHLAA methodology has been agreed with the other Greater Nottingham Councils, which sets out the methodology for undertaking a SHLAA and calculates the future housing supply, is available at the Council's web page <https://www.gedling.gov.uk/shlaa>.

Implications of COVID-19 pandemic

30. Due to the COVID-19 pandemic, the whole country was in national, regional and local lockdown restrictions during 2020 and 2021. The housing delivery test is backward looking over a three year period meaning that the impact of COVID-19 pandemic affect Housing Delivery Test results. In response to the disruption to the construction sector caused by the first national lockdown in March 2020, the Government made a one-month (31 days) adjustment to the 2019/20 housing requirement as included in the previous Housing Delivery Test result for 2020 (which covered the period 1 April 2017 to 31 March

2020). This led to local authorities being assessed on their housing delivery for a 48 week period rather than the full 52 weeks in the 2019/20 period. The Government similarly applied a four-month (122 days) adjustment to the 2020/21 housing requirement. This means that the total number of homes required for the Housing Delivery Test result for 2021 is based on two year and seven month period instead the full three year period. The Housing Delivery Test result for 2022 due to be published in 2023, which will cover the three year period 1 April 2019 to 31 March 2022, would be substantially impacted unless the Government were to continue change its method of assessment to take into account the effects of COVID-19 pandemic. This Housing Delivery Action Plan will include actions to help mitigate impacts arising from the COVID-19 pandemic.

3. Housing Delivery Analysis – Past Performance

31. This section updates and provides an overview of housing delivery within Gedling Borough since 2011. As the Housing Delivery Test result for 2021 is based on the three year period 1 April 2018 to 31 March 2021 the information provided in this section includes data up to 31 March 2022, unless indicated otherwise.

Housing requirement and current rate of delivery

32. The table and graph below show how the Council is progressing against the housing target on an annual basis by comparing net homes delivered (excluding communal accommodation) since the beginning of the plan period. The annual housing targets from 2011/12 to 2019/20 are from the housing requirement in the Local Plan and those from 2020/21 to 2021/22 are based on local housing need. It should be noted that the Housing Delivery Test takes a different approach and compares the net homes (including communal accommodation) delivered 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.

33. The table below shows that the housing target has been reached in the first two years of the plan period (i.e. 2011/2012 and 2012/13) but since then the completions have been fairly erratic with a low point at 64% reached in 2018/19. 2019/20 has the highest completions and the COVID-19 pandemic has had an impact on house building as there has been a drop in the number of completions in 2020/21. However, it should be noted that there has been an increase in completions since, with the second highest completions figure recorded for 2021/22.

	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 %

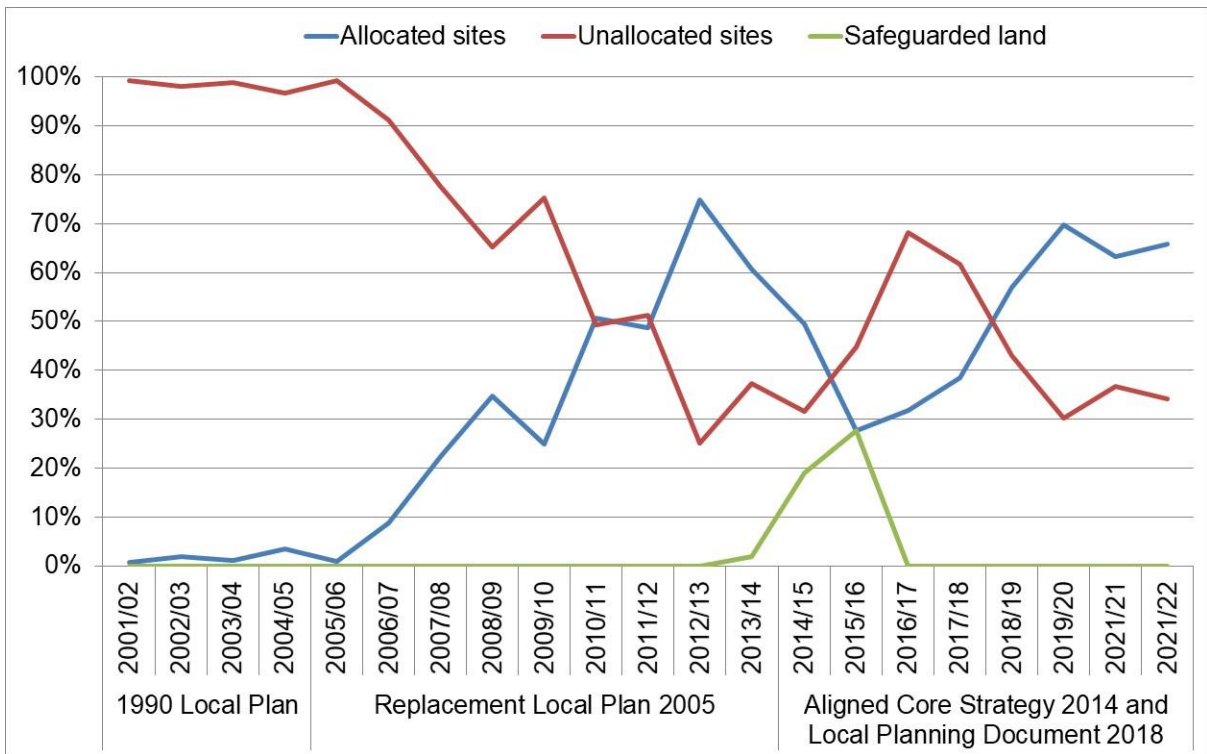


Five year supply of housing

34. The Council's Five Year Housing Land Supply Assessment 2021 was published in December 2021 and considers the Borough's supply of housing land against the housing target. The Council had a 6.32 year supply.

Delivery of Local Plan allocations

35. Allocated sites are those that are allocated for residential development in the Local Plan. Unallocated sites are those that are not allocated for residential development in the Local Plan, otherwise known as "windfall sites". Safeguarded sites are those that are designated as safeguarded land and protected from development during the plan period but will be considered for meeting longer term development needs through a review of the Local Plan.

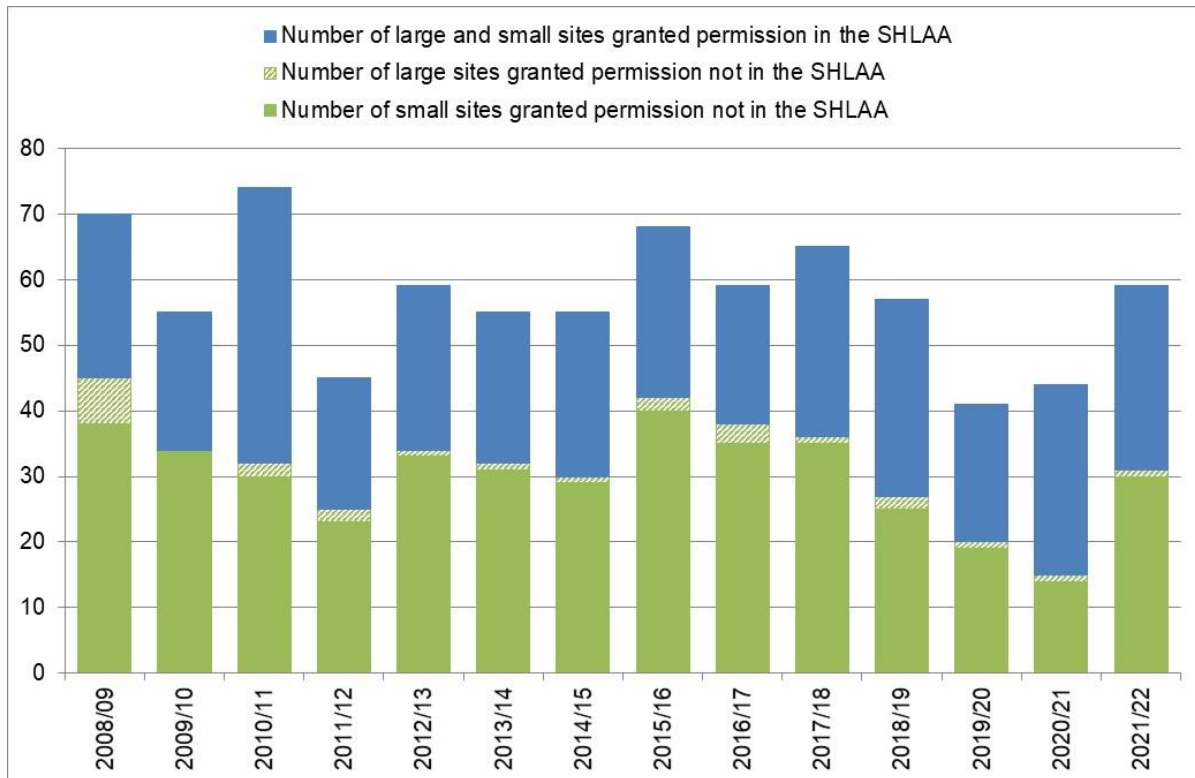


36. The above graph shows the percentage of homes built on allocated sites, unallocated sites and safeguarded land between 2001 and 2022. The graph shows that the majority of the completions before the adoption of the Replacement Local Plan in 2005 are on unallocated sites. The graph shows the impact of the Replacement Local Plan adopted in 2005 with allocated sites coming through from 2006/07 and dropping off after 2014/15 as most sites were built out. A similar pattern is expected to be seen over the next few years now the Aligned Core Strategy and the Local Planning Document have been adopted.

