

Gedling Borough Council

Housing Background Paper



March 2016

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1.0 Introduction

- 1.1 One of the tasks the Local Planning Document (Part 2 Local Plan) will perform is the allocation of housing sites to meet the spatial distribution strategy set out in the Aligned Core Strategy. Policy 2 of the Aligned Core Strategy identifies a hierarchy with development to be directed, firstly, to within or adjacent to the urban areas of Arnold and Carlton, then to adjoining the urban area of Hucknall followed by the three key settlements of Bestwood Village, Calverton and Ravenshead; growth at other villages was to meet local need only.
- 1.2 The number of houses identified to be provided at each location in the hierarchy was based on information available at the time the Aligned Core Strategy was prepared. Policy 2 of the Aligned Core Strategy was drafted with the flexibility to reduce the amount at the key settlements if more development than anticipated could be delivered in or adjacent to the urban area, provided the overall housing target for Gedling Borough could be met. This Background Paper sets out how the revised distribution has been arrived at and shows how the 7,250 new homes required during the plan period (2011 to 2028) will be delivered.
- 1.3 The Background Paper will also demonstrate that a five year housing supply will be provided as a result of the adoption of the Local Planning Document (LPD). The Background Paper also provides details of other housing matters including:
 - Housing Implementation Strategy;
 - Affordable Housing;
 - Custom and Self- Build Homes;
 - Empty Homes;
 - Brownfield Land Register; and
 - Gypsy & Traveller Provision.

2.0 Policy Background

- 2.1 The NPPF makes it clear that the Government is committed to boosting significantly the supply of housing, delivering a wide choice of high quality homes, widening opportunities for home ownership and creating sustainable, inclusive and mixed communities. Paragraph 47 sets out that local planning authorities should:
 - ensure that the full objectively assessed needs for market and affordable housing are met where possible;
 - identify sufficient deliverable sites to achieve a five year supply of housing land plus an appropriate buffer; and
 - identify sufficient sites or broad locations that can be developed beyond the five year period.
- 2.2 Significant work was undertaken as part of the Aligned Core Strategy process to identify both the objectively assessed housing need for Greater Nottingham¹ and

¹ Greater Nottingham is made up of Broxtowe Borough, Erewash Borough, Gedling Borough, Nottingham City and Rushcliffe Borough.

Gedling Borough's share of that need. This included detailed statistical work on matters such as population flows, the creation rate for new households, the job creation rate and the natural change in the population. A Population Projections Paper was prepared to explain the approach taken².

- 2.3 After detailed examination through the Aligned Core Strategy process, a housing target for Gedling Borough of 7,250 homes between 2011 and 2028 was confirmed. As a result of more up to date population projections being made available post adoption of the Aligned Core Strategy, a further Background Paper has been prepared to explore whether the target identified for Greater Nottingham remains a robust target to use³. This paper concluded that there is a good match between the projections used for the Aligned Core Strategy and the updated projections and the Aligned Core Strategy continues to provide for the objectively assessed housing need for the Borough.
- 2.4 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for Growth. Finally, growth at 'other villages'⁴ will be provided to meet local need only. Policy 2 sets out the following distribution for the plan period (2011 to 2028):
- Urban Area – approximately 4,045 homes;
 - Around Hucknall – approximately 1,300 homes;
 - Key settlements;
 - Bestwood Village – up to 560 homes;
 - Calverton – up to 1,055 homes;
 - Ravenshead – up to 330 homes; and
 - Other villages – up to 260 homes
- 2.5 The figures include a number of homes which have already been built or have been granted planning permission and a number that could be built on sites which did not need a change in planning policy. However, delivery of the remainder requires changes to the statutory Development Plan for Gedling Borough to allow sites to be developed for housing. The Aligned Core Strategy allocates three strategic sites; Top Wighay Farm (1,000 homes) and North of Papplewick Lane (300 homes) around Hucknall and Teal Close (830 homes) at Netherfield. Additionally, the Gedling Colliery site was identified as a strategic location for growth for at least 600 homes. Non-strategic sites are to be allocated by the LPD.
- 2.6 The strategy of urban concentration means that development should be directed firstly to sites within and adjacent to the urban area. The figure of 4,045 homes identified in the Aligned Core Strategy was based upon the deliverable and developable sites known about at that time. The identification of additional

² <http://goss.nottinghamcity.gov.uk/CHttpHandler.ashx?id=36319&p=0>

³ <https://nottinghaminsight.org.uk/d/162078>

⁴ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

deliverable or developable sites in or adjacent to the urban area provides the opportunity to reduce the scale of development at other, less sustainable, locations. The housing targets for the key settlements and other villages are identified in the Aligned Core Strategy as 'up to' figures to provide the flexibility to allow this redistribution to happen.

- 2.7 Unallocated sites are sites which are not specifically identified and allocated through the Local Plan process. They include sites that are known about but not allocated and windfall sites. Windfall sites usually comprise previously developed sites that have unexpectedly become available. Paragraph 48 of the NPPF allows for a 'windfall allowance' to be included as part of the assessment of land supply provided that the allowance:
- is realistic;
 - has regard to the Strategic Housing Land Availability Assessment (SHLAA);
 - has regard to historic windfall delivery and expected future trends; and
 - does not include delivery from residential gardens.
- 2.8 As part of the housing supply identified through the Aligned Core Strategy, an allowance for windfall was made. This assumed a delivery of 40 homes per year during the last five years of the plan period being delivered in the urban area. This figure was calculated based on historic windfall delivery on small sites (up to 10 dwellings) excluding residential gardens. Delivery from windfall sites during the earlier years of the plan period and from larger sites (over 10 dwellings) was not considered appropriate to avoid double counting as such sites are likely to already be identified through the SHLAA process. Paragraphs 4.4 and 4.5 below consider whether a different approach to windfall is now justified.

3.0 Methodology

- 3.1 The Housing Background Paper works with the Site Selection Document and Local Housing Needs Report to address six key questions which will identify the revised housing distribution for the LPD. These are:
1. How many homes can be delivered within or adjacent to the main urban area?
 2. How many homes can be delivered adjacent to Hucknall?
 3. What, if any, allowance should be made for windfall?
 4. How will any difference between the number of homes identified in Questions 1, 2 and 3 and the equivalent figure set out in the Aligned Core Strategy be addressed?
 5. How many homes should be delivered within or adjacent to each of the key settlements for growth?
 6. How many homes should be delivered within or adjacent to each of the other villages?

This will update the base date for the housing supply from March 2013 used in preparing the Aligned Core Strategy to March 2015. The housing supply during the plan period (2011 to 2028) is made up of a number of sources. This includes

completions, extant planning permissions, deliverable sites below the threshold for allocation and the sites proposed to be allocated in the LPD. Consideration also has to be given to the start date of sites and the rate of delivery; homes that are expected to be built beyond 2028 cannot be included in the housing supply. The table below provides details on the sources of information for the housing supply.

Type	Definition
Completions	<p>Net number of new homes completed between 1st April 2011 and 31st March 2015 including new build and changes of use.</p> <p>This includes homes which have been signed off by Building Control or NHBC and homes where there is evidence of occupation from Council Tax records.</p>
Extant Planning Permissions	The number of homes that have been granted full or outline planning permission but have not yet been built as at 31 st March 2015.
Sites Below Threshold	<p>The number of homes that could be built on sites identified in the SHLAA that:</p> <ul style="list-style-type: none"> • are deliverable or developable; • do not have extant planning permission; and • are below the threshold for allocation. <p>This excludes sites which are residential gardens.</p>
Proposed Allocations	The number of homes on sites that are being proposed for allocation in the Site Selection Document. This excludes homes which are included under the Extant Planning Permission category.

Question 1 – How many homes can be delivered within or adjacent to the main urban area?

- 3.2 As identified above, the main urban area is considered to be the most sustainable location for new homes; in simple terms the more homes that can be provided within or adjacent to the urban area the better. The number of new homes that can be delivered in or adjacent to the urban area has implications for the numbers required elsewhere.
- 3.3 This means that the number of homes that can be delivered here must be identified as a first step. There is no upper limit to the number of homes that can be delivered within the urban area, although consideration must be given to the need to retain land for other purposes, such as for open space, employment, community use and retail. Once the potential housing supply for the urban area has been identified consideration has then been given to whether there are cumulative impacts which mean that certain sites should not be allocated.

Question 2 – how many homes can be delivered adjacent to Hucknall?

- 3.4 Through the Aligned Core Strategy, development is proposed adjacent to the built up area of Hucknall which lies in the neighbouring district of Ashfield. This includes the strategic allocations of Top Wighay Farm (1,000 homes and 8.5ha

of employment land) and North of Papplewick Lane (300 homes). Development over and above this was not considered appropriate at Hucknall due to the impact on local infrastructure⁵.

