

# **Gedling Borough Council**

## **Housing Implementation Strategy**



**May 2016**

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## **1.0 Introduction**

- 1.1 The Housing Implementation Strategy (HIS) sets out the Council's approach to managing the delivery of the housing provision contained within the Local Planning Document (LPD). This document considers the risk to the delivery of the LPD housing provision and describes what action would be taken if monitoring indicates the Borough is not meeting its housing targets once the LPD is adopted. As well as housing sites this strategy also considers the risk to employment allocations for completeness.
- 1.2 The HIS provides a broad overview of the policy background and briefly sets out the housing and employment requirements for Gedling Borough. Section 5 identifies the types of risk that could prevent or delay housing or employment sites coming forward. This is followed by a risk assessment for each housing and employment site allocation in Appendix 1 which also indicates what actions may be taken to reduce risk.
- 1.3 The delivery of housing and employment land take up will be monitored on an annual basis and the Borough Council will take a proactive approach to housing and employment delivery through coordinating site delivery and in providing pre-application advice. As such, actions will be kept under review and this document is therefore a "living" document which will evolve as required in order to address any delivery issues.

## **2.0 Policy Background**

- 2.1 The National Planning Policy Framework (paragraph 47) deals with the delivery of new homes and states that LPAs should:
  - Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements;
  - Identify a supply of specific, developable sites for broad locations for growth for years 6-10 and, where possible, for years 11 – 15;
  - For market and affordable housing, 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 describing how they will maintain delivery of a five year supply of housing land to meet their housing target.
- 2.2 For employment uses, the NPPF policy (paragraph 21) is to meet anticipated business needs over the plan period. The Planning Practice Guide advises that councils should consider forecasts of both quantitative and qualitative need and

estimate business land and floorspace needs. The employment land and floorspace requirement is set out below.

### **3.0 Housing Requirement**

3.1 The Local Plan for Gedling Borough comprises the Aligned Core Strategy (ACS) which forms part 1 of the Local Plan and the Local Planning Document (LPD) that is part 2.

3.2 The ACS sets out a housing target of 7,250 dwellings to be provided in the Borough between 2011 and 2028. ACS Policy 2 identifies a locational hierarchy with development to be directed to the following locations in priority order:

- Firstly, within or adjoining the urban areas of Arnold and Carlton;
- Secondly, adjoining the urban area of Hucknall; and
- Thirdly, within or adjoining the three key settlements of Bestwood Village, Calverton and Ravenshead.
- Growth at other villages is for local needs only.

3.3 The ACS allocates a number of strategic sites which will be developed as sustainable urban extensions to the urban areas of Nottingham and Hucknall. These strategic sites include:

- Teal Close (Netherfield);
- North of Papplewick Lane (Hucknall); and
- Top Wighay Farm (Hucknall).

3.4 Of these, the Teal Close site has outline planning consent with reserved matter applications anticipated during 2016. The North of Papplewick Lane has been granted full planning permission and a Section 106 agreement relating to contributions to supporting infrastructure has been signed. Part of the strategic allocation at Top Wighay Farm has been granted planning permission for 38 homes and is now under construction. The remainder of the Top Wighay Farm site is the subject of a development brief which will be adopted as a Supplementary Planning Document (SPD). This SPD, which is nearing completion, is being prepared to guide detailed development proposals and to ensure a comprehensive development is implemented. There has therefore been significant progress on the implementation of the strategic site allocations set out in the ACS

3.5 The LPD includes non-strategic site allocations and contains detailed development management policies in order to deliver the remainder of the

housing requirement.

### The SHLAA Data Base

3.6 The Gedling Borough Strategic Housing Land Availability Assessment (SHLAA) has been the key source for identifying future development sites. The SHLAA database includes:

- Sites in the planning system;
  - Strategic sites in the ACS;
  - Site allocations in the publication draft LPD;
  - Sites with planning permission.
- Sites not in the planning system
- Sites below the threshold for allocation in the LPD but without planning permission.