Data Analysis Conclusion 1:

37. The above analysis shows that completions increase following the adoption of the Local Plan. It is expected that the majority of completions on sites allocated in the Local Planning Document (adopted in 2018) will continue to come forward over the next few years and some sites have been granted planning permission and others are in the process of gaining planning permission.

New windfall sites that were not in the previous SHLAA database



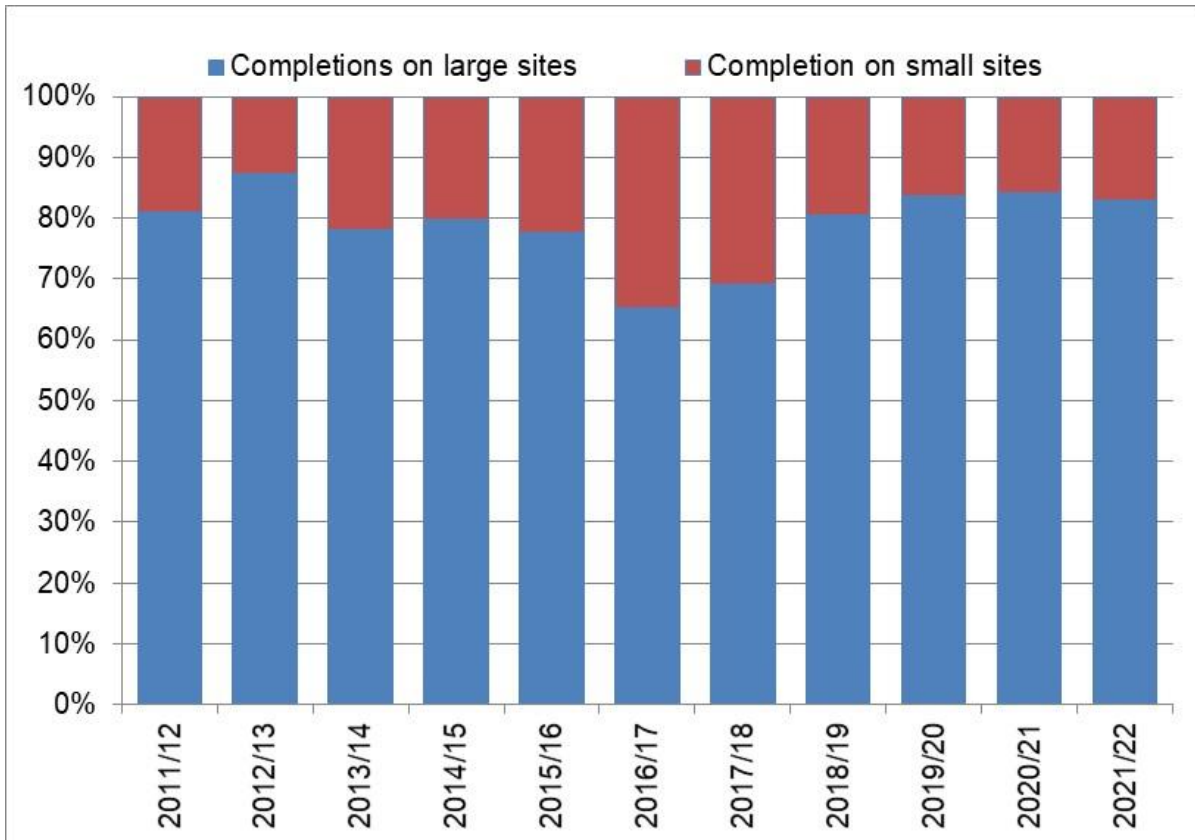
38. The above graph shows that new sites granted planning permission that were not previously included in the SHLAA are coming forward. This excludes permissions that have been superseded during the same year and replacement dwelling proposals. The number of new sites granted planning permission coming forward has varied over the years but for each year a large proportion of new sites granted planning permission have been on small sites (up to 9 homes). The number of new sites granted planning permission coming forward that were not previously included in the SHLAA has been higher than the number of SHLAA sites granted planning permission, except for the years 2010/11, 2018/19, 2019/20 and 2020/21. The graph shows there has been an increase of sites granted planning permission since 2019/20 and those granted planning permission that were not previously included in the SHLAA during 2021/22 were predominantly from small sites.

39. The new sites granted planning permission that were not previously included in the SHLAA comprise the following land uses:-

- Residential including the conversion of existing properties including outbuildings and redevelopment of residential garage courts;
- Conversion/redevelopment of offices, light industrial units and commercial buildings including shops and drinking establishments;
- Conversion/redevelopment of community centre/hall and church hall buildings;

- Conversion/redevelopment of agricultural buildings and barns;
- Development on vacant/underused land; and
- Other sources.

Housing completions on small and large sites



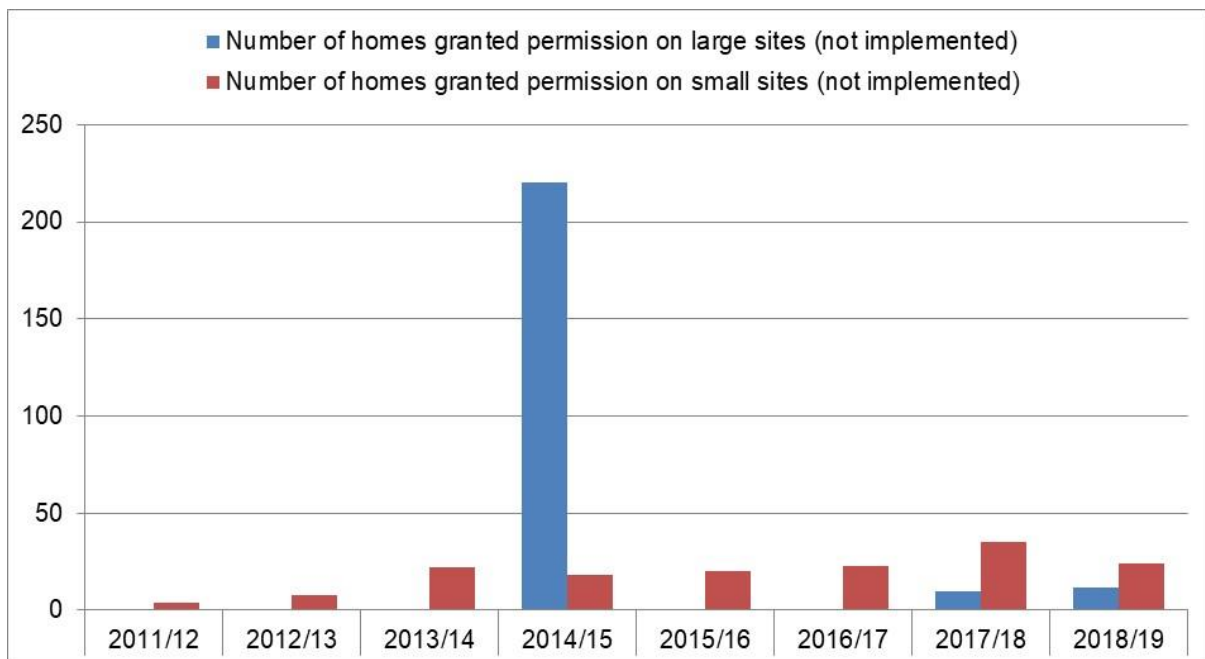
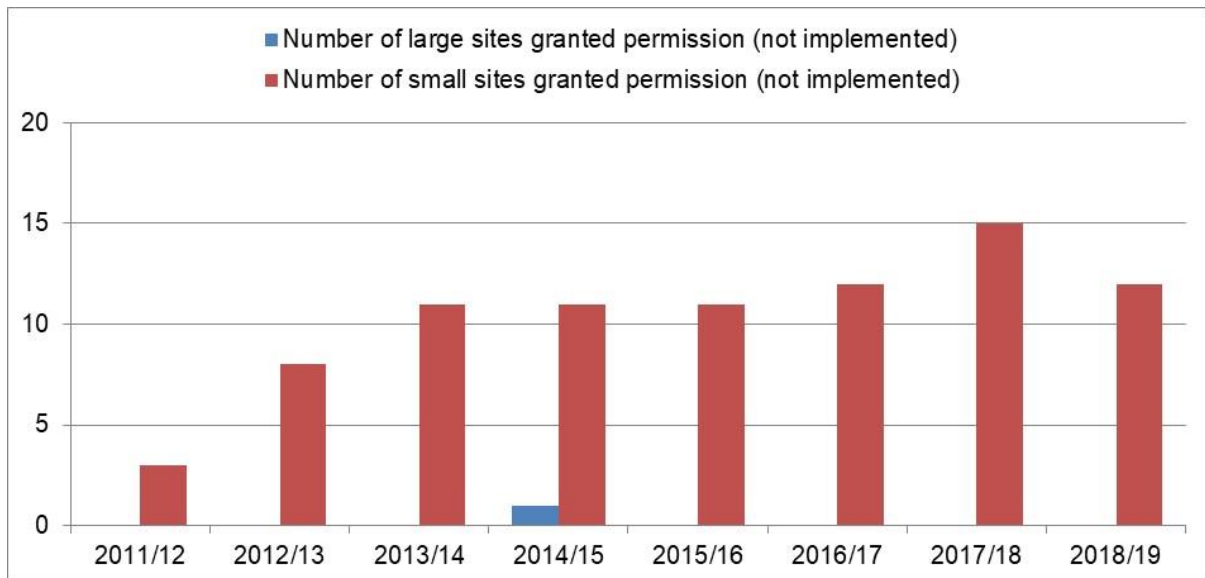
40. The above graph shows that since 2011 the majority of housing completions have been on large sites with an average of 21% on small sites (up to 9 homes) and 79% completions on large sites (at least 10 homes). Completions on large sites include those allocated in the Replacement Local Plan 2005, Aligned Core Strategy 2014 and Local Planning Document 2018.