- 3.5 Since the adoption of the Aligned Core Strategy, more detailed work has been undertaken on these sites through the determination of the planning application for North of Papplewick Lane and the preparation of a Development Brief for Top Wighay Farm. The number of homes that can be delivered around Hucknall should not exceed the level of development set in the Aligned Core Strategy (e.g. 1,300 homes). A lower level of development here also has implications for the number of dwellings provided elsewhere.

Question 3 - What, if any, allowance should be made for windfall?

- 3.6 As noted above, the NPPF allows for the inclusion of a windfall allowance if there is robust evidence supporting its inclusion. The Aligned Core Strategy included an allowance of 208 new homes during the last five years of the plan period; all were assumed to be provided within the urban area. This was based on an assessment of windfall development on small sites (excluding garden land) between 2003/04 and 2012/13. A judgement will need to be made as to whether the inclusion of a windfall allowance is still justified and the assessment of the number from windfall updated. Different assumptions on windfall may affect the number of homes required elsewhere.

Question 4 – How will any difference between the number of homes identified in Questions 1, 2 and 3 and the equivalent figure set out in the Aligned Core Strategy be addressed?

- 3.7 As identified above, the housing distribution identified in Policy 2 of the Aligned Core Strategy was established using the information available at that time (March 2013). There are a number of factors which may affect the number of homes that can now be delivered within or adjacent to the urban area or adjacent to Hucknall. Establishing any difference and how it will be dealt with is an important part of considering the revised distribution of housing.
- 3.8 The Aligned Core Strategy was drafted with the flexibility to allow an increase in the housing supply for the urban area to be dealt with; Policy 2 sets out that the housing figures for the key settlements and other villages are 'up to' figures, allowing them to be reduced. If there are more homes in and adjacent to the urban area and adjacent to Hucknall a decision will need to be made as to where the reduction will be made. An overall decrease in the housing supply from the urban area and around Hucknall would require a fundamental review of the Aligned Core Strategy.

Question 5 – How many homes should be delivered within or adjacent to each of the key settlements for growth?

- 3.9 The settlements of Bestwood Village, Calverton and Ravenshead were identified as key settlements for growth in the Aligned Core Strategy; this was based on their existing sustainability and ability to accommodate additional homes. As set out elsewhere, the housing figures for these settlements were identified as 'up to'

⁵ Paragraph 89 of the Inspectors Report on the Aligned Core Strategy.

figures allowing a reduction if more homes could be delivered within or adjacent to the urban area. If this is the case a new target will need to be identified for each of these settlements.

- 3.10 The housing supply that can be met from completions and extant planning permissions will be deducted from this housing target as will the number of homes on sites below the threshold for allocation. This will leave a 'left to find' figure which will be used to inform the choice of site allocations made in the Site Selection document.

Question 6 – How many homes should be delivered within or adjacent to each of the other villages?

- 3.11 The Aligned Core Strategy identified that up to 260 homes were to be provided in the other villages. This included the villages of:
- Burton Joyce;
 - Lambley;
 - Linby;
 - Newstead;
 - Papplewick;
 - Stoke Bardolph; and
 - Woodborough.

Growth in these locations was intended to meet local needs only. Subject to there being additional homes provided in the urban area, consideration can be given to whether to reduce the number of homes to be delivered in these settlements. However, as the new homes here are intended to meet local needs, there is less scope for a reduction in these figures than at the key settlements.

- 3.12 As with the key settlements, the housing supply that can be met from completions and extant planning permissions will be deducted from this housing target, as will the number of homes on sites below the threshold. This will leave a 'left to find' figure which will be used to inform the choice of site allocations made in the Site Selection document.

4.0 Findings

Urban Area

- 4.1 Table 1 shows the housing supply from within and adjacent to the urban area. The list of allocations has been identified through the Site Selection Document. In total there are 263 more homes within and adjacent to the urban area than expected in the Aligned Core Strategy.

Table 1 – Housing Supply for the Urban Area		
Completions		884
Extant Planning Permissions		1,148
Sites Below Threshold		265
Allocations		
	Rolleston Drive	90

Brookfields Garden Centre	105
Willow Farm	110
Linden Grove	115
Lodge Farm Lane	150
Spring Lane ⁶	150
Howbeck Road/Mapperley Plains	205
Killisick Lane	215
Gedling Colliery site ⁷	660
Total Proposed	4,097

Table 2 – Running Total			
	LPD Figure	ACS Figure Figure	Difference
Urban Area	4,100 (rounded)	3,837 ⁸	263

Around Hucknall

- 4.2 Due to infrastructure concerns, the Inspector examining the Aligned Core Strategy recommended that the number of homes around Hucknall be limited to 1,300. As part of the preparation of the Top Wighay Farm Development Brief it was identified that the 1,000 homes allocated for the site in the Aligned Core Strategy could not be satisfactorily achieved; a figure of 845 is considered achievable.
- 4.3 Consideration was given in the Site Selection Document to whether to increase the size of either of the two sites identified around Hucknall. It was concluded that allocating additional land at North of Papplewick Lane was the appropriate solution. This leads the number of homes around Hucknall to be 35 fewer than the number identified in the Aligned Core Strategy. Not allocating additional land around Hucknall would mean that 160 homes would have to be found on other sites and lead to a decrease in the number of homes that could be reduced from the key settlements or other villages.

Table 3 – Housing Supply from around Hucknall	
Completions	0
Extant Planning Permissions	0
Sites Below Threshold	0
Allocations	
Top Wighay Farm ⁹	845
North of Papplewick Lane ¹⁰	300

⁶ Planning permission was granted in May 2015 for this site.

⁷ Gedling Colliery site will deliver a total of 1050 homes. However, as set out in the planning application, only 660 are expected to be built in the plan period (2011 to 2028). Those built after 2028 cannot contribute to the housing supply for this plan period.

⁸ The Aligned Core Strategy figure of 4045 includes a windfall allowance of 208 homes. Windfall allowance is dealt with separately in this Background Paper. See paragraph 4.4.

⁹ Planning Permission was granted in April 2015 for 38 new homes on part of the Top Wighay Farm site.

¹⁰ Planning Permission was granted in October 2015 for 300 new homes on part of the North of Papplewick Lane site.

Hayden Lane	120
Total Proposed	1,265

Table 4 – Running Total			
	LPD Figure	ACS Figure	Difference
Urban Area	4,100	3,837	263
Around Hucknall	1,265	1,300	-35
Total	5,365	5,137	228

Windfall Allowance

- 4.4 The Aligned Core Strategy included a windfall allowance of 208 dwellings in the last five years of the plan (2023-2028). The windfall allowance of 208 dwellings was calculated based on completions on small sites (less than 10 dwellings) between 2003 and 2013. This excluded those on garden land as required by the NPPF. Windfall on large sites (10 or more dwellings) was also excluded to avoid double counting with sites identified through the SHLAA.
- 4.5 Table 5 below updates the windfall allowance calculation for the last ten years (2005 to 2015) using the same approach as taken through the Aligned Core Strategy. The average number of small windfall completions excluding garden land has increased from 40 to 46 dwellings per year. This results in a windfall allowance for the last five years of 230 homes. It is continued to be assumed that all windfall will be delivered in the urban area.

Table 5 – Windfall 2005 to 2015			
	Total completions	Small windfall completions	Small windfall completions excluding garden land
2005/06	261	93	45
2006/07	315	87	33
2007/08	475	112	61
2008/09	214	75	39
2009/10	282	71	35
2010/11	386	110	86
2011/12	295	70	34
2012/13	233	35	21
2013/14	327	99	67
2014/15	319	71	43
Average	311	82	46

Table 6 – Running Total			
	LPD Figure	ACS Figure	Difference
Urban Area	4,100	3,837	263
Around Hucknall	1,265	1,300	-35
Windfall	230	208	22
Total	5,595	5,345	250

Dealing with a difference

- 4.6 The total capacity of the urban area and land adjoining Hucknall exceeds the figure anticipated in the Aligned Core Strategy. The Aligned Core Strategy

assumed 4,045 dwellings could be delivered in and adjoining the urban area with 1,300 adjoining Hucknall. The latest assessments show that:

- The capacity within and adjacent to the urban area has increased to 4,330 due to an increase in number of deliverable sites below the threshold and slightly higher windfall assumptions;
- The capacity of land adjoining Hucknall has decreased from 1,300 to 1,265 due to lower than expected capacity at Top Wighay Farm; additional land at North of Papplewick Lane has been allocated to partially mitigate this.