3.7 It is important to note that the housing supply includes homes already built between April 1st 2011 and March 31st 2015 which amount to almost 40% of the housing requirement. The planning permissions category includes homes with planning permission at 31st March 2015 but not yet built. Sites below the threshold for allocation include suitable sites of less than 50 homes in the urban areas and less than 10 homes in the rural areas or villages. Sites that are proposed for allocation through the Local Planning Document are considered suitable subject to policy changes. The SHLAA is updated on an annual basis and informs the identification of sites allocated to meet the Borough Council's housing requirement and also the annual assessment of the five year housing supply. The SHLAA includes employment sites such as Gedling Colliery which have been assessed but not found suitable for housing as they are protected employment sites and considered suitable to continue to be allocated as such.

### Five year supply of housing

3.8 The five year housing supply and housing trajectory in support of the LPD are set out in the Housing Background Paper (HBP). The Housing Background Paper states that the estimated housing supply of 2,961 exceeds the requirement for a five year supply plus 5% buffer by 45 homes and concludes that against the housing requirement of the ACS, Gedling Borough has a 5.33 year supply (against the target of 5.25 years of supply).

### Affordable housing delivery

3.9 The Housing Background Paper includes a section on affordable housing delivery (section 7 and paragraph 7.1 onwards). The section notes that the affordable housing targets are challenging but achievable.

## **4.0 Employment Land Requirements**

- 4.1 Employment land requirements are set out in ACS Policy 4. The strategy is to focus office based jobs on Arnold town centre and also in the sustainable urban extensions at Top Wighay Farm, Teal Close and the strategic location at Gedling Colliery.
- 4.2 For the reasons set out in the Strategic Distribution of Employment Land Requirements October 2015<sup>1</sup>, the ACS employment land and floorspace requirements were revisited and reviewed following publication of the Employment Land Forecasting Study August 2015<sup>2</sup>. In summary, the Strategic Distribution of Employment Land Requirements sets a target for Gedling Borough of about 19 ha of industrial and warehousing land and 10,000 sq. m. of office. For clarity, office development is encouraged in town centres although the Local Planning Document does not make specific site allocations in the town centres. Office development is also planned to take place on strategic allocations as set out in the ACS. The Risk Assessment below therefore considers the employment site allocations set out in the LPD for industrial and warehousing development.

## **5.0 Risks to Future Delivery**

- 5.1 Potential risks to the delivery of future housing and employment development have been identified following a review of the risks identified in a number of housing implementation strategies prepared by a number of councils and also on the basis of the Borough's own experience of issues around site delivery. The potential risks include:
- Economic climate, housing market and viability;
  - Infrastructure provision;
  - Supply of deliverable/developable land;
  - Site availability for development;
  - Site fragmentation and ownership;
  - General constraints;
  - Planning status; and

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1

<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/FINAL%20Strategic%20Employment%20Background%20Paper%20141015.pdf>

2

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supportingstudies/publications/>

- Reliance on public funding

#### Economic climate, housing market and viability

- 5.2 There has been a drop nationally in housing completions since 2007/8 due to the impact of the UK recession with housing delivery slowed or stopped on a number of sites. The weak market conditions have been exacerbated by the ability of first time buyers in particular to obtain mortgage finance and also because of the need for them to save up large deposits. The Greater Nottingham Economic Prospects report (2012)<sup>3</sup> states that the past completions trend for Gedling Borough has not been significantly affected by the economic downturn. The report goes on to conclude that Gedling Borough's housing targets are ambitious but achievable as the economy recovers. Looking at the medium term prospects for the housing market, a report by Savills (Residential Property Focus 2016 Issue 1<sup>4</sup>) forecasts that house prices in the East Midlands are likely to increase by 5% in 2016 with the rate of increase reducing to an expected 2.5% and 3% over the next four years resulting in a 17% increase in the average prices for a second hand home over the five year period to 2020.
- 5.3 The take up of employment land has been around 3.1 ha since the onset of the economic recession in 2007/8 with no take up recorded in recent years. However, the Employment Land Forecasting Study indicates significant job growth within the Borough over the plan period (see Employment Background Paper May 2016<sup>5</sup>). The local economy correlates strongly with regional and national economic performance and in terms of the broader picture a report<sup>6</sup> by the Bank of England Monetary Policy Committee provides a number of projections for national gross domestic product employment and inflation rates including a central prediction that gross domestic product growth will be around 2.5% per annum over the short medium term. Whilst the Monetary Policy Committee report acknowledges that there are considerable uncertainties and risks about the projections these indicate that the economic recovery should continue with steady economic growth continuing and unemployment rate reducing albeit slightly with inflation remaining broadly on target. In its May