Unimplemented homes on small and large sites

41. As at 31 March 2022, a total of 86 sites granted planning permission for residential development between 1 April 2011 and 31 March 2019 have not been implemented. Those granted permission since 1 April 2019 have up to 3 years to implement so this explains why the two graphs below do not show data for 2019/20, 2020/21 and 2021/22.
42. Out of the 86 sites, only three are large sites, one of which is site H13 Bestwood Business Park which was granted permission in March 2015 before it was allocated in the Local Planning Document in July 2018. The two graphs

below clearly show that small sites (up to 9 homes) are less likely to progress to completion than large sites (at least 10 homes) and, over the period shown, a total of 154 homes on 83 small sites have not been implemented.

43. The two graphs below exclude the 14 small sites that were previously 'not implemented' and have now either been granted a further planning permission or come forward for development. As such, they are no longer 'not implemented'. For this reason, the graphs below cannot be directly compared with those in previous versions of the Housing Delivery Action Plan.

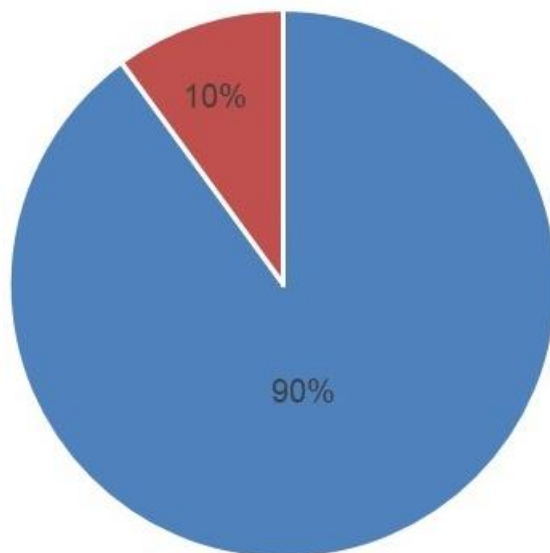


Data Analysis Conclusion 2:

- 44. The above analysis shows that whilst the majority of sites granted planning permission for housing are small sites, the contribution of large sites to housing delivery is more significant, in part because a greater proportion of small sites granted planning permission fail to come forward for development.
- 45. Consideration has been given as to whether a site is brownfield or greenfield has an impact on whether the site progresses or fails to come forward but no clear conclusions can be drawn in terms of impacts on delivery.

Housing completions by type of developer

- 46. The below pie chart shows that since 2011 the private sector dominates housebuilding growth followed by registered social landlords such as housing associations. No homes have been built by the Council.

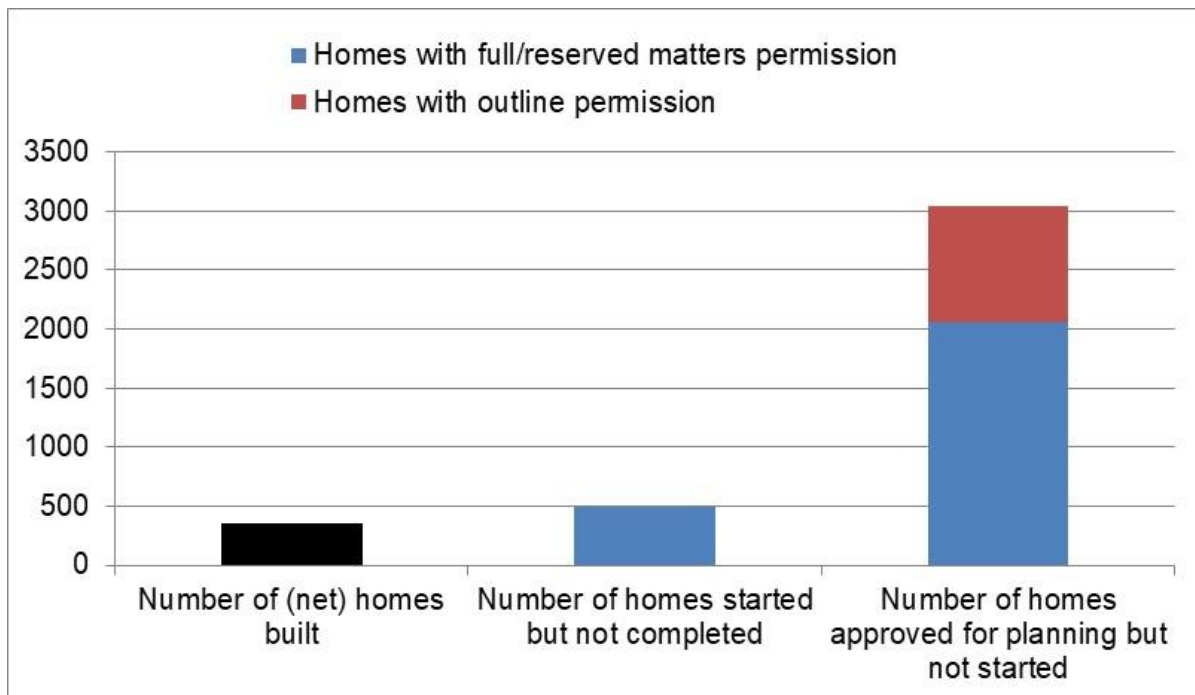


■ Private ■ Registered Social Landlords ■ Local Authority

Data Analysis Conclusion 3:

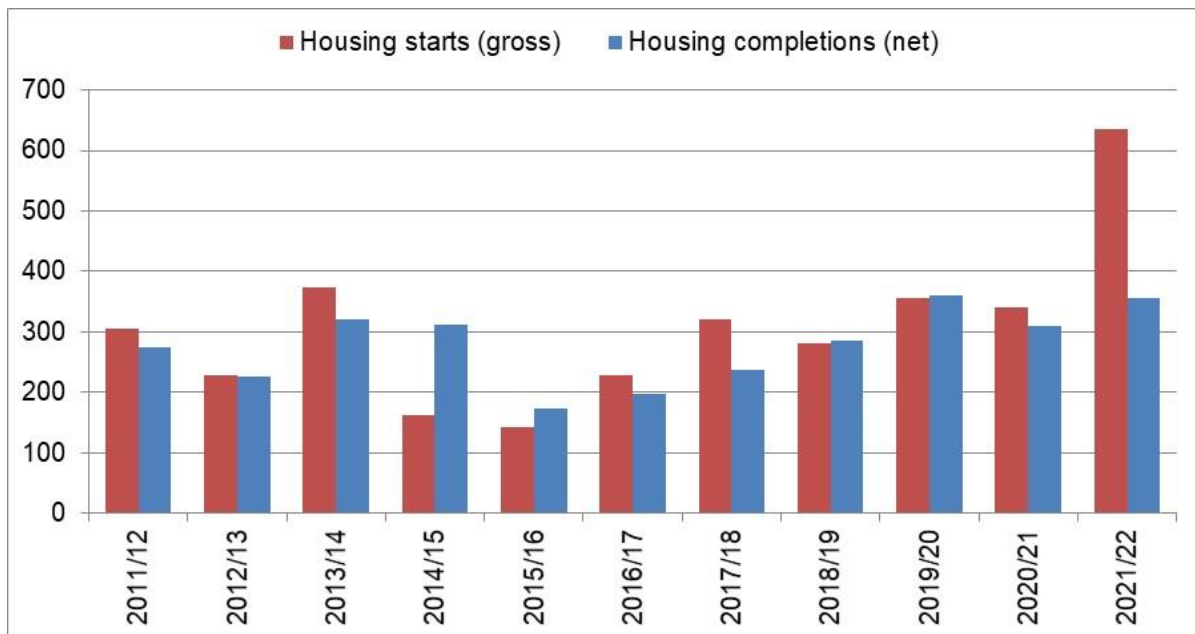
- 47. The above analysis shows that the private sector drives housebuilding growth within the Borough. The Council has not been building any houses.

