

Gedling Borough Council

Local Housing Need



May 2016

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1.0 Introduction

- 1.1 Following the adoption of the Aligned Core Strategy in September 2014 Gedling Borough Council has been working on the second part of the Local Plan, the Local Planning Document (LPD). One of the key tasks that the LPD will perform is to identify the number of new homes to be built in each of the 'Other Villages' in the period up to 2028. The LPD will also set out policies to guide the type, size and tenure of the new homes built ensuring that these homes meet the specific needs of different parts of the Borough.
- 1.2 Policy 2 of the Aligned Core Strategy adopts a sequential approach to the distribution of new homes. As much development as possible is directed, in the first instance, to the main urban areas of Arnold, Carlton and adjoining Hucknall. Following this development is directed to the three Key Settlements for Growth of Bestwood Village, Calverton and Ravenshead. The Aligned Core Strategy also makes provision for a small amount of development in the 'Other Villages' to meet local need.
- 1.3 This document draws together information from a variety of sources, including the 2011 Census, to inform decisions about the number, type, size and tenure of new homes to be built in the 'Other Villages'. A range of information is provided, including the current population and housing stock, recent and future residential development, affordability and vacant properties. The document will make recommendations about the number and type of new homes needed in the 'Other Villages' and forms part of the evidence base for the LPD.

2.0 Policy Context

- 2.1 The aim of the planning system, as articulated by the National Planning Policy Framework (NPPF), is the delivery of 'sustainable development'. The United Nations defines 'sustainable development' as meeting the needs of the present without compromising the ability of future generations to meet their own needs. A key part of sustainable development is a strong, healthy and just society. Paragraph 9 of the NPPF identifies that improving the conditions in which people live and widening the choice of high quality homes are also important.
- 2.2 In terms of specific actions, paragraph 50 of the NPPF requires that local planning authorities such as Gedling Borough Council should (inter alia):
 - Plan for a mix of housing based on current and future demographic trends...and the needs of different groups in the community; and
 - Identify the size, type, tenure and range of housing that is required in particular locations reflecting local demand.
- 2.3 The Aligned Core Strategy forms the first part of the Local Plan for Gedling Borough and sets out the broad strategy and approach to be taken. Spatial Objective ii identifies that "...there will be a rebalancing of the housing mix where required in terms of size, type and tenure to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities."

- 2.4 Policy 2 of the Aligned Core Strategy sets out the spatial strategy and broad distribution of development for Gedling Borough. It adopts a sequential approach with most of the 7,250 homes provided at the urban areas, followed by development at the Key Settlements for Growth of Bestwood Village, Calverton and Ravenshead. Finally, the Aligned Core Strategy sets out that up to 260 new homes will be provided for in the 'Other Villages' to meet local need. The villages included within the definition of 'Other Villages' are:
- Burton Joyce;
 - Lambley;
 - Linby;
 - Newstead;
 - Papplewick;
 - Stoke Bardolph; and
 - Woodborough.
- 2.5 Unlike for the urban area and key settlements, a specific housing figure has not been identified for the individual 'Other Villages'. This will be done through the Local Planning Document (Part 2 Local Plan).
- 2.6 Policy 8 of the Aligned Core Strategy requires that residential development provides, maintains and contributes to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. It also sets out that the appropriate mix of houses will be informed by a range of factors including:
- Evidence contained within the Strategic Housing Market Assessment (SHMA);
 - Local demographic context and trends;
 - Local evidence of housing need and demand; and
 - Area character, site specific issues and design considerations.
- 2.7 Overall, it is clear that two key matters need to be addressed. Firstly, the share of the up to 260 homes that will be allocated to each of the Other Villages. Secondly, guidance will be required as to the mix of new homes to be built. These matters will be addressed by the Local Planning Document (Part 2 Local Plan). This document will provide advice and recommendations to inform the Local Planning Document.

3. Methodology

- 3.1 In order to make recommendations about the number and mix of new homes to be built in the 'Other Villages' information from a variety of different sources has been obtained. Sources include the 2011 Census, Strategic Housing Market Assessment (SHMA) and Authority Monitoring Report (AMR) produced by the Council. This report has drawn together and presented this information and is consistent with the guidance in the National Planning Practice Guidance (NPPG)¹. The information has been compared to the situation in the Borough as

¹ Paragraph: 014 Reference ID: 2a-014-20140306

a whole and used to make judgements and recommendations about housing need, in terms of number and type, in each of the Other Villages. These recommendations will need to be balanced against constraints to development in a particular village including landscape, flooding and Green Belt before a decision can be taken about the scale of new housing that should be provided for in that village.

3.2 Information on housing need is presented under the following headings:

- Population;
- Housing Stock; and
- Affordability and Need.

Details on each are provided below.