- 4.7 The total capacity of the urban area and land adjoining Hucknall is now considered to be 5,595, which is 250 dwellings more than was assumed through the Aligned Core Strategy. In addition, in response to the Inspectors recommendations, the Aligned Core Strategy distributes a total of 7,550 homes compared to a housing target of 7,250 to provide flexibility given uncertainty over larger sites¹¹. It is not considered that this uncertainty exists any more, as a planning application for the Gedling Colliery site has been submitted, such that during the plan period there is no need to plan for substantial numbers of homes over and above the objectively assessed housing need of 7,250 homes.
- 4.8 This means that the total 'over supply' which can be used to reduce the amount of housing at other locations is **550 homes**.
- 4.9 This 'over supply' can be used to reduce the housing requirement at the key settlements for growth or the other villages. This approach is supported by the Inspector's report for the Aligned Core Strategy, which confirmed that whilst the overall housing number for the Borough is a minimum target¹², the use of 'up to' figures indicates that limits will be imposed on the amounts of new housing in these locations¹³.
- 4.10 It is recognised that the housing figure for the other villages differs from the housing figures for the key settlements in that it is solely intended to meet local needs rather than to also accommodate additional need from the Borough as a whole. Any 'over supply' should be used to reduce the housing requirement in the key settlements, where growth is meeting wider needs, rather than the other villages.
- 4.11 However, in determining the figure of 260 homes for the other villages it had been assumed that the current Local Plan allocation at Newstead for 80 homes would be rolled forward. Uncertainty as to whether this site will deliver homes during the plan period due to issues over access and the viability of the site has emerged since the Aligned Core Strategy was adopted. As such, although the site will be allocated, it is not considered appropriate to assume that any homes will be delivered on this site within the plan period and the site does not contribute towards meeting the housing target. It is also recognised that the

¹¹ Aligned Core Strategy Inspectors Report (July 2014) paragraph 91.

¹² Aligned Core Strategy Inspectors Report (July 2014) paragraph 91 footnote 22.

¹³ Aligned Core Strategy Inspectors Report (July 2014) paragraph 95.

other villages are generally smaller than the key settlements and have fewer services and facilities.

- 4.12 It is therefore recommended that the figure for the other villages is reduced by 120 to **140 homes** for the plan period (2011 to 2028).
- 4.13 There would, therefore, remain an oversupply of 430 homes which can be used to reduce the amount at the key settlements for growth. This would mean the total at the three key settlements would be **1,515 homes**. It is considered that the most appropriate starting point for decisions on how to divide the remaining over supply between the three key settlements is to pro rata it between them based on their share of the housing figure identified in the Aligned Core Strategy. The table below sets out the results of this calculation.

Table 7 – Revised Targets for key settlements			
	Aligned Core Strategy Figure	Share of remaining over supply	Revised LPD Target (rounded)
Bestwood Village	560 (29%)	125	435
Calverton	1,055 (54%)	232	825
Ravenshead	330 (17%)	73	255
Total	1,945 (100%)	430	1,515

- 4.14 After reviewing the context of the three key settlements and the availability of specific sites, it is considered appropriate to make changes to the calculated distribution set out in Table 7. It has been identified that a new primary school is required at Bestwood Village as a priority. Additional homes at Bestwood Village would help ensure that there is sufficient s106 money generated to make a significant contribution to the school. As such it is considered that an additional 90 homes should be added to the target for Bestwood Village; the numbers at Calverton and Ravenshead could then be reduced accordingly.
- 4.15 It is considered that 85 of the additional 90 homes at Bestwood should be used to reduce the target for Calverton and 5 to reduce the number for Ravenshead. While this is not a mathematical approach as taken in Table 7, it is considered justified based on the specific sites being considered for allocation in the Site Selection Document and the relative scale of housing at these settlements.
- 4.16 As such the revised targets for the three key settlements during the plan period (2011 to 2028) are as follows:
- Bestwood Village – 525 homes;
 - Calverton – 740 homes;
 - Ravenshead – 250 homes.

These targets will be met from completions, sites with extant planning permissions and sites allocated in the Local Planning Document. Once allocated, it is not normally possible to de-allocate a site; therefore, it will not be possible to reduce these numbers if further additional sites are found in the urban area. As such the figures for the key settlements are no longer 'up to' figures. Instead they will be expressed as approximate minimum figures.

Key Settlements

- 4.17 As set out above the overall target for the key settlements for growth has been reduced from 1,945 homes to 1,515 homes. Tables 8 to 10 below set out how this will be met.

Table 8 – Housing Supply from Bestwood Village	
Target	525
Completions	52
Extant Planning Permissions	255
Sites Below Threshold	7
Left To Find	211
Proposed Allocations	
Westhouse Farm ¹⁴	210
Total Proposed	524

- 4.18 The extant planning permissions category for Bestwood Village includes two sites being proposed for allocation; The Sycamores (25 homes) and Bestwood Business Park (220 homes). In total Bestwood Village will be 1 home short of the identified target. This may be addressed by a slightly higher density on the Westhouse Farm site.

Table 9 – Housing Supply from Calverton	
Target	740
Completions	93
Extant Planning Permissions	201
Sites Below Threshold	0
Left To Find	446
Proposed Allocations	
Park Road	390
Main Street	75
Total Proposed	759

- 4.19 The Dark Lane site (72 homes) which is included as an extant planning permission is also proposed for allocation. This site was allocated in the Gedling Borough Replacement Local Plan (2005) for 110 homes but the number of homes was subsequently reduced through determination of the planning permission due to changes to the Conservation Area. Planning permission was also granted for the development of Safeguarded Land at Hollinwood Lane (113 homes). The proposals at Calverton will exceed the target by 19 homes. Given the size of the settlement this is not considered to be significant, provided appropriate contributions to infrastructure are made.

Table 10 – Housing Supply from Ravenshead	
Target	250
Completions	77
Extant Planning Permissions	109

¹⁴ Planning Committee has resolved to approve an application for 101 homes on part of this site; the s106 agreement is being finalised.

Sites Below Threshold	3
Left To Find	61
Proposed Allocations	
Longdale Lane A	30
Longdale Lane C ¹⁵	30
Total Proposed	249

- 4.20 The completions and extant planning permissions categories for Ravenshead include two large sites located to the south of the settlement. Regina Crescent was allocated by the Gedling Borough Replacement Local Plan (2005); this site has since been completed. The Longdale Lane B site was granted planning permission for 70 homes in October 2014 and is proposed for allocation in the Local Planning Document. Again there would be a shortfall of 1 home although it is noted that the planning application for Longdale Lane C would, if granted, address this.

Table 11 – Running Total			
	LPD Figure	ACS Figure	Difference
Urban Area	4,100	3,837	263
Around Hucknall	1,265	1,300	-35
Windfall	230	208	22
Key Settlements	1,515	1,945	-430
Total	7,110	7,290	-180

Other Villages

- 4.21 As set out above, the overall target for the other villages has been reduced from 260 homes during the plan period (2011 to 2028) to 140 homes. This reflects the lower position in the hierarchy of settlements put in place by Policy 2 of the Aligned Core Strategy and the fact that the existing allocation at Newstead is no longer expected to deliver homes during the plan period.
- 4.22 In distributing the 140 homes between the key settlements it has been decided to focus development on Burton Joyce and Woodborough. The land around Linby and Papplewick is considered to make an important contribution to the Green Belt, whilst Stoke Bardolph is highly vulnerable to flooding. The sites at Lambley are not considered suitable for allocation due to a variety of factors including impact on landscape, heritage and poor access. Few sites are proposed at these settlements. As set out above, the existing allocation at Newstead is not considered deliverable during the plan period and alternative sites are not considered suitable. This approach is supported by the small number of completions and extant planning permissions at these settlements (28 in total – shown in Table 14) compared to those at Burton Joyce (18) and Woodborough (38).
- 4.23 Taking account of the 28 completions and extant planning permissions there remain 112 homes to distribute between Burton Joyce and Woodborough. It has been decided to distribute these homes based on the housing need in the three settlements, constraints to development and the supply of suitable sites.

¹⁵ A planning application (2014/0273) for 31 homes is currently being determined.

- 4.24 For Burton Joyce, the Local Housing Need document recommends a housing need of between 70-90 homes. A housing target for the plan period (2011 to 2028) of **55 homes** is proposed. While this is less than the identified housing need, Burton Joyce is significantly affected by flood risk and topography. Table 12 sets out how the target will be achieved. Although the table shows there will be a shortfall of two against the target, there is currently a resolution to grant planning permission for 23 homes on Milfield Close, subject to a S106 agreement; this would address the shortfall.

Table 12 – Housing Supply from Burton Joyce		
Target		55
Completions		3
Extant Planning Permissions		15
Sites Below Threshold		0
Left To Find		37
Proposed Allocations		
	Milfield Close	20
	Orchard Close	15
Total Proposed		53

- 4.25 A housing target of **55 homes** during the plan period is proposed for Woodborough. Although this is at the lower end of the housing need identified in the Local Housing Need Report, it is recognised that Woodborough has a Conservation Area and has experienced flooding in the past. Table 13 sets out how the target will be achieved. A site at Ash Grove has extant planning permission for 12 homes and will also be allocated. Although there will be shortfall of two homes against the target, this may be addressed by a slightly higher level of development on the Broad Close site.