Number of homes approved for planning but not yet built



48. The above graph shows that as at 31 March 2022 there are a large number of unimplemented plots with planning permission (3,042 homes) in comparison to those that have started but not yet fully built (492 homes) and those built during 2021/22 (357 homes). The 3,042 unimplemented plots approved for planning but not started are mostly those having full/reserved matters permission (2,056 homes). Inevitably for those sites going down the outline planning permission route there is a time lag between the grant of outline planning permission and the submission and approval of reserved matters applications or full applications.
49. It should be noted that the unimplemented plots include those allocated on three strategic sites and on some non-strategic sites. The table in **Appendix 2** briefly outlines progress on allocated housing sites.

New housing starts



50. The above graph shows the new housing starts (i.e. number of homes that have started but not yet fully built) in comparison to net completions over the years. 2021/22 saw the highest housing starts (635 plots) compared to previous years which indicates an increase in dwelling completions to come forward in future years.

Data Analysis Conclusion 4:

51. The above analysis shows there is a large number of unimplemented planning permissions and those that are currently under construction awaiting to be completed.

Percentage of planning applications granted within the statutory time limits

52. The Government sets statutory targets of 8 weeks for planning applications and 13 weeks for major applications for the determination of planning applications, unless the applicant for planning permission agrees to an extended period of time. The Government sets decision making thresholds of 60% for major planning applications and 70% for non-major planning applications. The Government publishes live tables on planning application statistics at their web page <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>. Table P151 provides the speed of decision on planning applications for major development for county and local authorities and Table P153 provides the speed of decision on planning applications for non-major development for local authorities. For Gedling Borough Council, the percentage figure for major applications during

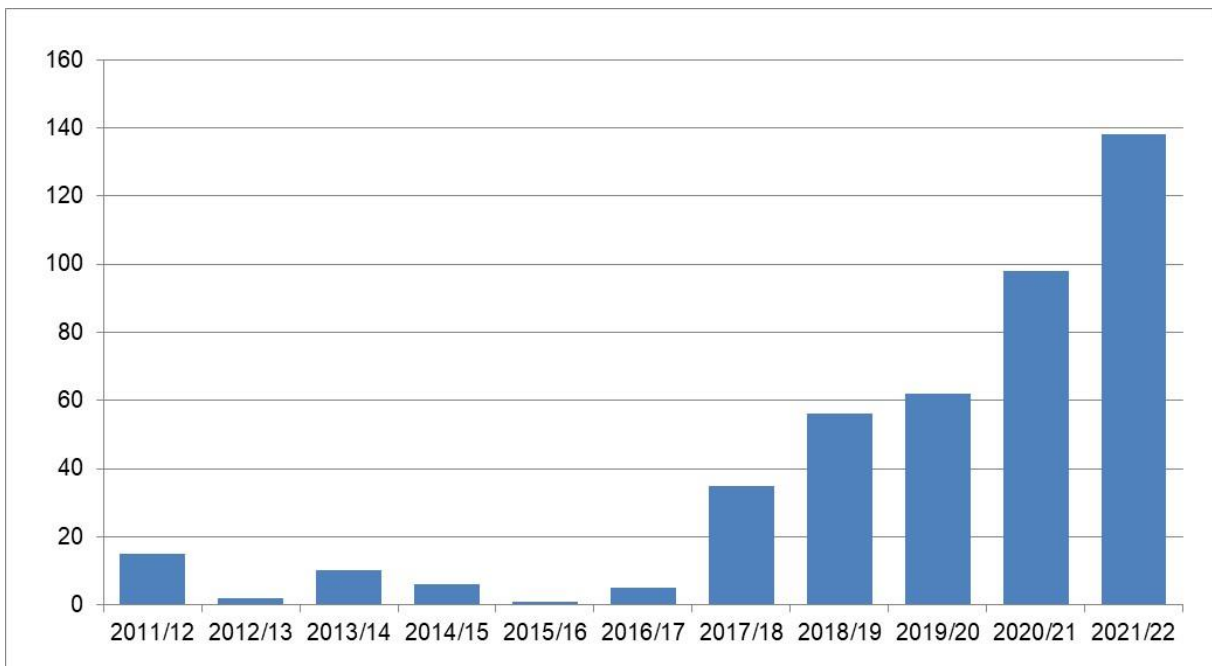
the 24-month period 1 April 2020 to 31 March 2022 is 97.5% and the percentage figure for non-major applications for the same period is 85.1%.

Data Analysis Conclusion 5:

53. The above analysis shows that the Council is performing well in meeting statutory targets and the speed of decision making is well above the thresholds set by the Government. During lockdown the Council facilitated the deployment of staff including Development Management working from home. Staff are now working on a hybrid basis, spending time working both at home and in the office. The Planning Committee was temporarily suspended from meeting due to the cancellation of Council meetings whilst arrangements were put in place to hold virtual meetings which were held each month from June 2020 to March 2021 and there has been no disruption to the service. Face to face Planning Committee meetings resumed in May 2021. The Members Delegation Panel has been meeting in a virtual form since early April 2020 continuing business as usual.

Empty homes

54. The Council takes a proactive approach to bringing empty homes in the Borough back into use. An Empty Homes officer has been in post since June 2017. The number of homes brought back into use each year is set out in the graph below.



Data Analysis Conclusion 6:

55. The above analysis shows that there has been a significant increase in the number of empty homes brought back into use since 2017/18.

4. Housing Delivery Analysis – Site Specific Allocations

56. This section updates and provides an overview on what has been happening on strategic sites allocated in the Aligned Core Strategy and non-strategic sites allocated in the Local Planning Document using up-to-date information from the SHLAA 2021 review.
57. The table in **Appendix 2** briefly outlines progress on allocated housing sites.

Strategic sites in the Aligned Core Strategy

58. Good progress has been made on Teal Close and North of Papplewick Lane sites which are both currently under construction.
59. Part of the Top Wighay Farm site has been completed (38 homes) and the remainder has outline planning permission for residential, business uses, local centre and associated infrastructure granted in March 2022. The Council helped secure public funding through the Accelerated Construction Fund which has been used to fund access improvements to site.

Non-strategic sites in the Local Planning Document

60. Of the non-strategic housing allocations good progress is also being made as a number have been granted planning permission or planning applications have been submitted. Details are set out in the table in Appendix 2 and in summary the current position is as follows:-

Sites built:-

- Two sites out of thirty are fully developed – H6 Spring Lane and H20 Mill Field Close, Burton Joyce.
- Total of seven plots built on part of X5 Kighill Lane A, Ravenshead.
- Plot 1 built on H23 Ash Grove, Woodborough.

Sites currently under construction:-

- H1 Rolleston Drive.
- H4 Linden Grove.
- 164 homes on the majority of H7 Howbeck Road/Mapperley Plans.
- First phase of 508 homes on H9 Gedling Colliery/Colliery Chase Farm.
- X2 Land West of A60 Site A.
- H11 The Sycamores, Bestwood Village.
- 101 homes on part of H12 Westhouse Farm, Bestwood Village.
- H14 Dark Lane, Calverton.

- 351 homes on the majority of H16 Park Road, Calverton.
- X4 Flatts Lane, Calverton.
- H19 Longdale Lane C, Ravenshead.
- Seven homes on part of X5 Kighill Lane A, Ravenshead.

Sites with full or reserved matters planning permission:-

- Second phase of 433 homes on H9 Gedling Colliery/Colliery Chase Farm.
- 20 bunaglows on part of H16 Park Road, Calverton.
- H21 Orchard Close, Burton Joyce.
- Plot 2 on H23 Ash Grove, Woodborough.

