

Report to Cabinet

Subject: Five Year Housing Land Supply Assessment 2014

Date: 18 December 2014

Author: Planning Policy Manager

Wards Affected

Borough Wide.

Purpose

This report is to inform members of the Gedling Borough's Five Year Housing Land Supply Assessment 2014.

Key Decision

This is not a Key Decision.

Background

The Five Year Housing Supply Assessment 2014 has been updated for the period up to 31 March 2014. The five year period is 1 April 2015 to 31 March 2020 and is shown in Appendix A.

The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis.

The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council does not have a five year plus 5% buffer supply of land for housing. The Council has a 4.31 years of supply (against the requirement of 5.25 years of supply). This is a significant increase over the 2013 figure of 3.32 years.

Since the preparation of the previous five year housing land supply assessment, the Council has adopted the Aligned Core Strategy which has allocated strategic sites for residential development at North of Papplewick Lane and Top Wighay Farm and also granted planning permission for the strategic site at Teal Close. These sites will now be able to start delivering completions.

Progress has been made on the funding and delivery of the Gedling Colliery/Chase Farm site. Gedling Colliery/Chase Farm is identified as a strategic location for growth in the Aligned Core Strategy which will formally

be allocated through the Local Planning Document. The Aligned Core Strategy anticipates development commencing at the Gedling Colliery/Chase Farm site within the last five years of the plan period (i.e. 2022-2028) primarily due to the uncertainties over the delivery and funding of the Gedling Access Road. However, Planning Committee resolved to grant planning permission for the Gedling Access Road to ease traffic congestion on roads surrounding the former Gedling Colliery/Chase Farm site subject to a Unilateral Undertaking in November 2014. Construction of the Gedling Access Road is anticipated to commence in Spring 2015 and be completed by 2019. The agreed project plan envisages the first phase of homes (315 homes) at the Gedling Colliery/Chase Farm site will be built by March 2020. However, the next milestones in terms of the housing on the development site will be the appointment of a development partner in December 2014, the submission of a planning application for the development site in Summer 2015, and the determination of that application in Autumn 2015. At each of these milestone stages, the delivery of the Gedling Access Road and the housing will become more certain and therefore more weight will be able to be attached to them. Once these milestones are met, the Council expects to be able to consider the delivery of these houses to be realistic and therefore include the first 315 homes at the Gedling Colliery/Chase Farm site in-year and in the next update of the five year housing land supply assessment.

In addition, the Council is working to bring forward the Local Planning Document, which will allocate non-strategic sites in accordance with the spatial strategy set out in Policy 2 of the Aligned Core Strategy. Whilst the majority of the sites are located within the urban area, others require changes to be made to the Green Belt boundary or the removal of other policy designations. Adoption of the Local Planning Document is anticipated in summer 2016.

It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy (including the Gedling Colliery/Chase Farm site) and also the adoption of the emerging Local Planning Document which will bring forward additional non-strategic sites.

Appendix B of the Five Year Housing Land Supply Assessment 2014 contains the list of deliverable sites which are expected to deliver housing during the five year period and therefore make up the five year housing land supply.

Proposal

To ask Cabinet to note the content of the Five Year Housing Land Supply Assessment 2014.

Alternative Options

Not to update the five year housing land supply assessment is not an alternative option. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis. The last update was 2013 and this considered the housing supply against the previous development plan which was the Regional Plan. The 2014 update covers the housing supply against the new housing requirement set out in the Aligned Core Strategy.

Financial Implications

None.

Appendices

Appendix A – Gedling Borough's Five Year Housing Land Supply Assessment 2014.

Background Papers

None.

Recommendation(s)

That the Cabinet note the content of the Five Year Housing Land Supply Assessment 2014.

Reasons for Recommendations

To raise awareness of the Five Year Housing Land Supply Assessment.