

**Planning**

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Date 22<sup>nd</sup> December 2016

Dear Ms Baker

**Examination into the Soundness of the Gedling Borough Council – Local Planning Document, Local Plan Part 2**

Further to our letter dated 14<sup>th</sup> October 2016 submitting the Local Planning Document for examination, please find enclosed two copies of the following documents:-

- Housing Background Paper Addendum (December 2016)
- Five Year Land Supply Assessment against the Aligned Core Strategy (December 2016)
- Authority Monitoring Report 31<sup>st</sup> March 2015 - 1<sup>st</sup> April 2016 (December 2016)
- Extract of Greater Nottingham Landscape Character Assessment as it relates to Gedling Borough (December 2016). Please note that this document has been prepared for ease of reference, and the content merely duplicates document reference LPD/NAT/03.
- Schedule of Changes Made Post Submission (22<sup>nd</sup> December 2016)
- Tracked Changes Version of Local Planning Document Publication Draft (December 2016)

The **Housing Background Paper Addendum (December 2016)** provides an update of the five year land supply assessment against the Local Planning Document and an update of the housing trajectory to reflect the Strategic Housing Land Availability Assessment (SHLAA) update 2016. It also provides additional information in response to the Inspector's Initial Questions for the Council dated 23 November 2016 (EX/01).

The addendum updates the following:-

- Section 5.0: Five Year Land Supply of the Housing Background Paper (May 2016);
- Appendix A: Deliverability Notes of the Housing Background Paper (May 2016);
- Appendix B: Schedule of Deliverable Sites in the Five Year Period of the Housing Background Paper (May 2016);
- Appendix C: Housing Trajectory of the Housing Background Paper (May 2016);
- Appendix 1: Housing Supply 2011-2028 of the Council's response to initial questions dated 9 December 2016 (EX/08); and
- Appendix 2: Deliverable sites below the threshold for allocation of the Council's response to initial questions dated 9 December 2016.

Appendix A provides the full breakdown of housing supply to meet the housing requirement of 7,250 homes and updates Appendix 1 of the Council's response to initial questions (dated 9 December 2016).

Appendix B refers to the sources of sites that have the potential to deliver housing and includes a map of the sub market areas. This appendix updates Appendix A of the Housing Background Paper (May 2016).

Appendix C provides the list of sites that make up the housing supply for the five year period and updates Appendix B of the Housing Background Paper (May 2016).

Appendix D provides a housing trajectory for the plan period and updates Appendix C of the Housing Background Paper (May 2016).

Appendix E provides the list of sites that make up the housing supply for the plan period. Sites that have been completed during 2011 and 2016 are not listed individually, but rather a figure for total completions is provided. Information to explain the source of delivery for individual sites is included. The appendix includes tables of deliverable sites below the threshold for allocation which update Appendix 2 of the Council's response to initial questions (dated 9 December 2016).

The Inspector's Initial Questions for the Council included a series of questions in relation to housing supply during the plan period and five year land supply (shown below in *italics*). The Council's response to each question is provided, as follows:-

#### Housing Supply during the Plan period

*Does the Council consider that sufficient sites have been allocated to meet the target of 7,250 homes? Where is the evidence for this? (para 25)*

Appendix A of the Housing Background Paper Addendum (December 2016) provides the full breakdown of housing supply to meet the 7,250 homes. Appendix B refers to the sources of sites that have the potential to deliver housing. Appendix E provides the list of sites that make up the housing supply for the plan period.

*Does the Council expect all the dwellings identified in the extant planning permission to be built? If so, what evidence is there to support this? (para 27)*

Appendix B of the Housing Background Paper Addendum (December 2016) explains that sites that are unlikely to be developed based on up-to-date information provided by developers or where a more recent planning permission has been granted for non-

residential development are assessed as 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply. Appendix E provides information to explain the delivery of individual sites and whether the delivery information comes from developers or Council assumptions.

*What evidence is there to support individual sites with planning permission being excluded/included within the Council's supply calculations? (para 28)*

Appendix E of the Housing Background Paper Addendum (December 2016) provides information to explain the delivery of individual sites with planning permission that make up the housing supply for the plan period and whether the delivery information comes from developers or Council assumptions. For clarification, Appendix E does not include those that have been excluded from the supply.

*Does the Council anticipate that all the dwellings identified on the 'deliverable sites below the threshold for allocation' will be built? If so, what evidence is there to support this? (para 29)*

The Council excludes sites which are residential gardens (in accordance with the National Planning Policy Framework), sites in unsustainable isolated locations and sites where developers are no longer intending to develop. Appendix E of the Housing Background Paper Addendum (December 2016) provides information to explain the delivery of individual sites that make up the housing supply for the plan period and whether the delivery information comes from developers or Council assumptions.

*Has a lapse rate been included in the Council's calculations? (para 30)*

A lapse rate has not been included in the Council's calculations. This is explained further in paragraph 3.23 of the Housing Background Paper Addendum (December 2016).

### 5 Year Housing Land Supply

*Does the Council still consider that a 5% buffer would be appropriate when calculating its 5 year housing land supply? If a 20% buffer is applied, does the Council have a 5 year supply of deliverable housing land? (para 32)*

In the light of past performance, it is considered prudent to adopt a 20% buffer. This is explained further in paragraphs 3.17 to 3.20 of the Housing Background Paper Addendum (December 2016).

*Why does the Council carry out the calculation of five year land supply in the way that it does? (para 33)*

Paragraphs 3.24 and 3.25 of the Housing Background Paper Addendum (December 2016) explain the five year land supply calculations and methodology used in the assessment.

*What evidence is there to support the projected completions on the sites expected to deliver homes within the 5 year period, in particular on allocated sites which do not currently have planning permission? (para 34)*

Appendix C of the Housing Background Paper Addendum (December 2016) includes a list of sites that make up the housing supply for the five year period. Appendix E provides information to explain the delivery of individual sites that make up the housing supply for the plan period and whether the delivery information comes from developers or Council assumptions.

*What evidence is there to support build rate out rates for each site, in particular larger sites? (para 35)*

The build out rates are based on information provided by developers and landowners through the SHLAA process wherever possible. If a response is not received from a developer/landowner, then the Council's assumptions are applied, as explained in Appendix B of the Housing Background Paper Addendum (December 2016).

Please let me know if you need any further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joanna Gray', with a small flourish at the end.

Joanna Gray  
Planning Policy Manager (J/S Wed – Fri)

Encs.