Table 13 – Housing Supply from Woodborough		
Target		55
Completions		8
Extant Planning Permissions		30
Sites Below Threshold		0
Left To Find		17
Proposed Allocations		
	Broad Close	15
Total Proposed		53

Table 14 – housing supply from Lambley, Linby, Newstead, Papplewick and Stoke Bardolph			
	Completions (1st April 2011 to 31st March 2015)	Live Planning Permissions (as at 31st March 2015)	Total
Lambley	10	7	17
Linby	3	1	4
Newstead	1	1	2
Papplewick	3	2	5

Stoke Bardolph	0	0	0
Total	17	11	28

- 4.26 Overall the deliverable sites in and adjacent to the other villages will provide 159 homes compared to the target of 160 during the plan period. While this represents a slight shortfall the proposed allocations are expressed as minimums; proposals for higher densities on these sites may be acceptable, subject to consideration of the impact.

Table 15 – Final Total			
	LPD Figure	ACS Figure	Difference
Urban Area	4,100	3,837	263
Around Hucknall	1,265	1,300	-35
Windfall	230	208	22
Key Settlements	1,515	1,945	-430
Other Villages	140	260	-120
Total	7,250	7,550	-300

- 4.27 As referred to in paragraph 4.7, the Aligned Core Strategy distributes a total of 7,550 homes compared to the Aligned Core Strategy target of 7,250. The allocation of sites in the Local Planning Document meets the target of 7,250 homes.

5.0 Five Year Land Supply

Introduction

- 5.1 The section considers the Publication Draft of the Local Planning Document to establish if it would deliver a five year land supply for housing as required by paragraph 47 of the National Planning Policy Framework.
- 5.2 It is not intended that this to be used to determine planning applications. The Council's Five Year Housing Land Supply Assessment against current adopted policy in the Aligned Core Strategy and the Gedling Borough Replacement Local Plan remains the relevant report for the determination of planning applications.
- 5.3 The information is provided as at 31 March 2015. The assessment covers the period 1 April 2016 – 31 March 2021.

Policy Context

- 5.4 The National Planning Policy Framework includes a requirement to have sufficient housing land available to accommodate a five year supply plus a buffer or either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-
- identify and update annually a supply of specific deliverable¹⁶ sites sufficient to provide five years worth of housing against their housing requirement with

an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and

- identify a supply of specific, developable¹⁷ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

5.5 Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The Framework states that the windfall allowance should not include residential gardens. The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028).

5.6 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028.

Table 16: Housing requirement (2011-2028)¹⁸

2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
500 (250 per annum)	2,200 (440 per annum)	2,400 (480 per annum)	2,150 (430 per annum)

5.7 It should be noted that the Aligned Core Strategy's housing figures in Table 16 are not upper limits to development. They represent the anticipated rate of housing completions and are to be used by the councils to determine the level of their five year supply of deliverable housing sites.

Methodology

Sites that make up the housing supply

5.8 The sources of sites that have the potential to deliver housing during the five year period are:-

- Strategic sites allocated in the Aligned Core Strategy;
- Site allocations in the Local Planning Document;
- Sites with planning permission; and

¹⁶ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

¹⁷ To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

¹⁸ These figures are rounded to the nearest 50 homes.

- Sites below the threshold for allocation, without planning permission.

5.9 Sites below the threshold for allocation have been identified as part of the Council's Strategic Housing Land Availability Assessment (SHLAA). This excludes sites which are residential gardens. They are sites that:

- are deliverable or developable;
- do not have extant planning permission; and
- are below the threshold for allocation¹⁹.

5.10 All sites in the assessment have been identified through the Council's SHLAA (2015 update). Where available, anticipated completion timescales and rates are as provided by the developer/landowner. Where delivery information has not been provided for the sites, then the assumptions have been used (as set out in **Appendix A**) based on the viability of a site's sub-market.

5.11 Where sites allocated in the Local Planning Document have planning permission (or approval subject to s106 agreement), the number of homes permitted (or approved) is used.

5.12 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance figure has been updated for the Local Planning Document and results in a windfall allowance for 230 homes for the last five years of the plan period. The windfall allowance does not fall within the five year period (i.e. 2016 to 2021) thus it is not included in this assessment.

Liverpool or Sedgefield approach

5.13 In considering the housing requirement for the five year period, account needs to be taken of any shortfall or overprovision in completions in previous years. There are two potential approaches to dealing with any shortfall or overprovision. The Liverpool approach is where any shortfalls (or overprovision) are equally distributed across the remainder of the plan period. The Sedgefield approach is where any shortfall (or overprovision) is distributed across the current five year period.

5.14 Paragraph 97 of the Inspector's Report on the Aligned Core Strategy states "In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgefield approach)". The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible.

5.15 In the light of the Inspector's Report and the national guidance, it is considered appropriate to apply use the Sedgefield approach to assess housing land supply.

¹⁹ 50 homes in the urban area and 10 homes in the rural area (villages).

5% or 20% buffer

- 5.16 To assess whether Gedling Borough has “a record of persistent under delivery of housing”, it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against previous development plans would also need to be assessed.
- 5.17 The Nottinghamshire and Nottingham Joint Structure Plan was adopted in February 2006 and set a housing requirement of 5,000 homes for the period 2001 to 2021 (annual requirement of 250 homes). The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 homes for the period 2006 to 2026 (annual requirement of 400 homes). The Aligned Core Strategy sets a housing requirement of 7,250 homes for the period 2011 to 2028. The Aligned Core Strategy provides different annual targets through the plan period, as shown in Table 16. Table 17 shows that the number of new homes completed between 2011 and 2013 exceeded the Aligned Core Strategy target for those years. The number of net homes completed between 2013 and 2015 falls short of the Aligned Core Strategy target for those years.

Table 17: Gedling’s net completions (cumulative) in the last 10 years

		Net completions	Net completions (cumulative)	Plan target	% of target
East Midlands Regional Plan	2004/05	236	926	1,000	93 %
	2005/06	244	1,170	1,250	94 %
Nottingham-shire and Nottingham Joint Structure Plan	2006/07	296	296	400	74 %
	2007/08	447	743	800	93 %
	2008/09	204	947	1,200	79 %
	2009/10	274	1,221	1,600	76 %
	2010/11	341	1,562	2,000	78 %
Aligned Core Strategy	2011/12	275	275	250	110 %
	2012/13	227	502	500	100 %
	2013/14	321	823	940	88 %
	2014/15	311	1,134	1,380	82 %

- 5.18 It is important to note that there has generally been a drop nationally in the housing completions since 2007/08 due to the effect of the UK’s recession with housing delivery slowed or stopped on a number of sites. The Greater Nottingham Housing and Economic Prospects report (2012)²⁰ states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.
- 5.19 As noted in a recent appeal decision (ref APP/K2420/A/12/2188915) relating to Land at Shilton Road, Barwell, Leicestershire²¹, the rate of house building

²⁰ [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

cannot be considered to be entirely the result of decisions made by the Council. In addition (and reflecting the Barwell decision) there is no evidence that the Council has been obstinate in relation to the under-delivery of housing and the persistence referred to in paragraph 47 of the National Planning Policy Framework has not been demonstrated.

- 5.20 Under these circumstances, it is considered appropriate to use a 5% buffer rather than 20% to assess housing land supply.

Five Year Housing Land Supply Assessment

- 5.21 The housing requirement needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). As the previous Government guidance required the five year land supply assessment to be based upon a 'forward look', an estimate needs to be made for the number of completions during 2015-16. The estimated figure has been derived from the housing trajectory, which is based on the SHLAA, in **Appendix C**. The new homes completed in Gedling Borough between 2011 and 2016 are shown in Table 18 below.

Table 18: New homes completed (and estimated) 2011-2016

	Completed 2011-2015	Estimated 2015-2016	Total 2011-2016
Urban area	884	146	1,030
Teal Close	0	0	0
Edge of Hucknall	0	0	0
North of Papplewick Lane	0	0	0
Top Wighay Farm	0	0	0
Bestwood Village	52	0	52
Calverton	93	65	158
Ravenshead	77	9	86
Other villages	28	9	37
Total	1,134	229	1,363

- 5.22 The housing requirement for the period 2011 to 2016 is 1,820 homes²². The number of new homes completed during that period is 1,363 which is a shortfall against the housing requirement of 457 homes.
- 5.23 The housing requirement for the five year period (2016 to 2021) is 2,320 homes²³. However taking account of the under-delivery of 457 homes from 2011-2016, and taking the Sedgefield approach, this means the revised five year housing requirement is 2,777 homes. The housing requirement plus a 5% buffer for the next five year period is therefore 2,916 homes.