Sites with outline planning permission:-

- Up to 32 homes on part of H2 Brookfields Garden Centre.
- H15 Main Street, Calverton.

61. For H22 Station Road in Newstead, this site has a longstanding and on-going access issue and it is not assumed that this site would count towards future housing supply in the housing trajectory. It would however assist in regenerating the village and so remains an allocation and included within the Housing Delivery Action Plan.

Data Analysis Conclusion 7:

62. Gedling Borough Council has an up to date Local Plan. It is expected that, despite the delayed implications of the delivery of allocated sites due to the COVID-19 pandemic, the majority of completions on sites allocated in the Aligned Core Strategy and Local Planning Document will come forward over the remainder of the plan period and lead to an improved performance of housing delivery. Certain sites have not come forward as quickly as anticipated by their developers for various reasons which are picked up in Section 7: Key Actions.

5. Housing Delivery Analysis – Engaging with Developers

63. This section updates and provides an overview on engagement and collaboration with developers since March 2015.

Partnership working/supplementary planning policy and pre-application advice

64. Working groups involving both developers and other key stakeholders have been established for a number of housing sites, discussions held about the resolution of outstanding issues and to provide input to development briefs. The following development briefs or informal guidance has been prepared.

- Top Wighay Farm Development Brief adopted;
- Gedling Colliery/Chase Farm Development Brief adopted;
- Dark Lane, Calverton Development Brief adopted;
- Development Brief for the three sites north east of Arnold adopted;
- Willow Farm Development Brief (informal guidance) adopted; and
- Rolleston Drive informal planning guidance.

65. A collaborative approach is taken to working with developers. This has included the following actions:-

- Letters/e-mails sent to all developers of allocated sites in order to encourage the early submission of planning applications following adoption of the Local Planning Document in 2018 and assure determination in a timely manner;
- GBC Developers Forum meetings (see below for further information); and
- Greater Nottingham Housing Delivery Workshops (see below for further information).

Data Analysis Conclusion 8:

66. A lot of effort has been placed on engaging with developers through the provision of additional planning guidance, pre-application advice and working in partnership to unblock certain sites. In general this support has been well received and reciprocated by developers/landowners. The working groups are now well established and the key actions set in Section 7: Key Actions commit the Council to continue working with these groups as long as necessary in order to bring sites forward.

Developers Forum

67. The Developers Forum meets quarterly at Gedling Borough Council and involves representatives from house builders, developers, landowners and the registered housing providers. Representatives include national builders as well as regional builders. The Council is represented politically by the Leader of the Council, Portfolio Holder for Growth and Regeneration and at officer level by the Head of Development and Place, Head of Regeneration and Welfare and the Planning Policy Manager. The Developers Forum has been used to inform the preparation of planning policy documents, to promote funding opportunities such as Homes England and to seek feedback on the Planning Policy, Development Management and Economic Growth and Regeneration Service.
68. When the first Housing Delivery Action Plan was prepared in 2019, a draft version was subject to consultation with the Developers Forum and constructive feedback comments were received. This updated Housing Delivery Action Plan has not been subject to formal consultation with the Developers Forum but the Council has continued to have close dialogue.

Data Analysis Conclusion 9:

69. The Developers Forum is an important means of obtaining expert feedback on planning policy, planning performance and on the types of action that the Council could follow to help speed up delivery and has helped inform this Housing Delivery Action Plan.

Greater Nottingham Planning Partnership Workshops

70. On 12 October 2017 the Greater Nottingham Planning Partnership held a Housing Delivery Workshop which was well attended by developers, councillors and other housing stakeholders. An important outcome was the preparation of a Planning Protocol for Delivering Growth in Greater Nottingham. This is a voluntary arrangement but sets out a number of agreed commitments including timely local plan coverage and sufficient resources; and a raft of measures to provide a more proactive and consistent planning service.
71. A follow up workshop was held in February 2019 which reiterated the message about sticking to local plan timetables. In this context, the new requirement to publish a Statement of Common Ground was highlighted in terms of getting agreement between the various Council partners over the future distribution of housing between local authorities. Further useful

feedback reminded delegates that sites are unique and require bespoke solutions. The County Highways Authority indicated their intention to prioritise large strategic sites when giving highways advice.

72. A special workshop was held on 6 December 2019 specifically to consider the need to address climate change through the planning system. This included presentations from the Midlands Energy Hub (hosted by Nottingham City) on the Midlands Local Enterprise Partnerships Energy Strategies, the Royal Town Planning Institute on Rising to the Challenge of Climate Change, local authority perspectives from Nottingham City and Rushcliffe Borough on meeting local carbon reduction targets and developers perspectives on Designing a Better Way to Live. A particular theme for the workshops included raising the environmental sustainability standard of housing development facilitated by Arups consultants with feedback and learning points to take forward the climate change agenda in partnership and through local plan preparation.

Data Analysis Conclusion 10:

73. The under delivery of housing is not just a Gedling Borough Council issue but common to some Council partners across the Nottingham Housing Market Area. Key messages from the two Greater Nottingham Planning Partnership workshops include timely local plan preparation, committing appropriate resources, consistency in terms of dealing with planning applications across the Housing Market Area and for prioritising of consultee advice on strategic sites. An important point is that each site is unique and hence requires particular solutions. The site specific allocation actions set out in Section 7: Key Actions pick up this theme.

6. Housing Delivery Analysis – Viability and Infrastructure

74. This section updates and provides an overview on the relationship between housing delivery and viability and infrastructure.

Viability Issues

75. The [Plan Wide Viability Assessment](#) illustrates that, in general terms, housing developments proposed in all locations in the Borough are broadly viable taking account of all policy impacts, affordable housing delivery and Community Infrastructure Levy charges. Strategic sites allocated for development in the emerging Greater Nottingham Strategic Plan will similarly be subject to a Plan Wide Viability Assessment.
76. The Plan Wide Viability Assessment showed that at the time of writing that all greenfield sites in the initial 0-5 year delivery period were viable based on the adopted assumptions. A small number of brownfield sites demonstrated marginal viability in the 0-5 year delivery period but were still considered to be broadly viable and deliverable. Given this context, progress on brownfield sites H1 Rolleston Drive and X2 Land West of A60 Site A (as set out in Appendix 2) is noted.

Data Analysis Conclusion 11:

77. Viability is not considered to be particular barrier to site delivery within Gedling Borough.

Infrastructure

78. The Local Plan is supported by an Infrastructure Delivery Plan. The Infrastructure Delivery Plan concludes that there are no significant infrastructure constraints relating to the individual allocated sites that would act as showstoppers. Consideration will be given to new infrastructure needed to support future growth up to 2038 through an updated Infrastructure Delivery Plan prepared alongside the emerging Greater Nottingham Strategic Plan.
79. The funding package for the construction of the Gedling Access Road (GAR) with approximately £4.48 m provided through the Community Infrastructure Levy which prioritised the construction of the new road. The new road has been built, now known as Colliery Way, and opened to traffic on 22 March 2022.
80. Significant levels of up front infrastructure are also needed to support the strategic site allocation at Top Wighay. The site was subject to a successful

bid for Accelerated Construction Funding which has been used to fund improved highway access to the site. Other requirements include other significant highway and transport measures, a new primary school, contributions towards health facilities, open space and sustainable drainage systems.

81. Certain sites should contribute towards the provision of new primary schools. In the case of the Gedling Colliery/Chase Farm site and Westhouse Farm site in Bestwood Village, new primary schools have been granted permission and funding secured. The new primary school at Bestwood Village opened in 2020. Contributions from all the Arnold sites are expected towards the costs of additional primary school places within the Arnold catchment area on a pro rata basis in accordance with the Nottinghamshire County Council Developer Contribution Strategy. A new primary school at Teal Close is now complete and expected to open in September 2022.

Data Analysis Conclusion 12:

82. In general, infrastructure constraints are not a barrier to housing delivery. The Gedling Access Road is a major piece of infrastructure that has now been built.

7. Key Actions

83. This section updates and reviews the key actions to address the housing delivery issues highlighted in this document.