<sup>3</sup> [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)

<sup>4</sup> <http://pdf.euro.savills.co.uk/uk/residential-property-focus-uk/residential-property-focus-feb-2016.pdf>

<sup>5</sup>

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supportingstudies/publications/>

<sup>6</sup> Inflation Report February 2016, Bank of England

2016 Quarterly report<sup>7</sup> the Bank of England Monetary Policy Committee's central projection is for slightly weaker growth than in its February report with predictions of 2.25% per annum over the short/medium term due in part to uncertainties over the EU referendum which is assumed to dampen domestic demand as investment decisions are put off before the referendum decision. The report adds that a vote for Brexit could increase risk to the economy leading to materially lower economic growth forecasts.

- 5.4 The housing distribution for Gedling Borough set out in the ACS provides for three major strategic allocations<sup>8</sup> plus one strategic location, and numerous smaller non-strategic sites within and adjoining the urban areas and within and adjoining key settlements<sup>9</sup>. Whilst the ACS strategy is one of urban concentration, the spatial distribution of housing supply spreads development across a number of housing sub markets in the Borough and should help spread risk. The Plan Wide Viability Study<sup>10</sup> (April 2016) also indicates that housing sites across the Borough are generally economically viable having taken into account the likely policy requirements of the LPD.

#### Infrastructure Provision

- 5.5 Delivery risks can arise due to the need to provide necessary infrastructure particularly in relation to costs if they are higher than anticipated or if there is uncertainty about when the infrastructure would be provided. Sites have been assessed to identify their infrastructure requirements. The Greater Nottingham Infrastructure Delivery Plan<sup>11</sup> (GNIDP) prepared in support of the ACS and the Local Planning Document Infrastructure Delivery Plan<sup>12</sup> (IDP) prepared to support the LPD, recognise that the level of growth must be supported by the necessary infrastructure. The IDP also identifies where significant new infrastructure is required including new primary schools to support the "cluster" of housing allocations around the Killisick area of Arnold, the Gedling Colliery/Chase Farm strategic site and also at Bestwood Village. The need to contribute to significant pieces of infrastructure is considered further below in the Risk Assessment.

#### Supply of deliverable/developable land

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<sup>7</sup> Inflation Report May 2016, Bank of England

<sup>8</sup> The strategic allocations are Teal Close (830 homes); North of Papplewick Lane (300 homes) and Top Wighay Farm (1,000 homes reduced to 805 in the SPD). Gedling Colliery/Chase Farm is identified as a strategic location (minimum of 600 homes).

<sup>9</sup> The key settlements are: Bestwood Village; Calverton; and Ravenshead.

<sup>10</sup>

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supportingstudies/publications/>

<sup>11</sup> <http://gossweb.nottinghamcity.gov.uk/IDP.pdf>

<sup>12</sup> Available from the same link as for footnote 10 above.