²¹ <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2188915&coid=2123328>

²² See Table 16. Target for 2011 to 2013 (500) + 3/5 of target for 2013 to 2018 (1,320) = 1,820.

²³ See Table 16. 2/5 of target for 2013 to 2018 (880) + 3/5 of target for 2018 to 2023 (1,440) = 2,320.

- 5.24 The estimated housing supply for the five year period is 2,961, as shown in Table 19. Paragraphs 5 to 11 explain the sites that make up the housing supply.

Table 19: Estimated housing supply for the five year period

	Permissions / ACS sites	Allocations in the LPD	Sites below threshold	Projected completions
Urban area	172	1,004	39	1,215
Teal Close	270	0	0	270
Edge of Hucknall	0	80	0	80
North of Papplewick Lane	300	0	0	300
Top Wighay Farm	380	0	0	380
Bestwood Village	10	193	0	203
Calverton	64	200	0	264
Ravenshead	30	120	3	153
Other villages	35	61	0	96
Estimated Housing Supply	1,261	1,658	42	2,961

- 5.25 Comparing the estimated housing supply of 2,961 homes to the five year housing requirement of 2,777 homes, there is an oversupply of 184 homes. The estimated housing supply therefore exceeds the five year housing requirement plus the 5% buffer.

Total Housing Supply	2,961
Annual Requirement for 2015-2020 ²⁴	555
No of Years Supply	5.33 years
Five Year plus 5% buffer target	5.25 years

- 5.26 In terms of numbers of homes, the estimated housing supply of 2,961 exceeds the requirement for a five year supply plus 5% buffer (ie 2,916 homes) by 45 homes.
- 5.27 **Appendix B** 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.

Conclusion

- 5.28 The purpose of this report is to monitor and review the housing supply against the publication draft of the Local Planning Document. This assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council has a 5.33 years of supply (against the requirement of 5.25 years of supply).

²⁴ Five year housing requirement of 2,777 homes ÷ 5 years = 555 homes.

6.0 Housing Implementation Strategy

- 6.1 The NPPF states that local authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a Housing Implementation Strategy for the full range of housing to be delivered within its area.
- 6.2 The Housing Trajectory is set out in **Appendix C** of this document along with the analysis of the five year housing supply position. The Housing Implementation Strategy will be set out in a separate document and will consider the risks to the delivery of the housing provision and what action would be taken if monitoring indicates the Borough is not meeting its housing targets.

7.0 Affordable Housing

- 7.1 The level of affordable housing in Gedling Borough was assessed in the Nottingham Core Strategic Housing Market Assessment 2007 and its 2009 update. A further Affordable Needs Update was undertaken in 2012 which generally found need to have increased in the Housing Market Area although the need was lower in Gedling Borough. The adopted Aligned Core Strategies (Aligned Core Strategy) for Broxtowe Borough, Gedling Borough and Nottingham City Councils set out at paragraph 3.8.12 the circumstances surrounding the 2012 update. The 2012 update reflected the particularly difficult housing market conditions at that time including the lack of mortgage finance; affordability would improve towards the level identified in the 2009 needs update as the housing market improves. Broxtowe Borough, Gedling Borough and Nottingham City Councils therefore consider that monitoring of need should be undertaken on the basis of the Affordable Housing Needs Update of 2009 because this assessment reflects data relating to a more buoyant and more typical housing market.
- 7.2 The Aligned Core Strategy also identifies at paragraph 3.8.13 that the 2009 assessment indicated that the level of provision of affordable homes needed would represent 63% of the total housing provision for the whole plan area. This paragraph goes on to state that achieving this level through the planning system would be unviable and therefore varying percentage targets for affordable housing for each Council have been applied taking into account local viability evidence. Aligned Core Strategy Policy 8 (Housing size, Mix and Choice) therefore sets out different affordable housing targets for the three Councils. For Gedling Borough it provides for varying percentages of 10, 20 or 30% to be applied on sites above 15 dwellings in different parts of the Borough.
- 7.3 The viability evidence supporting the affordable housing targets is set out in the Gedling Borough Affordable Housing Viability Study (2009) which assessed the potential impact on development viability of affordable housing targets. The study concluded that it is appropriate to use different targets for affordable housing (10, 20 or 30%) for different parts of the Borough based on housing sub market areas and provided the evidence base for the Affordable Housing Supplementary Planning Document (AHSPD) adopted in 2009. As the viability evidence was considered to be reasonably up to date and robust it also

underpins The Aligned Core Strategy which was subsequently found sound at examination.

- 7.4 The Affordable Housing SPD supports Aligned Core Strategy Policy 8 and provides for viability considerations to be taken into account in negotiating an affordable housing contribution for individual sites. This has proved to be flexible in practice where viability considerations suggest the target should be lowered but also achieving the full target in cases where the site is viable as shown in the table 20 below for recent section 106 contributions to affordable homes.

Table 20 – recent affordable housing contributions secured				
Site	Number of homes	Target	Contribution agreed	Comment
Bestwood Business Park	220	30%	£852,190	Contribution in lieu of onsite provision and set at equivalent of 7.5% affordable housing on site. Target reduced because of site viability issues.
Wighay Road, Hucknall	38	30%	£550,190	Financial contribution in lieu of the 30% on site target.
Spring Lane, Mapperley	150	20%	20%	Meets AHSPD target.
North of Papplewick Lane, Hucknall	300	30%	£800,000	Financial contribution in lieu of the 30% onsite target provision.
Howbeck Road, Arnold	49	30%	30%	Meets AHSPD target.
Hollinwood Lane, Calverton	113	20%	20%	Meets AHSPD target.
Dark Lane, Calverton	72	20%	20%	Meets AHSPD target.
Teal Close, Colwick	830	20%	5%	The AHSPD target was reduced due to site viability issues.
Cornwater Fields, Ravenshead	70	30%	30%	Meets AHSPD target. Nine bungalows provided on site and financial contribution in lieu of remaining target for offsite provision.

- 7.5 Gedling Borough along with the other Aligned Core Strategy Councils monitors the provision of affordable housing. This has averaged 18% of total housing completions in Gedling Borough per annum over the period 2006/7 to 2013/14 (see table 21 below). This is also very similar to the average achieved across the Nottingham Housing Market Area. For monitoring purposes the recently adopted Aligned Core Strategy sets the affordable housing target for Gedling

Borough at an average of 20% (this being the median point within the 10 – 30% range) of the total housing provision or about 1,450 affordable homes over the plan period (2011-2028).

Table 21 - Affordable Housing Completions in Gedling Borough

Year	Total all house completions	Number of affordable homes delivered.	Affordable homes as a percentage of total new homes
2006/07	296	41	14%
2007/08	447	95	21%
2008/09	204	43	21%
2009/10	274	50	18%
2010/11	341	56	14%
2011/12	275	64	20%
2012/13	227	36	16%
2013/14	321	56	17%
Average	298	55	18%

- 7.6 The GL Hearn Study (2012)²⁵ provides a market based view of future economic prospects for the housing market. It found that a housing target of 7,250 dwellings for Gedling Borough during the plan period is ambitious but realistic as the housing market recovers. Similarly, the targets for affordable housing set out in Aligned Core Strategy Policy 8 and the Affordable Housing SPD are challenging but achievable as the housing market recovers. It is considered that both the affordable housing targets set out in the Aligned Core Strategy and SPD together with its flexibility concerning site viability remains a robust and appropriate approach to deliver the required affordable housing.
- 7.7 Following the 2011 Census, new 2012 based household were published by the Government in February 2015. These have been compared with the household projections underlying the Aligned Core Strategies covering Greater Nottingham. This work²⁶ concludes there is a good match between the Core Strategies projections and the 2012 based projections. Consequently, at the time of writing it is not considered that a full review of the Strategic Housing Market Assessment is required.
- 7.8 It is intended to commission a new Strategic Housing Market Assessment once there is complete coverage of Local Plans (Part 1 and Part 2) across Greater Nottingham. This will re-assess the level of need for affordable housing. A further housing viability study will also be commissioned to reflect any significant changes in market conditions in the area. This new viability evidence will be used to update the Affordable Housing SPD.

