

## **Report to Portfolio Holder**

**Subject:** Housing Delivery Action Plan 2024

**Date:** 13th July 2025

**Author:** Planning Policy Manager

**Wards Affected:** All

### **Purpose**

To approve the Housing Delivery Action Plan 2024

### **Key Decision**

No

### **Recommendation(s)**

**THAT the Portfolio Holder:**

- 1) Approves the Gedling Borough Housing Delivery Action Plan 2024 for publication**

## **1 Background**

- 1.1 The Department for Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2023 on 12<sup>th</sup> December 2024. Paragraph 79 of the National Planning Policy Framework 2024 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. 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%
2022	19 December 2023	88%
2023	12 December 2024	109%

- 1.2 Housing delivery test results relating to the period 2020 to 2023 published in December 2024 indicate that performance improved to 109% from 88%. This means the Council is no longer required to prepare an action plan or add a 20% buffer. However, the Housing Delivery Action Plan is considered to be a useful report in the interest of transparency for local residents and developers.
- 1.3 The Housing Delivery Action Plan 2024 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.

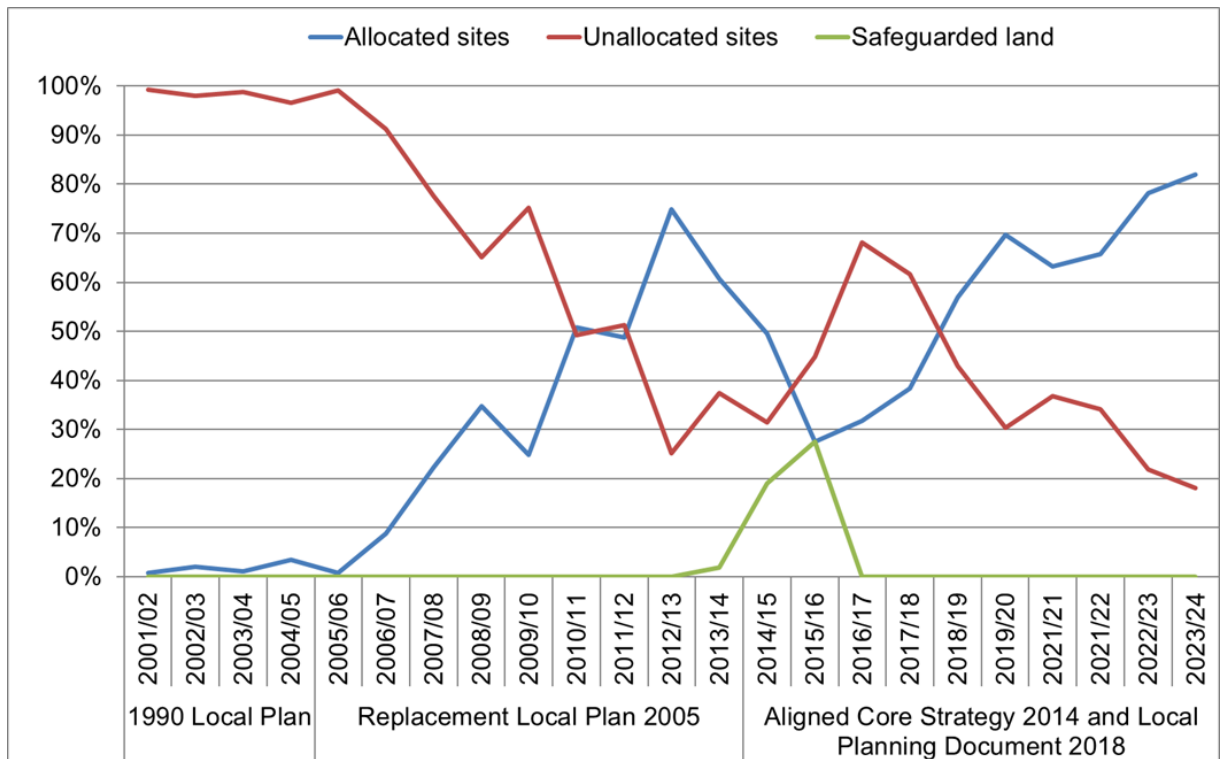
#### Planning Policy Context

- 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. The table below shows that completions in recent years have been fairly erratic with a low point at 64% reached in 2018/19. The COVID-19 pandemic had an impact on house building as there was a drop in the number of completions in 2020/21. However, 2022/23 saw the highest number of net housing completions since 2011/12.