Housing Supply: Actions

Action/actor	Task description	Expected Outcome	Timescale	Progress
<p>Review of Aligned Core Strategy Local Plan (Greater Nottingham Strategic Plan).</p> <p>GBC Planning Policy.</p> <p>HMA officers.</p>	<p>Review Aligned Core Strategies.</p>	<p>Submission for examination by December 2023.</p>	<p>On-going (subject to review of Local Development Scheme).</p>	<p>Work commenced.</p> <p>Greater Nottingham Strategic Plan Growth Options Document consultation between 6 July – 14 September 2020. Extended consultation between 10 February – 23 March 2021.</p> <p>Work on-going on preferred approach.</p>
<p>Use of Council owned land and acquired sites in line with the GBC Commercial Property Investment Strategy.</p> <p>GBC Estates.</p>	<p>Consider the potential to build new homes on Council owned land.</p>	<p>Accelerate housing delivery, increase affordable housing supply.</p>	<p>On-going.</p>	<p>GBC sites re-assessed in SHLAA 2021 review.</p> <p>Pre-application advice being sought on a number of potential housing sites.</p> <p>Options for delivery for proposals for 17 dwelling units off Burton Road / Station Road are under review.</p>

Action/actor	Task description	Expected Outcome	Timescale	Progress
Feasibility of setting up Housing Company. GBC Economic Growth and Regeneration.	Prepare Outline Business Case.	Accelerate housing delivery, increase affordable housing supply.	On-going.	Work is ongoing to explore the options for the Council to deliver housing through alternative methods.
Review Community Infrastructure Levy (CIL). GBC Development Management.	Review of CIL.	Review of CIL. Preparation of annual Infrastructure Funding Statements.	On-going.	The Levelling up and Regeneration Bill proposes significant changes to the current planning system including CIL. As such, the decision has been made to postpone Gedling's review of its existing CIL charging schedule. See Infrastructure Funding Statement 2020/21.
Future SHLAA Review. GBC Planning Policy.	More detailed call for sites and more proactive approach to identifying potential sites.	Additional small sites identified.	2022 SHLAA Review.	A joint SHLAA methodology has been agreed with other Greater Nottingham councils. SHLAA based on joint methodology will inform the preparation of the Greater Nottingham Strategic Plan.

Site Specific Allocations: Actions

Site	Action/Task description	Expected Outcome	Timescale	Progress
Teal Close (allocated for 830 homes).	No action required.		On-going.	Phase 1 for 199 homes and phase 2 for 353 homes currently under construction. Reserved matters for the third and final housing phase of 255 homes granted in July 2022.
North of Papplewick Lane (allocated for up to 300 homes).	No action required.		On-going.	Site is currently under construction for 255 homes.
Top Wighay Farm (allocated for 1,000 homes).	No action required.	Planning application for reserved matters.	On-going.	Accelerated Construction Funding secured for access improvements to the site. Two new junctions from the A611 are currently under construction. Outline planning permission for 805 homes, 49,500 sq. m of B1 and B8, local centre and primary school and associated infrastructure granted in March 2022. Reserved matters application anticipated during 2022.

Site	Action/Task description	Expected Outcome	Timescale	Progress
H1 Rolleston Drive (allocated for 140 homes).	No action required.		On-going.	Site is currently under construction for 131 homes.
H2 Brookfields Garden Centre (allocated for 90 homes).	Please also see Infrastructure below for education contribution.	Issue decision notice. Planning application for reserved matters for phase 1 and planning application for phase 2.	On-going.	Outline permission for up to 32 homes on part of the site (phase 1) granted in March 2020.
H3 Willow Farm (allocated for 110 homes).	Regular dialogue with landowner/ developer. Determine planning application.	Issue decision notice. Planning application for remainder part of the site.	On-going.	Informal guidance adopted February 2020. Full planning application for 28 homes on part of the site pending consideration.
H4 Linden Grove (allocated for 115 homes).	No action required.		Ongoing.	Site is currently under construction for 120 homes.
H5 Lodge Farm Lane (allocated for 150 homes)	Secure education contributions (see Infrastructure below for education contribution). Sign off s106.	Issue decision notice. Planning application for reserved matters.	Ongoing.	Resolution to grant outline planning application for up to 148 homes in August 2019 subject to the signing of s106.
H6 Spring Lane (allocated for 150 homes).	No action required.			Site completed.
H7 Howbeck Road/ Mapperley Plains (allocated for 205 homes).	Encourage the remainder of the site to come forward.	Planning application for remainder part of the site.	On-going.	Majority of the site is currently under construction for 164 homes.

Site	Action/Task description	Expected Outcome	Timescale	Progress
H8 Killisick Lane (allocated for 230 homes).	Please see Infrastructure below for education contribution.	Planning application.	On-going.	On-going dialogue with landowners.
H9 Gedling Colliery/ Chase Farm (allocated for 1,050 homes).	Continue regular dialogue with developer as and when needed regarding progress and amendments to planning permisisions etc.Sign off s106.	Updates on progress.	On-going.	Phase 1 (508 homes) currently under construction. 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.
X1 Daybrook Laundry (allocated for 49 homes).	No action required.	Site to be sold to a house builder. Planning application.	On-going.	It is understood that the presence of an aquifer may affect how the site is disposed of.
X2 Land West of A60 Site A. (allocated for 72 homes).	No action required.		On-going.	Site is currently under construction for 72 homes.
X3 Land West of A60 Site B (allocated for 150 homes).	Determine planning application.	Issue decision notice.	On-going.	Full planning application for 157 homes pending consideration.
H10 Hayden Lane (allocated for 120 homes).	Determine planning application.	Issue decision notice.	On-going.	Full planning application for 135 homes pending consideration.
H11 The Sycamores,	No action required.		On-going.	Site is currently under

Site	Action/Task description	Expected Outcome	Timescale	Progress
Bestwood Village (allocated for 25 homes).				construction for 11 homes.
H12 Westhouse Farm, Bestwood Village (allocated for 210 homes).	No action required.	Planning application for phase 2.	On-going.	Part of the site is currently under construction for 101 homes (phase 1).
H13 Bestwood Business Park, Bestwood Village (allocated for 220 homes).	Meet with developer.	Assess future intentions for the site.	On-going.	No progress.
H14 Dark Lane, Calverton (allocated for 70 homes).	No action required.		On-going.	Site is currently under construction for 57 homes.
H15 Main Street, Calverton (allocated for 75 homes)	No action required.	Planning application for reserved matters.	On-going.	Outline planning permission for up to 79 homes granted in April 2021.
H16 Park Road, Calverton (allocated for 390 homes).	Determine reserved matters application.	Issue decision notice.	On-going.	Majority of the site is currently under construction for 351 homes. Reserved matters application for a re-plan which includes additional 13 homes pending consideration. Full planning permission for 20 bungalows on part of the site granted in August 2021.

Site	Action/Task description	Expected Outcome	Timescale	Progress
X4 Flatts Lane, Calverton (allocated for 60 homes).	No action required.		On-going.	Site is currently under construction for 82 homes.
H17 Longdale Lane A, Ravenshead (allocated for 30 homes).	No action required.	Planning application.	On-going.	Planning application anticipated in summer 2022.
H18 Longdale Lane B, Ravenshead (allocated for 30 homes).	Sign off s106.	Issue decision notice. Planning application for reserved matters.	On-going.	Resolution to grant outline planning application for up to 31 homes in August 2018 subject to the signing of the s106.
H19 Longdale Lane C, Ravenshead (allocated for 70 homes).	No action required.		On-going.	Site is currently under construction for 47 homes.
X5 Kighill Lane A, Ravenshead (allocated for 20 homes).	No action required.	Planning application for reserved matters.	On-going.	Total of seven homes built on part of the site. Outline planning permission for up to seven homes on the remainder part of the site granted in May 2021.
X6 Kighill Lane B, Ravenshead (allocated for 30 homes).	Determine planning application.	Issue decision notice.	On-going.	Full application for 11 homes on part of the site pending consideration.
H20 Mill Field Close, Burton Joyce (allocated for 20 homes).	No action required.			Site completed.
H21 Orchard Close, Burton Joyce	No action required.	Issue decision notice.	On-going.	Reserved matters for 14

Site	Action/Task description	Expected Outcome	Timescale	Progress
(allocated for 15 homes).				homes granted in August 2021.
H22 Station Road, Newstead (allocated for 40 homes).	Contact landowner.	Identify barriers to delivery.	On-going.	No progress.
H23 Ash Grove, Woodborough (allocated for 12 homes).	No action required.	Planning applications for remaining plots.	On-going.	Plot 1 built. Full permission for plot 2.
H24 Broad Close, Woodborough (allocated for 15 homes).	Sign off s106 for 2019/1079. Determine planning application 2019/1080.	Issue decision notices. Planning application for reserved matters.	On-going.	Resolution to grant full planning application for three homes on part of the site in August 2020 subject to the signing of the s106. Outline planning application for 11 homes on the remainder of the site pending consideration.
Relevant to all sites - Proactive Development Management Service.	Provision of Pre-application advice. Proactive management of planning applications updating developers of progress and identification of any issues early in the process.	Maintain performance in meeting statutory deadlines for dealing with planning applications.	On-going.	Pre-application advice has been provided on request. Performance has been maintained and above Government targets. Review of validation list for all planning applications to provide clarity to applicants.
Relevant to all sites -	Smooth handover of site allocations	Integrated service	On-going.	Planning policy observations