²⁵ GL Hearn: Greater Nottingham Housing Market and Economic prospects November 2012

²⁶ Comparison of the Household Projections Underlying the Greater Nottingham Core Strategies and the CLG 2012 Based Household Projections

8.0 Custom and Self Build

- 8.1 Legislation imposes a new statutory duty²⁷ on local planning authorities to establish and maintain a register of people who have expressed an interest in self build and custom housing. This register is being prepared jointly by all Councils across the Nottingham Core Housing Market Area²⁸ so that a single joint register will be open to anyone who expresses an interest. The register will be live from April 2016 and seeks information from applicants about the location and type of house they would wish to build and how they would fund it.
- 8.2 The Borough Council should make provision in the Local Plan and housing initiatives for people on the register and also allow private sector builders to make provision for self-build plots on their sites as a planning contribution by agreement. At the time of writing forthcoming legislation will provide more details on how the register is to be used to determine demand for self-build and custom plots but in the meantime the register has been made available on the Borough's website for people to register an interest. In this context, the register will provide evidence to inform Local Planning Document Policy 41 (Self Build and Custom Homes) that seeks an appropriate percentage of dwellings on site for self-build and custom plots. An approach will need to be taken, based on good practice, to consider the period of time over which evidence is collected and how the information on the register will be used. The information on the register will therefore assist the Borough Council in negotiations with developers to seek a proportion of site allocations to be set aside for custom and self-build plots.
- 8.3 The information contained in the register will also feed into future Strategic Housing Market Assessments providing an important data source for the assessment of overall housing needs in the housing market area.

9.0 Empty Homes

- 9.1 There are always some vacant or empty homes within the existing housing stock particularly those which are put on the market but which do not sell or are difficult to let. The housing allocations within the Local Planning Document are based on the objectively assessed housing needs of the Housing Market area which include a modest allowance for vacant properties.
- 9.2 According to Government figures²⁹ the level of vacant homes in Gedling Borough in 2012 was 3.5% of the housing stock compared to the England average of 3.0%. The average for Nottinghamshire was also 3.5% with Gedling the third lowest behind Broxtowe (3.1%) and Rushcliffe (2.7%).

²⁷ Custom and Self Build Housing Act 2015.

²⁸ The Councils are Broxtowe Borough, Erewash Borough, Gedling Borough, Nottingham City and Rushcliffe Borough.

²⁹ CLG Statistical Data Set: Table 615 Vacant Dwellings by LA, England and Table 125 Dwelling Stock Estimates by LA 2001 – 2014.

- 9.3 It is recognised that properties become and remain empty for a range of reasons, at a time of increasing need for affordable housing, long term empty homes are a wasted resource and can in the worst cases impact on the quality of the local environment and create a poor image of the area.
- 9.4 Whilst the trend in the number of long term empty homes in Gedling Borough has reduced over the last few years from over 1,700 in 2012 to just over 1,500 in 2015 (see table 22 below), the Borough Council is committed to working with owners to bring these back into active use and using its range of enforcement powers if necessary where properties are causing a nuisance to the area. The Borough Council has also reduced the discounts on Council Tax for empty homes and introduced a premium of an additional 50% Council Tax on properties that have been empty for two years or longer. The Borough Council operates an online “matchmaker” service to match up people with empty properties to sell and investors looking for a development project and is currently exploring additional opportunities to further reduce the number of long term empty homes in Gedling Borough.

Table 22 - Number of empty homes in Gedling Borough

Year	Private	Local Authority	Registered Provider of Social Housing	Total
2012	1,703	1	33	1,737
2013	1,735	3	31	1,769
2014	1,431	3	53	1,487
2015	1,490	0	34	1,524

- 9.5 There are a number of reasons why properties become empty, including:
- the property is difficult to sell or let;
 - it is being renovated;
 - the owner does not have the finances/time/skills to manage the property;
 - the property has been repossessed;
 - probate issues; and
 - the owner is being cared for elsewhere/is in hospital.
- 9.6 It is important that the Council fully understand why individual properties become and/or remain empty so we can work with the owners in the most appropriate way. Gedling Borough Council seeks to work with the owners of long term empty properties to offer advice and practical support to bring them back into use as residential accommodation.

10.0 Brownfield Land Register

- 10.1 At the time of writing, new legislation³⁰ requires local planning authorities to set up and maintain a register of brownfield land; details of the operation of the register are to be set out in forthcoming regulations. The Government has

³⁰ Housing and Planning Bill 2015

stressed the importance of building on brownfield land and is looking to simplify the process of gaining planning permission on suitable brownfield sites. Gedling Borough Council will publish a register of land once the relevant legislation is enacted with preparatory work to commence as more details emerge. However, much data on brownfield land is already collected.

- 10.2 The largest brownfield site in Gedling Borough that is suitable for development is the former Gedling Colliery. The Borough Council has been actively promoting the site for development over a number of years and the site was identified as a strategic location in the Aligned Core Strategy. A planning application³¹ was submitted in November 2015 and, subject to planning permission being granted, the site is expected to deliver housing from 2017.
- 10.3 Greater Nottingham, including Gedling Borough, has recently been confirmed as one of the areas for the second round of the pilot schemes for the development of the Brownfield Register. This will involve developing a database and identifying sites in line with Government draft guidance.

11.0 Gypsy and Traveller Provision

- 11.1 This section of the Housing Background Paper follows on from and should be read in conjunction with the South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016), which covers the period 2014 – 2029³². The primary purpose of the Accommodation Assessment is to establish the additional permanent pitch provision requirements of the Gypsy and Traveller population in the Local Authority areas of Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough from 2014 to 2029 in order to inform local plan targets and allocations in regard to this type of development. For Gedling Borough, the Accommodation Assessment identified a baseline need for a total of three additional pitches over the assessment period. This section of the Housing Background Paper considers how this need should be addressed within the Local Planning Document.

Legislative and Policy Context

- 11.2 An overview of the legislative and policy context is set out in the 2016 Accommodation Assessment, but the key points can be summarised as follows:-
- Planning Policy for Traveller Sites (2015)³³ states that local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling show people which address the likely permanent and transit site accommodation needs of travellers in their area. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward.
 - Planning Policy no longer includes a requirement to conduct specific gypsy and traveller accommodation assessments, but the duty to inform

³¹ 2015/1376

³² <http://www.nottinghaminsight.org.uk/d/161752>

³³

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

local plans with robust evidence of need remains. Provision should be determined over a reasonable timeframe and sufficient sites should be identified to account for any provision required in the first 5 years of the plan.

- The Housing and Planning Bill 2015 requires that local authorities “consider the needs of all the people residing in or resorting to their district” but makes no specific reference to the need to undertake accommodation assessments for Gypsies and Travellers when carrying out reviews of housing needs.

Accommodation Assessment

11.3 Given that the emerging Housing and Planning Bill is not currently enacted in law, the Authorities have agreed to refer to current legislation with regard to assessing need and have prepared the 2016 Gypsy and Traveller Accommodation Assessment. The methodology used for the Accommodation Assessment is considered to be robust and up to date, based on latest good practice rather than merely refreshing a previous assessment. The methodology seeks to identify all potential sources of need and may overestimate need.

11.4 The methodology takes account of households identifying themselves as being from the Gypsy and Traveller communities in the 2011 Census. For Gedling Borough, this figure comprised eight households, all of which were living in bricks and mortar accommodation at the time of the Census. The approach taken by the methodology is such that this figure has been a significant factor in generating an identified need for three pitches in Gedling Borough.

Local Context

11.5 The findings of the Accommodation Assessment, which identify the need for three additional pitches within Gedling Borough, should be considered in the following context:

- there is no current permanent on-site Gypsy and Traveller provision in Gedling Borough;
- records show that there has been minimal illegal encampment activity in the Borough over the past 7-8 years and no evidence that that illegal encampment is as a consequence of a lack of site provision;
- there have been no planning applications received for Gypsy or Traveller sites since 2010 and there are no records of any enquiries relating to the provision of Gypsy or Traveller sites; and
- there have been no requests for housing assistance from individuals or families identifying themselves from Gypsy or Traveller communities.

Conclusions

11.6 The purpose of this section is to consider how the need for provision for Gypsy and Travellers should be addressed within the Local Planning Document. Policy 9 of the Aligned Core Strategy adopted includes a criteria based policy, which allows for planning permission to be granted for the development of land as a Gypsy or Traveller site where a number of criteria are satisfied. These criteria seek to protect the Green Belt, ensure that provision is made in sustainable locations (in relation to local services and community facilities) and take account

of the amenities of both the site's occupiers and the occupiers of nearby properties.

