

Reference. ID 155226145

Gedling Local Plan Examination

Written Statement on behalf of Troyal Farms Ltd

Revised Housing Background Paper Addendum, (March 2017), and Revised Policy LPD 63 (Housing Distribution)

We have considered the Revised Housing Background Paper Addendum (Ex104) and the Revised Policy LPD 63 (Ex105) which were submitted to the Inspector by the Council on 31 March 2017.

The revised documents detail an increase in housing numbers over the Plan period by 190 homes to provide 7,787 homes (by 2028).

In respect of the five year requirement, this has increased by 338 homes to 3,736 home (by 2022). The supply has also increased by 426 homes, therefore giving the Council a five year supply of 5.13 years.

These increases in housing supply, as detailed in Ex104 and Ex105, have been predominantly fuelled by increases to the deliverability of strategic sites, an increase to the windfall allowance and an increase in sites below the threshold. We consider these increases are a manufactured convenience for the Council and we would suggest that further evidence should be provided to demonstrate that these increases are deliverable within the periods stated.

However, we consider that the Council's previous record of under-delivery should warrant the inclusion of an appropriate lapse rate (c. 10%) to be added to the five year housing requirement, as advised in the report prepared by the Local Plans Expert Group (March 2016).

In respect of Burton Joyce, we support the allocation of additional housing in the village but note that this is still below the upper end stated in the Council's Local Housing Needs Paper (March 2016). We therefore consider that the Council has not sufficiently considered the full requirements of Burton Joyce. The Council has discarded the sustainable and deliverable option at Glebe Farm which would, if developed for 45 dwellings, disadvantage absolutely no one; it would not challenge or undermine policy, but it would advance housing provision in this village to widespread benefit.

The inclusion of a lapse rate in the five year land requirement would leave the Council approximately 300 homes short of a sufficient supply. The allocation of the full Glebe Farm site for 45 new dwellings would help to meet the full needs of Burton Joyce and also help to address the housing shortfall.