Site	Action/Task description	Expected Outcome	Timescale	Progress
<p>Providing a more seamless planning service.</p>	<p>from planning policy to DM on adoption of Local Plan.</p> <p>Planning Policy observations to meet required format and deadline set.</p> <p>More coordinated approach to delivering housing, economic and social benefits through planning policy, regeneration policy and projects and in implementing planning applications.</p>	<p>Discuss and review relevant projects and policy areas at department meetings (Planning Policy and DM).</p> <p>Weekly departmental meetings.</p>		<p>provided for all strategic sites and most non-strategic site planning applications by the deadlines set.</p> <p>Meetings held as and when required.</p>

Engagement with Developers: Actions

Action	Task description	Expected Outcome	Timescale	Progress
Review of unimplemented planning permissions (stalled sites).	To consider the scope to review unimplemented permissions including via contact with promoter or developer.	List of stalled sites. Prioritise sites and contact landowners.	On-going.	Initial sites identified assessment undertaken and landowners developers contacted.
Use of self-build and custom build register.	Promote sites where land owner has indicated a willingness to promote self-build/custom build on site by alerting people on the register to the site opportunity.	Number of sites promoted for self-build/ custom build projects via alerts to people on register.	On-going.	Self-build matchmaker service set up which aims to inform those on the register about sites available for self-build/custom build projects.
Use of self-build matchmaker service.	Write to land owners of existing small sites with planning permission to notify them of the matchmaker service.	List of sites available for self-build/ custom build projects.	On-going.	Implemented.
Speed up S106 negotiations.	Assess likely S106 contributions at pre-application stage if requested. Agree S106 Heads of Terms with applicants as part of the planning application process. Draft Legal Agreement prior to Planning Committee. Consider alternative approach to local	Less potential delay to signing S106.	On-going.	Developers are now alerted early on in the planning application process on likely S106 contributions. DM also involve GBC Legal team early on to commence drafting legal agreements. Review approach to local labour agreements through the

Action	Task description	Expected Outcome	Timescale	Progress
	labour agreements. Review approach to requirement for affordable housing.			preparation of an SPD. Respond to the requirement to deliver First Homes through the preparation of a new SPD. Approach to affordable housing to be reviewed through the review of the Local Plan.
Use of Brownfield register.	Promotion of smaller sites and engagement with SME builders. Use of brownfield register and Permission in Principle (PIP).	Increased planning applications on smaller sites. Add identified sites to part 2 of the brownfield register.	On-going.	Brownfield register updated December 2021. No change.

Infrastructure: Actions

Action	Task description	Expected Outcome	Timescale	Progress
All Arnold Housing Allocations (H1, H2, H5, H7, H8, X1 and X3).	Support the County Council in securing agreement between LEA and developers to fund land and build costs for new primary school needed to serve the Arnold Primary catchment area.	S106 Heads of Terms or S106 agreements agreed as relevant through DM process.	2019.	Matter resolved which allowed planning permission to be granted on certain sites with contributions towards education based on the Nottinghamshire County Council education contributions formula.

Action	Task description	Expected Outcome	Timescale	Progress
Gedling Access Road.	<p>Closely monitor progress against project milestones.</p> <p>Continue regular dialogue with VIA as and when needed regarding progress.</p> <p>Communicate how CIL and other funding is enabling GAR to potential developers to increase confidence scheme will be delivered.</p>	<p>Attend regular meetings.</p> <p>Regular progress reports.</p> <p>Communications Team Developers Forum progress report.</p>	On-going.	<p>Road built, now known as Colliery Way and opened to traffic on 22 March 2022.</p> <p>Ancaillary works ongoing. https://www.nottinghamshire.gov.uk/transport/roads/gedling-access-road</p>

COVID-19 pandemic: Actions

Action	Task description	Expected Outcome	Timescale	In-house progress
Review of the Statement of Community Involvement (SCI) in light of COVID-19 lockdown restrictions and prepare new Consultation Strategy for the Greater Nottingham Strategic Plan.	Progress the preparation of the Greater Nottingham Strategic Plan.	Consultation Strategy.	May 2020.	<p>Complete June 2020.</p> <p>Consultation strategy to be kept under review as lockdown restrictions are eased and changes to consultation will be advertised on the www.gnplan.org.uk website.</p> <p>Consultation strategy has been applied to the extended consultation 10 February to 23</p>

Action	Task description	Expected Outcome	Timescale	In-house progress
				March 2021 due to on-going COVID-19 restrictions.
<p>Determining major applications.</p> <p>Development Management.</p>	<p>Facilitate continued meetings of the Member Planning Delegation Panel by electronic means.</p> <p>Face to face Planning Committee meetings resumed May 2021.</p>	<p>Facilitate continued meetings of the Member Planning Delegation Panel and Planning Committee.</p>	<p>On-going.</p>	<p>Member Planning Delegation Panel working electronically and by video call since early April 2020 and on-going.</p> <p>First virtual Planning Committee held on 15 June 2020 with face to face meetings resumed in May 2021.</p>

Appendix 1 – SHLAA summary responses 2015 – 2022

This appendix summarises comments received through the SHLAA consultations between 2015 and 2022 in response to the request for suggested actions the Council could take to help bring sites forward.

Comment by broad category	Action undertaken
Carry out early review of the Local Plan.	Review of Aligned Core Strategy underway.
Promote/include site within emerging Local Plan and carry out early engagement with key stakeholders for draft allocations.	Consider through the preparation of the Local Plan.
Carry out timely engagement on delivery issues for allocated sites on adoption	Planning Policy to facilitate early engagement on delivery issues for allocated sites.
Grant planning application. Enter into Planning Performance Agreements.	Consider through DM process.
Speed up s106 process.	DM process.
Legal advice sought on land ownership	The Council cannot offer legal advice to private individuals.
Expedite reserved matters applications	DM process.
Pre-application advice and/or meetings with planning officers sought.	Advise applicant of pre-application advice service available.
Continue to engage in positive pre-application discussions.	The pre-application service seeks positive and continuous engagement through the process.
Site specific issues raised.	Response provided through SHLAA process.
Place site on brownfield register	The Council updates the Brownfield Land Register and considers additional sites on their merit against the relevant criteria.
Information sought on whether there is interest for self-build on the plot.	Use of self-build/custom build register. Work commenced in 2021 on a matchmaker service which aims to inform those on the register and others about sites available for self-build/custom build projects.
Identification of adjoining landowners and whether adjoining land is in the SHLAA.	The HM Land Registry can be used to search for land and property information. A map showing the location of sites included in the SHLAA is provided on the Council's website.

Comment by broad category	Action undertaken
Assistance with commercial relocation.	Refer to Economic Growth and Regeneration team.
Grant funding to facilitate development	The Council has no budget to grant fund direct. However, the Council has prepared bids for funding from relevant funding bodies such as Homes England and will consider this action on a case by case basis.
Ensure the Geding Access Road is complete on time.	The new road Colliery Way opened in March 2022.