- 5.6 In terms of overall housing land supply, risks could arise if the allocated sites for whatever reason did not come forward quickly enough. In this context the SHLAA identifies a number of sites that are under the threshold for allocation but which are suitable and deliverable. These tend to be small brownfield sites and evidence indicates that these have contributed significantly to Gedling Borough's housing supply in the past. For example, between 2011 and 2015, 307 homes (net) were built on small sites below 10 dwellings, some 27% of all completions over the period (out of a total of 1,134 completed homes)<sup>13</sup>. In addition the SHLAA identifies other larger sites as potentially suitable should allocations not come forward quickly enough.
- 5.7 As stated in section 3 above, the strategic allocations set out in the ACS are progressing and the strategic location at Gedling Colliery/Chase Farm is a strategic priority for the Council. However, the LPD prudently assumes that 660 homes will be built on the Gedling Colliery Site within the plan period out of the proposed 1050 homes which is therefore expected to deliver around a further 400 beyond the plan period.
- 5.8 In addition, the designation of safeguarded land in the Borough for longer term development needs provides a potential pool of sites that could be released subject to an early review of the LPD.

#### Site availability for development

- 5.9 Gedling Borough engages with landowners/developers through the SHLAA process and through the allocation of land. Sites that have planning permission or allocated in the ACS are considered suitable and available as they have been through the planning application or development plan process. Sites that are unlikely to be developed based on up to date information provided by developers or replaced by a new planning permission for non-residential development are assessed as non-deliverable. However, risks can arise if there are existing occupiers that require relocation or if there are unforeseen issues such as ransom strips.

#### Site fragmentation and ownership

- 5.10 Risks can potentially arise where there is more than one landowner that are not working or stop working in a coordinated manner. Gedling Borough Council can help to reduce this risk by establishing appropriate development partnerships to facilitate joint working and cooperation between different land owners/developers and coordinate with service providers. Further information on site fragmentation is set out within the individual site risk assessments set out in **Appendix 1**.

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<sup>13</sup> Source GBC and AMR January 2016

### General constraints

- 5.11 These have been assessed as part of the SHLAA assessment process and inform conclusions in relation to site suitability and availability. The site selection process has taken into account the SHLAA assessment of potential constraints and none of the proposed site allocations in the publication draft LPD have overriding constraints. Where identified constraints are resolvable through mitigation, issues can still arise for example, uncertainties about the timing or delivery of necessary infrastructure or because the exact nature and scale of mitigation may only become apparent at the planning application stage. Such issues are identified further in the site by site risk assessment in **Appendix 1.**

### Planning status

- 5.12 Sites without planning permission carry a higher degree of risk than those with planning permission. The SHLAA identifies broad constraints in relation to sites delivery; however, ultimately the planning application process will provide a detailed consideration of individual issues.

### Reliance on Public Funding

- 5.13 In general none of the sites are reliant on public funding to bring them forward and therefore this is not considered a risk to overall housing delivery in the Borough. However, the Gedling Access Road (GAR) needed to access the Gedling Colliery site is being funded from a mix of public and private finance and is considered further in the site risk assessment in **Appendix 1.**

## **6.0 Site Viability Work**

- 6.1 A Plan Wide Viability Assessment has been prepared in order to appraise the viability of the LPD in terms of the impact of its policies on the economic viability of the housing development expected to be delivered during the Plan period to 2028. The study considers policies that might affect the cost and value of housing development (e.g. affordable housing and design and construction standards) in addition to the impact of the adopted Community Infrastructure Levy. It should be noted that in some cases the site areas used for the Plan Wide Viability Assessment varies slightly from the corresponding site allocation in the Local Planning Document but this does not affect any of the viability results. Employment sites were not assessed as part of this work.
- 6.2 In summary, the Plan Wide Viability Assessment illustrates that, in general terms, housing development proposed in all locations in the Borough is broadly

viable taking account of all policy impacts, affordable housing delivery and CIL charges.

6.3 The Assessment illustrates that all greenfield sites in the initial 0-5 year delivery period (i.e. the 5 year land supply) are viable. Five of the brownfield sites demonstrate either marginal or negative viability but in these cases it is due to the abnormal costs associated with bringing the sites into a developable condition. The Plan Wide Viability Assessment concludes that it may therefore be reasonably assumed that the land value will be adjusted to enable these [brownfield sites] sites to be viably delivered (it is normal practice for land prices to be reduced in ratio with any identified abnormal development costs).