- 11.7 It is concluded that it is not appropriate to identify specific sites for Gypsy and Travellers in the Local Planning Document for the following reasons:-
- there is currently no on-site Gypsy and Traveller provision within Gedling Borough at the present time and there does not appear to be any qualitative evidence of need, either through illegal encampments over recent years or through approaches to the Council;
 - it is anticipated that any provision would be met by the private sector, as Gedling Borough Council is unlikely to develop a site in the short to medium term;
 - the modest level of need identified in the Accommodation Assessment is such that it may present challenges with regards to the sustainability of a new site, as reflected by consultation with community representatives; and
 - community representatives have indicated that there was no preference for the location of future provision based on local authority boundaries in South Nottinghamshire, subject to sites being conveniently located for amenities and services.
- 11.8 Future provision will be dealt with through responding to proposals as they come forward. Any small scale proposals that emerge will be considered against Aligned Core Strategy Policy 9 (Gypsies, Travellers and Travelling Showpeople), as well as other relevant Local Plan policies. This approach is consistent with that taken by other authorities with a similar level of identified need, including Nottingham City Council. Notwithstanding the decision not to allocate a specific site within the Local Planning Document, consideration will be given, as appropriate, to working with neighbouring authorities to provide a joint site, if a site accommodating three pitches is not deemed to be sustainable.

Appendix A: Deliverability Notes

All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-

Sites in the planning system

- Strategic sites that are allocated in the Aligned Core Strategy
- Site allocations in the publication draft of the Local Planning Document;
- Sites with planning permission

Sites not in the planning system

- Sites below threshold without planning permission.

Sites that have planning permission or allocated in the Aligned Core Strategy are assumed to be suitable and available as they have been through the planning application or development plan process. Sites with planning permission that have lapsed within the past five years are assumed to be suitable. The submitted and council identified sites have been fully assessed but they have not been through the planning application or development plan process. Some of those sites are considered to be suitable subject to policy changes which will occur through the Local Planning Document.

Sites that are unlikely to be developed based on up-to-date information provided by developers or replaced by new planning permission for non-residential development are assessed as 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply.

Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided, then the Council's assumptions are applied. Assumptions about when a site will start to be developed are made based on the strength of the site's sub-market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

The assumptions are as follows:

- On sites up to 10 homes, the completion rate is 5 per year;
- On sites up to 250 homes, the completion rate is 20 per year;
- On sites up to 1,000 homes, the completion rate is 40 per year; and
- On sites over 1,000 homes, the completion rate is 100 per year.

Table A1: Assumptions for sites in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2020/21 (Year 5) 2022/23 (Year 6) 2023/24 (Year 7) 2024/25 (Year 8)
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2019/20 (Year 4) 2020/21 (Year 5) 2022/23 (Year 6) 2023/24 (Year 7)
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2018/19 (Year 3) 2019/20 (Year 4) 2020/21 (Year 5) 2022/23 (Year 6)

Table A2: Assumptions for sites not in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2023/24 (Year 7) 2024/25 (Year 8) 2016/27 (Year 9) 2018/29 (Year 10)
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2022/23 (Year 6) 2023/24 (Year 7) 2024/25 (Year 8) 2016/27 (Year 9)
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2020/21 (Year 5) 2022/23 (Year 6) 2023/24 (Year 7) 2024/25 (Year 8)

Appendix B: Schedule of Deliverable Sites in the Five Year Period

Urban Area

Planning permissions

Ref	Site	Locality	Status	Projected completions 2016-2021
6879	Accent Nene Ltd	Arnold	Planning permission	2
6673	Arnold Daybrook and Bestwood Constitutional Club	Arnold	Planning permission	13
6880	Arnot Hill Road (48A)	Arnold	Planning permission	1
6719	Aylesham Avenue (70, Land Adj To)	Arnold	Planning permission	1
6882	Beech Avenue (35, Land Adj To)	Arnold	Planning permission	1
6883	Benedict Court (1)	Arnold	Planning permission	4
6612	Maitland Road (Garage)	Arnold	Under construction	2
6813	Mapperley Plains (231)	Arnold	Planning permission	1
6722	Mapperley Plains (421)	Arnold	Planning permission	1
6723	Melbury Road (65)	Arnold	Planning permission	1
6187	Middlebeck Drive (11)	Arnold	Planning permission	1
6203	Plains Road (143A)	Arnold	Planning permission	4
6727	Plains Road (35)	Arnold	Planning permission	1
6885	Ramsey Drive (71)	Arnold	Planning permission	1
6784	Ravenswood Road (143)	Arnold	Planning permission	1
6887	Sandfield Road (117)	Arnold	Planning permission	1
6482	The Grove Public House	Arnold	Planning permission	20
6797	Warren Hill Community Church	Arnold	Planning permission	6
6218	Woodchurch Road (64, Land Adj To)	Arnold	Planning permission	3
6892	Adbolton Avenue (4)	Carlton	Planning permission	2
6646	Arnold Lane (51, Land Adj To)	Carlton	Planning permission	1
6735	Blenheim Avenue (21 and 23)	Carlton	Planning permission	2
6146	Carlton Mill	Carlton	Under construction	13
6893	Cavendish Road (263)	Carlton	Planning permission	4
6894	Cavendish Road (68)	Carlton	Planning permission	2
6895	Chandos Street (7)	Carlton	Planning permission	2
6896	County Road (35)	Carlton	Planning permission	1
6897	DBH House	Carlton	Planning permission	12
6898	Florence Road (26, Land Adj To)	Carlton	Planning permission	1
6500	Forester Street (1)	Carlton	Under construction	2
6558	Friday Lane (St Eia, Land Rear Of)	Carlton	Planning permission	1
6817	Godfrey Street (77)	Carlton	Planning permission	5
6899	Greenhill Rise (7)	Carlton	Planning permission	3
6821	Ivy Villa	Carlton	Planning permission	1
6745	Main Road (61)	Carlton	Planning permission	1
6273	Main Road (87, Land Adj To)	Carlton	Planning permission	3
6746	Marshall Hill Drive (122, Land Adj To)	Carlton	Planning permission	1
6901	Meadow Road (70, 72 & 74)	Carlton	Planning permission	1
6206	Midland Road (30)	Carlton	Planning permission	3
6902	Midland Road (6)	Carlton	Planning permission	1
6737	Mile End Road (Electricity Sub Station)	Carlton	Planning permission	2

Ref	Site	Locality	Status	Projected completions 2016-2021
6221	Mount Pleasant (12, Land Adj To)	Carlton	Planning permission	1
6903	New School House	Carlton	Planning permission	1
6159	Nursery Drive (1) Plot A	Carlton	Planning permission	1
6160	Nursery Drive (1) Plot B	Carlton	Planning permission	1
6161	Nursery Drive (1) Plot C	Carlton	Planning permission	2
6802	Oakdale Road (202, Land Rear Of)	Carlton	Planning permission	5
6804	Pioneer Accident Repair Centre	Carlton	Planning permission	6
6725	Plains Road (86)	Carlton	Planning permission	1
6822	Plains Road (92)	Carlton	Planning permission	1
6823	Plains Road (92, Land Adj To)	Carlton	Planning permission	4
6878	Porchester Road (182)	Carlton	Planning permission	1
6904	Sandford Road (118)	Carlton	Planning permission	1
6818	Sandford Road (2 & 2A)	Carlton	Planning permission	10
6246	Standhill Road (161, Land Adj To)	Carlton	Planning permission	1
6905	The Elms (2A)	Carlton	Planning permission	3
6750	Victoria Road (23)	Carlton	Planning permission	2
6906	Wood Lane (65)	Carlton	Planning permission	1
6752	Woodlands (Highclere Drive)	Carlton	Planning permission	1
Total				172

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site	Locality	Status	Projected completions 2016-2021
6/782	Teal Close	Carlton	Planning permission	270
H1	Rolleston Drive	Arnold	Allocated	74
H2	Brookfields Garden Centre	Arnold	Allocated	105
H3	Willow Farm	Carlton	Allocated	40
H4	Linden Grove	Carlton	Allocated	115
H5	Lodge Farm Lane	Arnold	Allocated	40
H6	Spring Lane	Carlton	Planning permission	80
H7	Howbeck Road/Mapperley Plains	Arnold	Allocated	120
H8	Killisick Lane	Arnold	Allocated	190
H9	Gedling Colliery/Chase Farm	Carlton	Allocated	240
Total				1,274

Sites below threshold

Ref	Site	Locality	Status	Projected completions 2016-2021
6189	Ashe Close (19, Land Adj To)	Arnold	No planning permission	2
689	Ashington Drive (Plot 15)	Arnold	No planning permission	1
6582	High Street (24)	Arnold	No planning permission	1
6172	Burton Avenue (6A)	Carlton	No planning permission	1
6168	Carlton Hill (257 & 257a)	Carlton	No planning permission	3
6606	Emmanuel Avenue (2)	Carlton	No planning permission	1
6666	Lambley Lane land adj to 46	Carlton	No planning permission	10
6137	Wood Lane	Carlton	No planning permission	20

Ref	Site	Locality	Status	Projected completions 2016-2021
Total				39

Edge of Hucknall

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site	Locality	Status	Projected completions 2016-2021
6/462	North of Papplewick Lane		Planning permission	300
6/467 6/136	Top Wighay Farm		Part of site under construction (38 homes). Reminder of site allocated	380
H10	Hayden Lane		Allocated	80
Total				760

