

Reference. ID 155226145

Gedling Local Plan Examination

Written Statement on behalf of Troyal Farms Ltd

Matter 9: Housing Allocations in Other Villages

Issue 9a: Burton Joyce

Q1. Has sufficient land been allocated for housing in Burton Joyce to meet local needs? (Policy LPD 68)

Q3. Is there sufficient provision of housing for young people and the elderly in Burton Joyce?

- 1.1 A sufficient number of sites has not been allocated for housing in Burton Joyce to meet local needs. Further detail is provided below.

Housing Need

- 1.2 The Gedling Local Housing Need (LHN) document (May 2016) refers to a need for between 70 – 90 new homes in Burton Joyce over the period 2011 – 2028. However, it is not clear why 70 – 90 homes has been determined as the housing need for Burton Joyce.

- 1.3 The LHN calculates that based on completions since 2001 only 49 new homes would be delivered over the Plan period, however, when based on Burton Joyce's population share of the Borough (about 3%), the housing need for the village would be 217 homes over the Plan period. The LHN also states:

“Burton Joyce is the most populous village in the Rural South sub-market and would be expected to provide a substantial proportion of the 124 homes identified as needed in this area by the SHMA” (p. 19).

- 1.4 Burton Joyce is a sustainable location with bus and rail services in to Nottingham, plus a range of local shops and facilities which are available in the village. Burton Joyce also has a Primary School which is not oversubscribed. By comparison, Woodborough is a much smaller village with 1.6% of the Borough's total population, has fewer public transport services with no train station and fewer facilities and shops. However despite this, Woodborough has been allocated the same number of homes as Burton Joyce in Policy LPD 63.

- 1.5 The LHN also highlights that the village has a large proportion of 4+ bedroom homes and therefore has a need for smaller homes (2 and 3 bedrooms) which would in particular suit both first time buyers and older residents wishing to downsize whilst remaining in Burton Joyce.

- 1.6 Based on the above, it is evident that Burton Joyce has been artificially contained in terms of housing allocation and the village should be allocated more homes closer to the level of housing based on the village population share of the Borough. The sustainability of the village also demonstrates that the village could accommodate additional growth to meet local needs, as per ACS Policy 2.3(d).

- 1.7 Making more land available, and in the right places, is clearly an over-arching aim of the recently published Housing White Paper. The White Paper is intended to progress and indicates the direction government policy may travel over the next few years. One proposal in the Paper includes *“releasing more small and medium sized sites”* (p. 21). Under the heading *‘supporting small and medium sized sites, and thriving rural communities’*. The White Paper states:

"Policies and plans should allow a good mix of sites to come forward for development, so that there is choice for consumers, places can grow in ways that are sustainable, and there are opportunities for a diverse construction sector" (p.25).

- 1.8 The allocation of the Glebe Farm site for an additional 31 dwellings (beyond that which has already been approved by the Council), would provide a medium size level of development in a sustainable location which would help to address identified needs of housing, both in terms of quantity and type, and would therefore be in accordance with the aims and principles advocated by the White Paper.

Completion Rates

- 1.9 The latest figures from the Council in the Housing Background Paper Addendum (December 2016), details that 63 homes should be completed in the village over the Plan period which is clearly insufficient even in comparison with the identified need. The Addendum breaks down how these 63 homes are expected to be delivered as follows:

- Net completions 2011 to 2016 – 5;
- Extant Planning Permissions (at 31/03/2016) – 20;
- Site Allocations – 38.

- 1.10 It is important to note that of the 20 homes with extant planning permission, Appendix E of the Addendum confirms that the status of only 11 homes is known (7 are complete, 3 are under-construction, 1 has a projected completion date provided by the developer). The remaining 9 have an extant permission but no projected completion date has been provided by an agent or the developer. The realistic delivery of these 9 sites within the Plan period is therefore questionable when based on the evidence described above.

- 1.11 The Addendum details that the Council have a shortfall of 512 homes as a result of low completion rates over the last few years. The completion rates in Burton Joyce are particularly low in comparison with the projected need, with only 12 completions (to December 2016) over the first five and a half years of the Plan period. If this rate of completions was to continue throughout the Plan period then Burton Joyce would significantly under-deliver against the identified need.

Housing Supply

- 1.12 The supply of housing in the Borough is insufficient as the Addendum details that the Council will only have a 5.01 years supply (3,404 dwellings against a requirement for 3,398 dwellings) on adoption of the Plan. This level of supply is calculated using the Sedgfield approach and a 20% buffer in line with guidance in the NPPF.

