

Gedling Local Planning Document

(Part 2 Local Plan)

Inspector's Note and Questions on the Council's Revised Housing Background Paper [EX/104] and Revised Policy LPD 63 Housing Distribution [EX/105]

On Tuesday 16 May 2017 I adjourned the Hearing into the Council's Revised Housing Background Paper [EX/104] and Revised Policy LPD 63 Housing Distribution [EX/105] to enable the Council to prepare a Statement setting out the evidence in support of these documents. This Note sets out the questions, which broadly follow those set out on the Agenda for the Hearing, upon which I require further information. The Council has agreed to prepare a Statement in response to these questions, in support of the documents EX/104 and EX/105, by Friday 2 June 2017. These documents will then be published on the Examination website and the views of interested parties will be sought by Friday 16 June 2017. I will issue another note at that time inviting comments. The Hearing will then be resumed on Tuesday 27 June 2017 at 1300hrs.

1. Revised Housing Background Paper Addendum [EX/104]

- Q1. Is the 5 year period (1 April 2017 to 31 March 2022) covered by the assessment in the Revised Addendum appropriate?
- Q2. Is the revised windfall allowance of 320 dwellings (40dpa from 2020/21) appropriate?
- Q3. Does the revised windfall allowance accord with the Aligned Core Strategy?
- Q4. What evidence is there to support the new approach to the windfall allowance now put forward by the Council?
 - a. Is the revised windfall allowance based on compelling evidence that such sites have consistently become available in the local area?
 - b. Is the revised windfall allowance based on compelling evidence that such sites will continue to provide a reliable source of supply?
 - c. Has the evidence with regards to windfalls changed significantly since the Local Planning Document Publication Draft? If so, how?
- Q5. How can it be ensured that there will not be an element of double counting if a windfall allowance is included from Year 4 onwards?

- Q6. What evidence is there to support the Council's assumption that not all windfall sites will come forward in the urban area?
- Q7. Is it robustly demonstrated that the estimated housing land supply for the five year period is deliverable?
- Q8. Should a lapse rate be included in the calculations? If so, what would be an appropriate percentage?
- Q9. Is the deletion of sites from the Schedule in Appendix E an indication that a lapse rate should be included?
- Q10. Have sufficient sites been allocated in the Plan to meet the target of 7,250 homes set out in the ACS [Appendix A]?
- Q11. Are the deliverability assumptions for sites in the planning system appropriate [Appendix B]?
- Q12. Are the projected completions for deliverable sites included in the 5 year housing land supply period appropriate and achievable and based on sound evidence [Appendix C]?
- Q13. Does the detailed housing trajectory demonstrate realistically that the housing development, for which the Plan provides, will come forward within the Plan period [Appendix D]?
- Q14. Are the projected completions for deliverable and developable sites included in the Plan period 2011 to 2028 appropriate and achievable and based on sound evidence [Appendix E]?
- Q15. The Council's Revised Housing Background Paper says that the list of sites under the threshold in Appendix E has been updated with only those sites where information has been received as part of the SHLAA 2016 consultation or in 2017 now being included in the housing supply. However, there are some sites where Council assumptions have been made (Chase Farm, 6/200, 6/802, Plains Road, 6/818 and 6/229) and some where information has been received as part of the SHLAA 2016 consultation or in 2017 and Council assumptions have also been made (6/218 and 6/137) – why is this the case?
- Q16. On what basis were the 2017 responses made from landowners/ developers?

2. Revised Policy LPD 63 Housing Distribution [EX/105]

- Q1.* Does the revised Policy LPD 63 robustly demonstrate that a minimum of 7,250 homes will be provided for during the plan period (2011 to 2028)?

Karen L Baker

Inspector

17 May 2017