Appendix 2 – Site Specific Allocations

This appendix briefly outlines progress on allocated housing sites. Where actions are required, they are highlighted in the Section 7: Key Actions. The “Units” column provides the number of dwellings allocated.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Teal Close	830	Allocated for mixed use in the Aligned Core Strategy Site has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters application for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Progress on the determination of the application for the final housing phase was delayed due to the Section 73 application (2019/0374) which was approved at Planning Committee on 13 October 2021 and the associated s106 agreement to be completed to the approved master plan for the site. The section 73 application revised the master plan to a single point of access off Colwick Loop Road not two as was originally indicated. The Section 73 application was granted on 13 June 2022 after the s106 agreement was complete.	No identified issues.	No.
	North of Papplewick Lane	Up to 300	Allocated in the Aligned Core Strategy. The site is currently under construction for 255 homes including additional 18 homes (2017/0201 and 2020/0258).	No identified issues.	No.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Top Wighay Farm	1,000	Allocated for housing and employment development in the Aligned Core Strategy. Development brief adopted February 2017 to provide clarity for developers. Part of the site for 38 homes (2014/0950) is built. Full planning permission for construction of a new access off Annesley Road (A611) and Wighay Road (B6011) roundabout junction (2008/0594) granted in June 2011. Work has started on the two new junctions at the site primarily funded by Accelerated Construction Funding. 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 (2020/0050) granted in March 2022. Information received indicates that site has been acquired by a housebuilder and a reserved matters application is anticipated later in the year.	No identified issues.	No.
H1	Rolleston Drive	140	Allocated in the Local Planning Document. The site is currently under construction for 131 factory-built affordable homes (2020/1054).	No identified issues.	No.
H2	Brookfields Garden Centre	90	Allocated in the Local Planning Document. Outline planning permission (including s106) for up to 32 homes on part of the site (2017/0155) granted in March 2020. No reserved matters application has been received. The site is one of a number required to contribute towards new primary school places to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. No planning	Phase 2 dependent upon the relocation of the garden centre. Contributions are needed towards primary school places from all allocated sites in the Arnold Primary Catchment in accordance	Yes.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
			application has been received for the remainder of the site.	with Nottinghamshire County Council's education contributions formula.	
H3	Willow Farm	110	Allocated in the Local Planning Document. Development brief (informal guidance) adopted in February 2020. The landowner has promoted a wider site, including the housing allocation, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2021 consultation states that subject to both sites being allocated in the new Local Plan, and with the new Local Plan being in place in 2023, the earliest start date for the site will be 2026/27. Full planning application for 28 homes on part of the site pending consideration (2021/1398). No planning application has been received for the remainder of the site.	Landowner looking to bring forward allocation as part of a wider site that has not been allocated for development.	Yes.
H4	Linden Grove	115	Allocated in the Local Planning Document. The site is currently under construction for 120 homes (2021/0694).	No identified issues.	No.
H5	Lodge Farm Lane	150	Allocated in the Local Planning Document. Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of s106. The landowner has promoted a wider site, including the housing allocation, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. No reserved matters application has been received.	Landowner looking to bring forward allocation as part of a wider site that has not been allocated for development.	Yes.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H6	Spring Lane	150	Allocated in the Local Planning Document. The site is now fully built.	No identified issues.	No.
H7	Howbeck Road/ Mapperley Plains	205	Allocated in the Local Planning Document. Majority of the site is currently under construction for 164 homes (2019/0213). No planning application has been received for the remainder of the site. Information from the SHLAA 2022 consultation indicates that the land owner for the remainder of the site is seeking to sell the site to a house builder with a planning application anticipated later in the year.	No identified issues.	No.
H8	Killisick Lane	230	Allocated in the Local Planning Document. The site is one of a number required to contribute towards additional primary school places to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction was scheduled to be complete by 2021, however due to COVID-19 the extraction of clay has been slower than expected and it is anticipated that extraction would now be completed by the end of 2022 with progressive restoration taking place following this.	Contributions are needed towards new primary school places from all allocated sites in the Arnold Primary Catchment in accordance with Nottinghamshire County Council's education contributions formula. Progress with extraction of clay has been slower than expected. Site owned by three landowners.	Yes.
H9	Gedling Colliery/ Chase Farm	1,050	Was previously allocated in the 2005 Local Plan. Identified in the Aligned Core Strategy as a strategic location and is allocated for housing and employment development in the Local Planning	Large site. Significant risks of contamination. Complete the signing of s106.	No.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
			<p>Document. Full planning permission for phase 1 (506 homes) and outline planning permission (2015/1376) granted for subsequent phases. Site is currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106.</p> <p>The Gedling Access Road (now known as the Colliery Way) is now built.</p>		
X1	Daybrook Laundry	50	Allocated in the Local Planning Document. Information from the previous SHLAA 2021 consultation indicates that there is interest with site acquisition. No planning application has been received.	It is understood that the presence of an aquifer may affect how the site is disposed of.	Not yet.
X2	Land West of A60 Site A	70	Allocated in the Local Planning Document. The site is currently under construction for 72 homes (2016/0854).	No identified issues.	No.
X3	Land West of A60 Site B	150	Allocated in the Local Planning Document. Full planning application for 157 homes was submitted in January 2021 and pending consideration (2021/0072).	No identified issues.	No.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H10	Hayden Lane	120	Allocated in the Local Planning Document. Full planning application for 135 homes was submitted in April 2022 and pending consideration (2022/0501).	No identified issues. Determine planning application	No.
H11	The Sycamores, Bestwood Village	25	Allocated in the Local Planning Document. The site is currently under construction for 11 homes (2018/0650 and 2019/0678).	No identified issues.	No.
H12	Westhouse Farm, Bestwood Village	210	Allocated in the Local Planning Document. Part of the site is currently under construction for 101 homes (2018/0823). No planning application for phase 2 has been received.	No identified issues.	No.
H13	Bestwood Business Park, Bestwood Village	220	Allocated in the Local Planning Document. Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. No planning application has been received.	Owners see the Business Park as remaining as an employment site and contact required.	Yes .
H14	Dark Lane, Calverton	70	Was previously allocated in the 2005 Local Plan. Allocated in the Local Planning Document. The site is currently under construction for 57 homes (2017/1263).	No identified issues.	No.
H15	Main Street, Calverton	75	Allocated in the Local Planning Document. Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. No reserved matters application has been received.	No identified issues.	No.
H16	Park Road, Calverton	390	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Majority of the site is currently under construction for 351 homes (2020/0020). Reserved matters application for a re-	No identified issues. Determine reserved matters application.	No.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
			plan of reserved matters approval 2020/0020 which includes additional 13 homes taking the total number of units to 364 was submitted in May 2022 and pending consideration (2022/0584). Full planning permission for 20 bungalows on the small part of the site (the car park at North Green) (2018/0817) granted in August 2021.		
X4	Flatts Lane, Calverton	60	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Site is currently under construction for 82 homes (2020/0822).	No identified issues.	No.
H17	Longdale Lane A, Ravenshead	30	Allocated in the Local Planning Document. No planning application has been received. Information from the SHLAA 2022 consultation states a full planning application is anticipated in summer 2022.	The development of site H17 is dependent on the delivery of the adjacent site H19 as access to site H17 can only be from site H19. Information from the SHLAA 2022 consultation indicates that a construction start on adjacent site H19 is planned for summer 2022 and this will facilitate the access to site H17.	No.
H18	Longdale Lane B, Ravenshead	30	Allocated in the Local Planning Document. Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106.	No identified issues. Complete the signing of s106.	Not yet.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H19	Longdale Lane C, Ravenshead	70	Allocated in the Local Planning Document. Full permission for 47 homes (2017/1164) granted in December 2019. Information from the SHLAA 2022 consultation states that the construction of the site is currently underway.	No identified issues.	No.
X5	Kighill Lane A, Ravenshead	20	Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning Document. Since the site was allocated, the three landowners have put forward planning applications:- <ul style="list-style-type: none"> • The west part of the site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741). • For the middle part of the site (land of 18 Kighill Lane) a new dwelling (i.e. 16 Kighill Lane) was built on part of the site in August 2019 (2018/1004). Full planning application for a new dwelling to the rear of 16 Kighill Lane was refused (2019/0129). Appeal logged (APP/N3020/W/19/3234515). Full planning application for three homes to the rear of 18 and 16 Kighill Lane submitted in September 2020 (2020/0888) was withdrawn in November 2021. • For the east part of the site (land adjacent to 16 Kighill Lane), outline planning application for up to seven homes (2020/1108) granted in May 2021. 	Given the number of landowners involved, it is likely that a reduced capacity could be delivered on site.	No.
X6	Kighill Lane B, Ravenshead	30	Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning	There are three separate landowners on the site which appears to be a barrier to	No.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
			Document. Full application for 11 homes on part of the site (owned by two land owners) was submitted in March 2022 and pending consideration (2022/0250).	development, particularly as the site forms residential garden land of existing dwellings. Section 106 contributions to be agreed prior to development. Determine planning application.	
H20	Mill Field Close, Burton Joyce	20	Allocated in the Local Planning Document. The site is now fully built.	No identified issues.	No.
H21	Orchard Close, Burton Joyce	15	Allocated in the Local Planning Document. Reserved matters application for 14 homes granted in August 2021 (2021/0301).	No identified issues.	No.
H22	Station Road, Newstead	40	Was previously allocated in the 2005 Local Plan. Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018. No planning application has been received.	Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028, unless new information is provided.	Not yet.
H23	Ash Grove, Woodborough	10	Allocated in the Local Planning Document. Full planning permission (2007/0831) for 12 homes. Plot 1 (3 Ash Close) was built in May 2018 (2016/0888). Full planning permission for a dwelling on plot 2 (adjacent to 3 Ash Grove) (2019/1147) granted in March 2020. Work on the remainder plots have not started.	No identified issues. The owner is taking plot by plot approach.	No.
H24	Broad Close, Woodborough	15	Allocated in the Local Planning Document. Resolution to grant full planning application for three	Complete the signing of s106.	Yes.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
			homes on part of the site to be accessed off Private Road (2019/1079) in August 2020 subject to the signing of the s106. Outline planning application for 11 homes on the remainder of the site to be accessed off Broad Close was submitted in November 2019 and pending consideration (2019/1080).	Determine planning application 2019/1080.	