

## **Report to Portfolio Holder**

**Subject:** Housing Delivery Action Plan 2023

**Date:** 17<sup>th</sup> April 2024

**Author:** Planning Policy Manager

**Wards Affected:** All

### **Purpose**

To approve the Housing Delivery Action Plan 2023

### **Key Decision**

No

### **Recommendation(s)**

**THAT the Portfolio Holder:**

- 1) Approves the Gedling Borough Housing Delivery Action Plan 2023 for publication**

## **1 Background**

- 1.1 The Department for Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2022 on 19<sup>th</sup> December 2023. Paragraph 79 of the National Planning Policy Framework 2023 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 2019 to 2022 published in December 2023 indicate that performance improved to 88% from 85%. This means the Council should continue to prepare an action plan and there continues to be no need to add a 20% buffer.

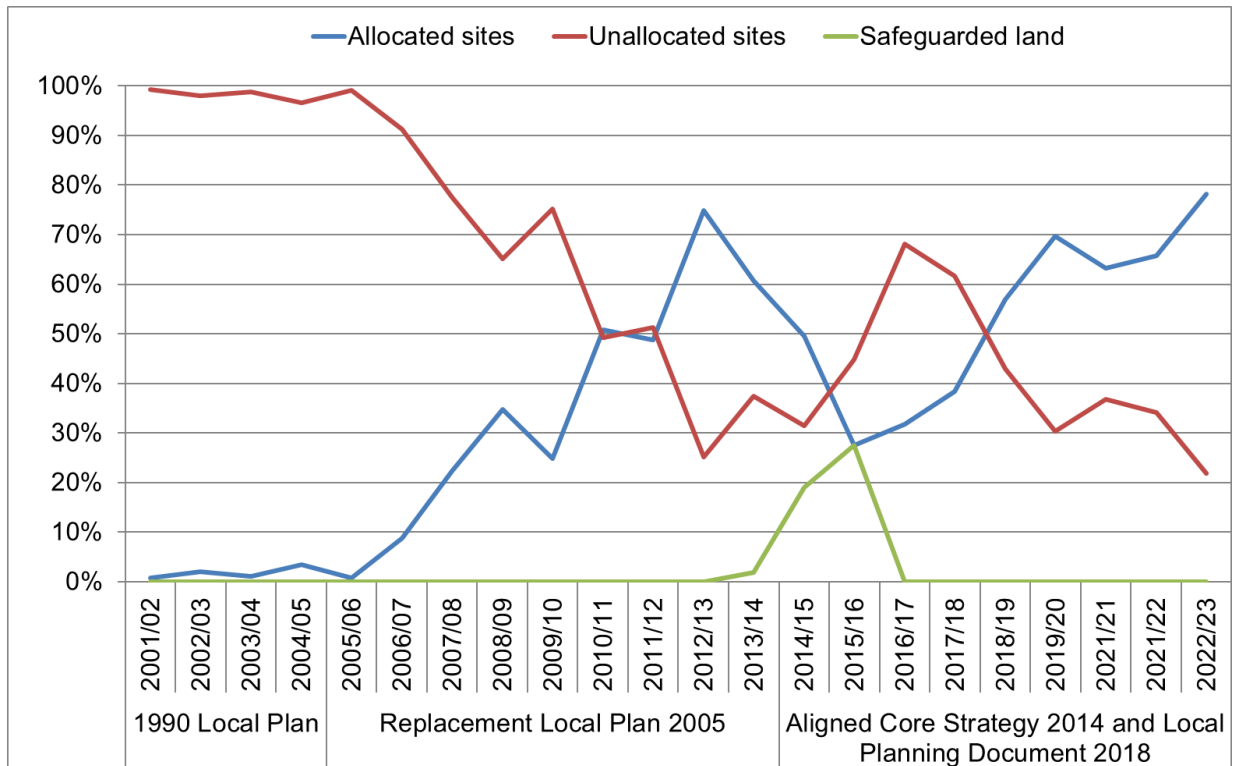
- 1.3 The Housing Delivery Action Plan 2023 provides an updated analysis of the key reasons for the under delivery of the Council’s housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. It also recognises that 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.