6.4 The summary results of the Plan Wide Viability site appraisals are incorporated into column 6 of **Appendix 1** below. The viability site appraisals uses a traffic light system as follows|:

**Green** – Site considered broadly viable having made allowance for all reasonable development impacts, a standard developers profit and return to the landowner.

**Amber** – Site considered capable of viable development making allowance for all reasonable development impacts, a standard developers profit but acknowledging that landowners may need to accept land value reductions for abnormal site development costs if development is to proceed.

**Red** – Site not currently considered viable based on implementation of Council policies and standard returns to landowners. It should be recognised that sites in this category may be viable if (a) the abnormal costs of bringing the site into a developable state (including some up front infrastructure investment) are deducted from the land value, (b) the Council is minded to relax affordable housing or infrastructure contributions or (c) landowner/developers accept some reduced profit return to stimulate the development.

## 7.0 Monitoring and Review

- 7.1 The HIS will be monitored and reviewed as part of the Borough Council's annual monitoring report process. This will allow risks to be identified early and reviewed on a regular basis so the Borough Council can take appropriate measures.
- 7.2 Monitoring arrangements for the Local Plan (Part 1 and Part 2) will ensure housing delivery is monitored annually through various monitoring indicators and an annual review of the SHLAA. The results will be published annually in the Borough Council's Authority Monitoring Report. An annual review of the Borough Council's five year land supply position and updated housing trajectory is also produced.
- 7.3 The Borough Council is already proactive in seeking to minimise risk and to smooth delivery of sites. For example, the Borough Council has established an effective development group to manage delivery of the Gedling Colliery site. This partnership involving the Borough Council, Homes and Community Agency, Nottingham City Council (as site owners) and the County Council (Highways Authority) was instrumental in selecting a developer partner and also in putting together the funding package for delivering the Gedling Access Road. The Borough Council is also looking to set up a development partnership approach for other sites, such as Rolleston Drive.
- 7.4 Measures that Gedling Borough Council can take include:
- Assessing risks to site deliverability and identifying appropriate actions to reduce risk (see paragraph 7.5 below and **Appendix 1**)
  - Establishing relationships and working in partnership with developers especially for key site clusters. This could involve the formation of a development team to include key service and infrastructure providers as well as developers and the necessary specialist expertise;
  - Pre-application discussions with developers/owners to increase certainty in the development process and to address any planning issues early on;
  - Development briefs for key sites may be prepared as necessary; and
  - The Borough Council's Developers Forum, comprising Council Leaders, Chief Executive Officer, senior officers and representatives of the local development industry, meets quarterly and provides opportunities for ongoing discussion on planning and delivery issues.
- 7.5 **Appendix 1** sets out a risk assessment for each site allocation. The level of risk is assessed for each site allocation based on the following factors:

## Risk Assessment

Low risk	Medium risk	High risk
<p>Site construction has commenced.</p> <p>Site already has planning permission with section 106 planning agreement in place.</p>	<p>Site has planning permission but Section 106 not yet signed as there are issues around contributions towards necessary infrastructure.</p> <p>Planning application submitted following detailed discussion with the Borough Council.</p> <p>Site is subject to ongoing discussions with the Borough Council.</p>	<p>Site without planning permission and has not been subject to discussions with the Borough Council.</p>
<p>Generally site is in single ownership.</p>	<p>Site is in multiple ownership but there is evidence of owners/developers working together.</p>	<p>Site is in multiple ownership with no evidence of owners/developers working together.</p>
<p>No significant infrastructure constraints.</p>	<p>There may be a resolvable issue relating to the need to provide infrastructure but potential risks about uncertainty due needing more information, and/or unforeseen costs and/or timing of delivery.</p>	<p>There may be a resolvable issue relating to the need to provide infrastructure but potential risks due to considerable uncertainty about resource availability and likelihood of unforeseen costs and/or timing of delivery.</p>
<p>Vacant site.</p>	<p>Site is still in use with occupiers on site. Possible need for occupiers to be relocated.</p>	<p>Site is occupied little prospect of relocating occupiers.</p>
<p>Proactive developer/owner</p> <ul style="list-style-type: none"> <li>Gained planning permission.</li> <li>Actively promoting site through the development process.</li> </ul>	<p>Ongoing discussions with developer/owner</p> <ul style="list-style-type: none"> <li>Regular dialogue with Borough Council.</li> <li>Clear intention to develop the site.</li> </ul>	<p>Little or limited contact between landowner/developer and the Borough Council. For example, only contact is through annual SHLAA update.</p> <p>Owner has not indicated clearly intention to sell land or lacks finance.</p>