Bestwood Village

Planning permissions

Ref	Site	Locality	Status	Projected completions 2016-2021
673	Bestwood Hotel		Under construction	6
6814	The Sycamores		Planning permission	4
Total				10

Site allocations – Local Planning Document

Ref	Site	Locality	Status	Projected completions 2016-2021
H11	The Sycamores		Under construction	25
H12	Westhouse Farm		Approval subject to s106	40
H13	Bestwood Business Park		Planning permission	128
Total				193

Calverton

Planning permissions

Ref	Site	Locality	Status	Projected completions 2016-2021
6730	Crookdole Lane (16)		Planning permission	1
6732	Lodge Farm		Planning permission	4
6733	Spring Farm Kennels		Planning permission	2
6788	Manor Road (27, Land Rear Of)		Planning permission	1
6801	Spring Farm Kennels (plot 3)		Planning permission	1
6891	Hollinwood Lodge		Planning permission	1
632	Land Between Main Street and		Under construction	18

Ref	Site	Locality	Status	Projected completions 2016-2021
	Hollinwood Lane			
6/154	Mansfield Lane (110-112)		Under construction	6
6/390	Renals Way		Under construction	5
6/490	Longue Drive (Plots 34 To 59)		Under construction	16
6/491	Longue Drive (Plots 63 to 72)		Under construction	1
6/686	The Cherry Tree		Under construction	7
6/489	Little Tithe Farm		Planning permission	1
Total				64

Site allocations – Local Planning Document

Ref	Site	Locality	Status	Projected completions 2016-2021
H14	Dark Lane		Planning permission	60
H15	Main Street		Allocated	20
H16	Park Road		Allocated	120
Total				200

Ravenshead

Planning permissions

Ref	Site	Locality	Status	Projected completions 2016-2021
6/117	Longdale Avenue (2)		Planning permission	1
6/563	Nottingham Road (102, Land Rear Of)		Planning permission	1
6/633	Woodlands Farm (outbuilding)		Planning permission	1
6/634	Woodlands Farm		Planning permission	1
6/636	The Hollies (Sheepwalk Lane, 37)		Planning permission	12
6/639	Sheepwalk Lane (20)		Planning permission	1
6/793	Chapel Lane (70)		Planning permission	4
6/800	Longdale Lane (12)		Planning permission	2
6/808	Regina Crescent (9)		Planning permission	2
6/809	Tabramcore		Planning permission	1
6/812	Byron Crescent (1)		Planning permission	1
6/910	Culag (Newstead Abbey Park)		Planning permission	1
6/911	Regina Crescent (8)		Planning permission	1
6/913	The Bungalow (Newstead Abbey Park)		Planning permission	1
Total				30

Site allocations – Local Planning Document

Ref	Site	Locality	Status	Projected completions 2016-2021
H17	Longdale Lane A		Allocated	30
H18	Longdale Lane B		Allocated	30
H19	Longdale Lane C		Planning permission	60

Ref	Site	Locality	Status	Projected completions 2016-2021
Total				120

Sites below threshold

Ref	Site	Locality	Status	Projected completions 2016-2021
6522	Milton Court (8)		No planning permission	1
6620	The Sherwood Ranger		No planning permission	2
Total				3

Other Villages

Planning permissions

Ref	Site	Locality	Status	Projected completions 2016-2021
6728	Bridle Road (108)	Burton Joyce	Planning permission	1
6888	Bridle Road (Barn to the Rear Of)	Burton Joyce	Planning permission	1
6807	Crifftin Road (21)	Burton Joyce	Planning permission	1
6583	Foxhill Road (56, Land At)	Burton Joyce	Planning permission	4
6142	Kapur (Land Adj To)	Burton Joyce	Planning permission	1
6103	Lambley Lane (120, Land Adj To)	Burton Joyce	Planning permission	1
6889	Station Road (3)	Burton Joyce	Planning permission	3
6370	Ashlea (Land Adj To)	Lambley	Under construction	1
6753	Catfoot Squash Club	Lambley	Planning permission	1
6519	Mapperley Plains (358)	Lambley	Planning permission	1
6907	Spring Lane (300)	Lambley	Planning permission	1
6908	The Lambley (Land Adj To)	Lambley	Planning permission	1
6195	Fraser Street (38, Land Adj To)	Newstead	Planning permission	1
6806	Mansfield Road (131)	Papplewick	Planning permission	1
6914	Bank Hill House	Woodborough	Planning permission	1
6761	Lowdham Lane (78)	Woodborough	Planning permission	1
6789	Main Street (147)	Woodborough	Planning permission	6
6790	Main Street (152-156)	Woodborough	Planning permission	3
6916	Main Street (165)	Woodborough	Planning permission	4
6367	Roe Hill	Woodborough	Planning permission	1
Total				35

Site allocations – Local Planning Document

Ref	Site	Locality	Status	Projected completions 2016-2021
H20	Millfield Close	Burton Joyce	Approval subject to s106	23
H21	Orchard Close	Burton Joyce	Allocated	15
H22	Station Road	Newstead	Allocated	0
H23	Ash Grove	Woodborough	Under construction	8
H24	Broad Close	Woodborough	Planning permission	15
Total				61

Appendix C: Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Past Completions (net)	275	227	321	311														1134
Urban area - planning permissions					146	43	14	45	53	17								318
Urban area - ACS and LPD allocations						30	245	245	362	392	361	265	170	140	140	140	140	2630
Teal Close						30	60	60	60	60	80	80	80	80	80	80	80	830
H1 Rolleston Drive									37	37	16							90
H2 Brookfields Garden Centre							30	30	30	15								105
H3 Willow Farm										40	40	30						110
H4 Linden Grove							40	40	35									115
H5 Lodge Farm Lane										40	40	40	30					150
H6 Spring Lane									40	40	40	30						150
H7 Howbeck Road/Mapperley Plains									60	60	60	25						205
H8 Killisick Lane							55	55	40	40	25							215
H9 Gedling Colliery/Chase Farm							60	60	60	60	60	60	60	60	60	60	60	660
Urban area - sites below threshold						3	1	10	16	9	67	76	26	15	17	10	15	265
Edge of Hucknall - planning permissions																		0
Edge of Hucknall - ACS and LPD allocations						45	110	190	230	185	140	100	100	100	65			1265
North of Papplewick Lane						15	60	90	90	45								300
Top Wighay Farm						30	50	100	100	100	100	100	100	100	65			845
H10 Hayden Lane									40	40	40							120
Edge of Hucknall - sites below threshold																		0
Bestwood Village - planning permissions						6		4										10
Bestwood Village - LPD allocations						8	40	41	32	72	72	72	68	40	10			455
H11 The Sycamores						8	8	9										25
H12 Westhouse Farm										40	40	40	40	40	10			210
H13 Bestwood Business Park							32	32	32	32	32	32	28					220
Bestwood Village - sites below threshold											7							7

* Where sites allocated in the Local Planning Document have planning permission, the number of permitted homes is used.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Calverton - planning permissions					65	41	11	3	6	3								129
Calverton - LPD allocations						12	12	52	52	72	72	60	55	40	40	40	30	537
H14 Dark Lane						12	12	12	12	12	12							72
H15 Main Street										20	20	20	15					75
H16 Park Road								40	40	40	40	40	40	40	40	40	30	390
Calverton - sites below threshold																		0
Ravenshead - planning permissions					9	2	9	13	6									39
Ravenshead - LPD allocations								20	60	40	10							130
H17 Longdale Lane A									20	10								30
H18 Longdale Lane B									20	10								30
H19 Longdale Lane C								20	20	20	10							70
Ravenshead - sites below threshold										3								3
Other villages - planning permissions					9	8	2	14	8	3								44
Other villages - LPD allocations						10	35	12	2	2	2	2						65
H20 Millfield Close, Burton Joyce						10	13											23
H21 Orchard Close, Burton Joyce							10	5										15
H22 Station Road, Newstead																		0
H23 Ash Grove, Woodborough							2	2	2	2	2	2						12
H24 Broad Close, Woodborough							10	5										15
Other villages - sites below threshold																		0
Windfall allowance													46	46	46	46	46	230
Total Projected Completions (net)					229	208	479	649	827	798	731	575	465	381	318	236	231	6127
Cumulative Completions	275	502	823	1134	1363	1571	2050	2699	3526	4324	5055	5630	6095	6476	6794	7030	7261	7261
PLAN - Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN - Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR - No. dwellings above or below cumulative housing target	25	2	-117	-246	-457	-689	-650	-481	-134	184	435	530	565	516	404	210	11	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	459	470	491	516	520	506	466	418	366	324	289	258	228	220	-11
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

* Where sites allocated in the Local Planning Document have planning permission, the number of permitted homes is used.