	<b>Net housing completions</b>	<b>Net housing completions (cumulative)</b>	<b>Housing target</b>	<b>Housing target (cumulative)</b>	<b>% of housing target</b>
<b>2011/12</b>	275	275	250	250	110 %
<b>2012/13</b>	227	502	250	500	100 %
<b>2013/14</b>	321	823	440	940	88 %
<b>2014/15</b>	311	1,134	440	1,380	82 %
<b>2015/16</b>	174	1,308	440	1,820	72 %
<b>2016/17</b>	198	1,506	440	2,260	67 %
<b>2017/18</b>	237	1,743	440	2,700	65 %
<b>2018/19</b>	286	2,029	480	3,180	64 %
<b>2019/20</b>	360	2,389	480	3,660	65 %
<b>2020/21</b>	310	2,699	458	4,118	66 %
<b>2021/22</b>	357	3,056	463	4,581	67 %
<b>2022/23</b>	691	3,747	463	5,044	74 %

- 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 20% on small sites (up to 9 homes) and 80% 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 2,521 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 2022 Housing Delivery Action Plan was published the Council has received planning applications relating to several allocated sites. The Council’s performance in terms of determining planning applications 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 and the reserved matters application is pending determination with the Council. 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. 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. Consultation on the 'Preferred Approach', which focused on the strategic distribution and housing and employment provision, took place in early 2023. This was followed by consultation on the 'Preferred Approach' for strategic distribution and logistics in autumn 2023. Work has also been ongoing to prepare the comprehensive evidence base that will be needed to support the draft plan, followed by publication of a full Pre-Submission version of the Strategic Plan in the Autumn of 2024.
- 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 2023 Housing Delivery Action Plan.

#### 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. Since 1 April 2022:-
- Teal Close – reserved matters for the third and final housing phase of 255 homes granted in June 2022 and the site is now currently under construction.
  - North of Papplewick Lane – full planning permission for additional 18 homes granted in December 2021 and now under construction, nearing completion.

- 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 was received in December 2023.
- H1 Rolleston Drive – full planning permission for 131 factory-built affordable homes granted in August 2021. Whilst construction is well advanced, this is now paused due to the developer going into administration.
- H3 Willow Farm – full planning permission for 24 homes granted in April 2023.
- H7 Howbeck Road/Mapperley Plains – full application on the remainder of the site for 54 homes received in February 2024.
- H8 Killisick Lane – full application on part of the site for 45 homes received in November 2023 and is currently pending consideration.
- H9 Gedling Colliery / Chase Farm – reserved matters for the second housing phase of 433 homes granted in March 2022. Full planning permission for 24 homes on the remainder of the site granted in December 2023.
- X1 Daybrook Laundry – full application for 51 retirement apartments was granted in March 2024. .
- X2 Land West of A60 Site A – site is now complete.
- H11 The Sycamores –11 homes now complete. A planning application for a further 3 dwellings on the remainder of the site was received in March 2024.
- H12 Westhouse Farm, Bestwood Village – reserved matters for 101 homes now currently under construction. A planning application for a further 93 dwellings on the remainder of the site was received in March 2024.
- H14 – Dark Lane – full planning permission for 57 homes granted November 2020 and now under construction.
- H16 Park Road, Calverton – full planning permission for 363 homes on the majority of the site, now under construction. Full planning permission for 20 bungalows on a small part of the site (the car park at North Green) now under construction.
- X4 Flatts Lane, Calverton – full planning permission for 82 homes is under construction, nearing completion.

- X5 Kighill Lane A, Ravenshead – for the eastern part of the site (land adjacent to 16 Kighill Lane), seven homes are now under construction.
- H21 Orchard Close, Burton Joyce reserved matters for 14 homes is now under construction.

## **2 Proposal**

- 2.1 To seek approval of the Gedling Borough Housing Delivery Action Plan 2023 appended to this report.

## **3 Alternative Options**

- 3.1 Government requires that Gedling Borough Council prepares and publishes a Housing Delivery Action Plan by 19<sup>th</sup> June 2024. 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 79 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 19<sup>th</sup> December 2023 meaning the deadline for the publication of the action plan is 19<sup>th</sup> June 2024.

## **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 2023

## **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**