## Appendix 1: Housing Allocations and Employment Allocations Risk Assessment

Urban Area Arnold and Carlton

Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	start date	Viability	Risk level	Notes and actions where relevant
H1 Rolleston Drive	90 homes	Proposed housing allocation		2019/20	Amber	Medium	<p>Vacant site within existing buildings. Site is not subject to any substantive physical constraints. Potential surface water flooding issue will require mitigation due to surface water flood route along northern boundary. A site specific flood risk assessment will be required at the planning application stage although the site allocation process reduced housing capacity on the site to accommodate potential mitigation measures thereby reducing risk of site not coming forward. Site is in single ownership with proactive owner which is a public body</p> <p><b>ACTION:</b> GBC to invite developer/owner to participate in a partnership approach and prepare a development brief to achieve a comprehensive development of this site.</p>

Site ref/name	Housing Capacity	Planning status	Key infrastructure and timing	start date	Viability	Risk level	Notes and actions where relevant
H2 Brookfields Garden Centre	105 homes	Proposed housing allocation	Contribution to new primary school in the area. Transport assessment in combination with adjoining sites may result in requirement for offsite highway works.	2017/18	Red	Medium	<p>Part brownfield with a proactive landowner. Currently in use as a garden centre. Some uncertainty surrounds the possible relocation of the garden centre and the timing of any relocation. This site adjoins the cluster of sites to the north and east of Arnold (see H7 and H8) and will result in a cumulative need for significant infrastructure.</p> <p>The site is capable of being developed in isolation but a partnership or consortium approach may be required.</p> <p>Viability – for the viability work the whole site was assumed brownfield but it is partly greenfield. The brownfield sites in the Borough have marginal or negative viability but in these cases it is due to the abnormal costs associated with bringing the brownfield site into a developable condition. It may therefore be reasonably assumed that the land value will be adjusted to enable these</p>

							<p>sites to be viably delivered</p> <p><b>ACTION:</b> GBC to invite developer/owner to participate in a partnership approach and to facilitate partnership working to help delivering this site and adjoining sites.</p>
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Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	start date	Viability	Risk level	Notes and actions where relevant
H3 Willow Farm	110 homes	Proposed housing allocation	Cannot be delivered until GAR complete	2020/21	Green	Medium	Site is in single ownership by proactive developer. Greenfield site not subject to any substantive constraints. Timing of delivery is dependent upon the GAR being completed which is outside of the developer's control. Risks could arise if the GAR is not delivered on time.
H4 Linden Grove	115 homes	Proposed housing allocation	Cannot be delivered until GAR complete	2020/21	Green	Medium	Ongoing discussions with landowner. Greenfield site not subject to any substantive constraints and in single ownership. Timing of delivery is dependent upon the GAR being completed which is outside of the developer's control. Risks could arise if the GAR is not delivered on time.

Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	timing	Viability	Risk level	Notes and actions where relevant
H5 Lodge Farm Lane	150	Proposed housing allocation		2020/21	Green	Low	Greenfield site not subject to any substantive constraints and in single ownership. Proactive developer
H6 Spring Lane	150	Planning permission.		2019/20	Green	Low	Under construction.
H7 Howbeck Road/ Mapperley Plains	205	Proposed housing allocation	Contribution to new primary school in the area. Transport assessment in combination with adjoining sites may result in offsite highway works.	2019/20	Green	Medium	Greenfield site with two landowners. Ongoing discussions between the landowners and the Borough. One of a cluster of sites to the north and east of Arnold (see H2 and H8) and will result in a cumulative need for significant infrastructure. A partnership or consortium approach is likely to be required. <b>ACTION:</b> GBC to invite developer/owner to participate in a partnership approach and to facilitate partnership working to help delivering this site and adjoining sites.

Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	Timing	Viability	Risk level	Notes and actions where relevant
H8 Killisick Lane	215	Proposed housing allocation	Contribution to new primary school in the area. Transport assessment in combination with adjoining sites may result in offsite highway works.	2017/18	Green	Medium	Part of the site is in GBC ownership. GBC is working with the other owner to coordinate the planning of the site. There is a need to mitigate for the loss of a small part of the adjoining Local Nature Reserve but this is resolvable. One of a cluster of sites to the north and east of Arnold (see H2 and H7) and will result in a cumulative need for significant infrastructure. A partnership or consortium approach is likely to be required. <b>ACTION:</b> GBC as Local Planning Authority to invite developer/owner to participate in a partnership approach and to facilitate partnership working to help delivering this site and adjoining sites. As a substantial owner GBC has significant control to resolve issues.

Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	Timing	Viability	Risk level	Notes and actions where relevant
H9 Gedling Colliery/Chase Farm	660	Proposed housing allocation	GAR New primary school	2017	Red	Medium	<p>Large brownfield site. Significant risks of contamination. Largely in single ownership with developer on board. Site is economically viable in longer term. A planning application for 1050 homes has been submitted. Delivery of entire site is dependent upon the GAR being completed. The GAR has planning permission and a funding package has been put in place. Given the complex finance package and scale of works needed to deliver the GAR there is a medium risk that the GAR will not be delivered on time.</p> <p>The planning application seeks detailed planning permission for 506 homes 315 of which can be delivered in advance of the GAR and outline consent for the remaining 554 homes.</p> <p>The level of risk is assessed as medium particularly in the context that a lot of progress has been made to bring the site</p>

							<p>forward in recent years. The GCCF site is a priority for the Borough and is located in a designated Housing Zone and eligible for support from ATLAS. However the LPD takes a cautious approach by assuming that 660 homes will be delivered over the plan period which reduces the risk to overall housing delivery in the Borough.</p>
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Adjacent Hucknall

Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	Timing	Viability	Risk level	Notes and actions where relevant
H10 Hayden Lane	120	Proposed housing allocation	Will need to contribute to school expansion on adjoining development site.	2019/20	Green	Low	The site is located on safeguarded land. Adjoins strategic site north of Papplewick Lane which has planning permission. No physical constraints identified. The adjoining site has planning permission for 300 homes and indicates that any issues arising in this locality can be resolved. However, the site is located on the boundary with adjoining Ashfield District and will need to be subject to cross boundary discussions between GBC and ADC. Greenfield site in single ownership with ongoing discussions with the owner.

## Key Settlements

### Bestwood Village

Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	timing	Viability	Risk level	Notes and actions where relevant
H11 Sycamores	25 homes	Planning permission		2016/17	Green	Low	Small site with planning permission.
H12 Westhouse Farm	210	Part of site has Planning permission subject to S106 being signed. Part proposed allocation	New school likely to be required on site.	2020/21	Green	Low	Part of the site has planning permission for 101 dwellings subject to S106 agreement being signed. A planning application has also been submitted for a new school on the site. No physical constraints. Site is in single ownership with a proactive developer.
H13 Bestwood Business Park	220 homes	Planning permission and section 106 signed.	Contribution towards new primary school in Bestwood secured via S106.	2017/18	Amber	Low	Planning permission granted and S106 agreement signed.