	Net housing completions	Net housing completions (cumulative)	Housing target	Housing target (cumulative)	% of housing target (cumulative)
<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	5,078	74 %
<b>2023/24</b>	604	4,351	460	5,538	79%

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 19% on small sites (up to 9 homes) and 81% 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 2,163 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. The Council's performance in terms of determining planning applications remains above the government targets for major applications.

### Housing Delivery Analysis – Site Specific Allocations

- 1.8 In general, good progress is being made in terms of delivering the allocated housing sites. All of the four large strategic housing sites (Top Wighay Farm, Gedling Colliery/Chase Farm, North of Papplewick Lane and Teal Close) are under the control of national housebuilders. Top Wighay Farm received reserved matters approval in October 2024 and aims to deliver the first home by the end of Q3 2025/26. Over the last year, significant progress has been made with the non-strategic allocations and the majority of these 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 forums have identified timely local plan delivery, adequate resources and solutions tailored to the individual sites as being particularly helpful actions.

### Review of HDAP Actions

#### Gedling Local Development Plan

- 1.10 The Greater Nottingham Strategic Plan reached its first Regulation 19 Stage before the new NPPF was published in December 2024. The impacts of the new NPPF resulted in Gedling withdrawing from the Greater Nottingham Strategic Plan and instead progressing a single Gedling Local Development Plan.
- 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 2024 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 2023:-
- Teal Close – all three phases are currently under construction.
  - North of Papplewick Lane –majority of the site is complete, remainder of the site was granted planning permission in January 2025.

- 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 approved in October 2024.
- H1 Rolleston Drive –currently under construction for 131 factory-built affordable homes granted in August 2021.
- H3 Willow Farm – part of site has full planning permission for 24 homes granted in April 2023.
- H7 Howbeck Road/Mapperley Plains – majority of the site is complete, the remainder of the site is currently under construction for 54 homes.
- H8 Killisick Lane – part of the site is currently under construction for 45 homes.
- H9 Gedling Colliery / Chase Farm – all phases of the site are currently under construction.
- X1 Daybrook Laundry – site is currently under construction for 51 retirement apartments.
- X3 Land West of A60 Site B - Full planning permission for 141 homes granted in September 2024
- H10 Hayden Lane - Full planning application for 135 homes granted October 2023 subject to s106 agreement. Application for access submitted to ADC refused March 2024.
- H11 The Sycamores –11 homes complete. Site is currently under construction for a further 3 dwellings on the remainder of the site.
- H15 Main Street, Calverton - Reserved Matters for 77 homes approved in April 2025.
- X4 Flatts Lane, Calverton – site is now complete.
- H17 Longdale Lane C – site is currently under construction for 47 homes.
- H21 Orchard Close, Burton Joyce – site is now complete

## **2 Proposal**

- 2.1 To seek approval of the Gedling Borough Housing Delivery Action Plan 2024 appended to this report.

### **3 Alternative Options**

- 3.1 In previous years, Government required Gedling Borough Council to prepare and publish a Housing Delivery Action Plan. Due to Gedling Borough Council's improved performance in the 2023 HDT, there is no longer this requirement. The alternative option would be to not publish this Housing Delivery Action Plan. However, officers consider the Housing Delivery Action Plan to be a useful report in the interest of transparency for local residents and developers and can comprise part of the evidence base to support the emerging Gedling Local Development Plan. The Portfolio Holder could also 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 None

### **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 2024

### **9 Background Papers**

- 9.1 None

### **10 Reasons for Recommendations**

10.1 The document is considered to be a useful report in the interest of transparency for local residents and developers and can comprise part of the evidence base to support the emerging Gedling Local Development Plan.

**Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**