- 1.13 Considering the Council's recent rate of under-delivery over the period 2011 – 2016, a 5.01 years supply does not provide any flexibility against lower than projected completion rates in the first 5 years post-adoption of the Local Plan. Indeed, it would only take one site to not deliver as projected in the Addendum to leave the Council with a less than 5 year supply soon after adoption of the Plan, and the Plan therefore quickly 'out of date'.

- 1.14 Completion rates over the past 15 years (never higher than 447 homes in 2007/08) when compared with the projected completed rates (up to 1,016 homes in 2020/221), as shown in the Addendum, indicates that the Council is being too ambitious in their outlook to securing a 5 year supply.

- 1.15 A projected supply of 77 homes (including 14 at Glebe Farm) is lower than the Council's identified need of up to 90 homes and significantly lower than 217 homes over the Plan period when based on the village's population percentage share. The Aligned Core Strategies allows for up to 260 homes in the Other Villages to meet local needs and therefore there is evidently the scope for more housing in the Burton Joyce.

- 1.16 The White Paper also emphasises the importance of Councils having a realistic five year housing supply and indicates a 10% buffer, on top of the five year supply figure, as a standard Councils should work towards. There is no flexibility in the Council's proposed allocation of 3,404 dwellings.
- 1.17 In light of the above low completion rates and insufficient supply of homes in the Borough, and particularly in Burton Joyce, it is evident that the Council should be planning on providing more homes in the village where there is an identified need. These homes would also contribute towards the wider insufficient supply of housing in the Borough. Based on the current levels of supply, the Part 2 Local Plan is not in accordance with national policy as Paragraph 159 of the National Planning Policy Framework (NPPF) requires plan makers to:

"...identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- *meets household and population projections...;*
- *addresses the need for all types of housing...and;*
- *caters for housing demand and the scale of housing supply necessary to meet this demand".*

Glebe Farm

- 1.18 Since the submission of our representations and previous statements, there has been a material change in the status of the Glebe Farm application. In February 2017, a revised application for 14 new dwellings at Glebe Farm was recommended by Officers before a resolution to grant permission was approved by the Borough Council's Planning Committee. The application has now been referred to the Secretary of State under Section 77 of the 1990 Act.
- 1.19 With the addition of these 14 homes to the supply of housing in Burton Joyce, the village now has a projected delivery of 77 homes over the Plan period. This level of housing however is still insufficient against the population share of the village which identifies a need for up to 217 homes. Low completion rates over the last 15 years in the Borough and Burton Joyce also justify a need for a significant buffer which would enable the Plan to remain sound in terms of housing supply post-adoption. These matters should be given significant weight in the consideration of this site for 45 new homes.
- 1.20 With the principle of development at Glebe Farm being established through the Committee's resolution to grant permission for 14 new homes, an additional 31 homes at the Glebe Farm site would not result in a material harm when weighed in the planning balance.
- 1.21 The application for 45 homes has been assessed and it has been determined that there are no environmental constraints which would prevent the site from being developed in the short term. Indeed, the application for 45 homes demonstrated that significant environmental and landscaping benefits would be provided through the proposal to extend the New Plantation woodland across the northern perimeter of the site (see Development Framework Plan ref. 7044-L-01-C submitted with earlier representations). In respect of highways, the Highways Authority have stated that the Woodside Road access was the preferred option. There is therefore also no highways constraint which would prevent the site from being developed for 45 new homes.
- 1.22 In terms of removing land from the Green Belt, the White Paper states:

"where land is removed from the Green Belt, local policies should require the impact to be offset by compensatory improvements to the environmental quality or accessibility of remaining Green Belt land" (p. 28).

The release of the Glebe Farm site from the Green Belt would therefore accord with the White Paper as the proposed scheme has demonstrated that significant environmental benefits can be brought through the development of the site.

- 1.23 In respect of other potential housing sites not currently allocated in the Plan (refs. 6/923 and 6/31); these are located towards the eastern edge of the village on a steep slope. The Sustainability Appraisal identifies landscaping and drainage issues would constrain the development of these sites. The allocation of the Glebe Farm site for an additional 31 homes (on top of the 14 homes resolved to be approved by the Committee), suffers from no topographical, drainage or environmental constraints and it therefore represents the most sustainable opportunity to help meet the housing needs of the village.
- 1.24 The White Paper encourages Councils to maximise suitable sites in their areas and states:
- “authorities should have a clear strategy to maximise the use of suitable land in their area...”* (p. 24).
- 1.25 The allocation of the Glebe Farm for 45 homes, presents a sustainable and suitable opportunity to address the shortage of housing in the village. The development of the site accords with the objectives and aims of the White Paper and the NPPF to build the homes in the right places and therefore the Glebe Farm site should be allocated for 45 new homes in the Part 2 Local Plan.