## Calverton

Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	timing	Viability	Risk level	Notes and actions where relevant
H14 Dark Lane	70 homes	Planning permission granted	Addressed through planning permission.	2016/17	Green	Low	Under construction.
H15 Main Street	75 homes	Proposed allocation		2020/21	Green	Low	No overriding constraints. Greenfield site in single ownership and there are ongoing discussions with landowner.
H16 Park Road	390 homes	Proposed allocation		2018/19	Green	Low	Large greenfield site in two different but proactive ownerships albeit one of these owns the vast majority of the land. There have been discussions with the developers and landowners. A consortium approach will be required. <b>ACTION:</b> GBC to invite developers/owners/community interest to participate in a partnership working group to help deliver this site.



## Ravenshead

Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	timing		Risk level	Notes and actions where relevant
H17 Longdale Lane A	30	Proposed housing allocation		2019/20	Green	low	Small greenfield site. No overriding constraints. Ongoing discussions with landowner.
H18 Longdale Lane B	30	Proposed housing allocation		2019/20	Green	Low	Developer proactively promoting site and a planning application has been submitted.
H19 Longdale Lane C	70	Planning permission and S106 Agreement signed		2018/19	Green	Low	Planning permission granted

## Other Villages

Site ref/name	Housing capacity	Planning status	Key infrastructure and timing	timing	Viability	Risk level	Notes and actions where relevant
H20 Millfield Close, Burton Joyce	20 homes	Planning permission		2016/17	Green	Low	Planning permission granted for up to 23 homes. Site cleared of vegetation.
H21 Orchard Close, Burton Joyce	15 homes	Proposed housing allocation		2017/18	Green	Low	Greenfield site in single ownership. Ongoing discussions with proactive landowner.
H22 Station Road, Newstead	40	Existing allocation in Local Plan. Proposed allocation			Green	High	The site was allocated in the 2005 adopted Local Plan but has not come forward. There is an unresolved access issue. The site is not assumed to contribute to housing supply over the plan period but may come forward. GBC has had ongoing discussions with previous landowner and will continue to engage with new landowner.
H23 Ash Grove, Woodborough	12 homes	Planning permission.		2017/18	Green	Low	Planning permission granted. Small site in single ownership by developer who has indicated intention to build from 2017/18.
H24, Broad Close, Woodborough	15	Proposed allocation		2017/18	Green	Low	No developer on board. Site in different ownerships. Landowners have been involved in discussions with GBC and further discussions will be required.

## Employment Sites

### Urban Area

Site ref/name	area	Planning status	Key infrastructure and timing	timing	Risk level	Notes and actions where relevant
Gedling Colliery	5 ha	Proposed allocation	GAR	Within the plan period	Medium	<p>Allocated in the Gedling Borough Replacement Local Plan. The site was assessed by NCRELS in 2007 as having poor access. However, the site will have direct access to the new GAR which is expected to be complete by 2019 although given the complex finance package and scale of works needed to deliver the GAR there is a medium risk that the GAR will not be delivered on time. Completion of the GAR will greatly improve accessibility to the national road network. The adjoining site is allocated for housing (see above) and the adjacent housing growth is likely to stimulate opportunities for employment related uses on the employment site.</p> <p>The site is in single ownership with a proactive owner/developer. There have been recent discussions between GBC and the owners.</p> <p><b>ACTION:</b> GBC to set up a development partnership group to progress site.</p>

## Calverton

Site ref/name	area	Planning status	Key infrastructure and timing	timing	Risk level	Notes and actions where relevant
Hillcrest Park	1 ha	Proposed allocation		Within the Plan period	Medium	Allocated as part of larger mixed use site in the Gedling Borough Replacement Local Plan of which a significant part has been successfully developed. Vacant site located within established business estate. No significant infrastructure requirements. Some contact with owner/developer. <b>ACTION:</b> GBC to set up a development partnership group to progress site.