Population

3.3 Information about the size and make-up of the population of the Village at the date of the 2011 Census is presented. This shows the size of the current population as a percentage of the whole Borough and the age and household composition breakdown of the population. This section also shows the level of housing in the Other Village if the objectively assessed housing need were shared around the Borough based on the 2011 population. I.e. a village with 5% of the Borough's population would be allocated 5% of the 7,250 dwellings agreed through the Aligned Core Strategy. This is a calculation which has been provided for information only.

Indicator	What does it show?	How will it be used?
Usual Resident Population of the Parish <i>Source: Census 2011 (KS101EW)</i>	The number of people living in the Parish	The Parishes share of the Borough's population is presented. Parishes with larger populations may be more likely to have a larger need for housing.
Total Population by Age <i>Source: Census 2011 (KS102EW)</i>	The age breakdown of the population in the Parish in four age ranges: <ul style="list-style-type: none"> • 0-17 • 18-29 • 30-64 • 65+ 	The breakdown of the population in each Parish is compared to that in the Borough as a whole. Parishes where the population does not broadly reflect that in the Borough may require a different mix of housing to attract a certain age range or for more of the type of house required by those living in the Parish.
Household Composition	The composition of households in the Parish in terms of whether they are:	The breakdown of the household composition in each Parish is compared to

<p><i>Source: Census 2011 (QS113EW)</i></p>	<ul style="list-style-type: none"> • Single Person • Families (including the number of children living as part of the household) • Other <p>Further breakdowns are provided for households (both single and families) whose members are over the age of 65 years.</p> <p>Children are divided into 'dependent children' (those under the age of 15 or 18 if in full time education) and 'non-dependent children' (those over these ages).</p>	<p>that in the Borough as a whole.</p> <p>Parishes where the household composition does not broadly reflect that in the Borough may require a different mix of housing to attract a certain type of household or for more of the type of house required by households in the Parish.</p>
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Housing Stock

- 3.4 Information about the number, size and type of houses at the time of the 2011 Census is presented. This includes information about the level of occupancy of these houses and their tenure. Information will also be presented about the number, type and size of homes built between 2011 and 2015 to update, as far as possible, the picture of current housing in the Parish. The number, type and size of homes that have live planning permission but have not yet been built is presented. Information is also presented on the number of vacant properties and how long they have been vacant.

Indicator	What does it show?	How will it be used?
<p>Accommodation Type – Household</p> <p><i>Source: Census 2011 (QS402EW)</i></p>	<p>The type of dwellings (detached, semi-detached, terraced etc.) within the Parish.</p>	<p>The percentage for different types of dwellings is compared to the picture in the Borough.</p> <p>Whilst it is important to provide a mix of housing types this is a matter best considered through a planning application and requires local character to be taken into account.</p>
<p>Number of bedrooms</p> <p><i>Source: Census 2011 (QS411EW)</i></p>	<p>The number of bedrooms in each dwelling.</p>	<p>The number of bedrooms in a property broadly reflects its size and likely occupiers. The profile of properties in the Parish is compared to the Borough.</p>

		A low level of a certain size of dwelling may suggest a need to provide more of that size to provide sufficient choice.
<p>Occupancy Rating (Bedrooms)</p> <p><i>Source: Census 2011 (QS412EW)</i></p>	<p>Whether a household is overcrowded or under occupied based on the number of bedrooms compared to a standard requirement.</p> <p>The number and ages of household members and their relationship to each other are used to derive the number of bedrooms they require, based on a standard formula. The number of bedrooms required is subtracted from the number of bedrooms in the household's accommodation to obtain the occupancy rating.</p> <p>A rating of +1 means that a household has one more bedroom than the standard requirement (i.e. under occupancy). A rating of -1 means that a household has one less bedroom than the standard requirement (i.e. overcrowded).</p>	<p>The Occupancy Rating profile of the Parish is compared to the picture in the Borough.</p> <p>Parishes where there is a significant degree of under occupation may suggest the need for the provision of smaller dwellings.</p> <p>Parishes where there is a significant degree of overcrowding may suggest the need for the provision of larger dwellings.</p>
<p>Tenure of Households</p> <p><i>Source: Census 2011 (QS5405EW)</i></p>	<p>Whether a household owns their own home or rents. Other includes shared ownership and where accommodation is provided by an employer.</p>	<p>The Tenure profile of the Parish is compared to the Borough as a whole.</p> <p>Whilst it is important to provide a mix of different tenures, it is difficult to control this through the planning system. The tenure of properties will be a matter for the market.</p>
<p>New homes built 2001 to 2011</p> <p><i>Source: GBC Authority Monitoring Report</i></p>	<p>The net number of new homes built each year between 2001 and 2011.</p>	<p>This provides background on the level of development in the Parish in the medium term. Information on type and size is covered by the Census (2011).</p>

<p>New homes built 2011 to 2015</p> <p><i>Source: GBC Authority Monitoring Report</i></p>	<p>The net number, type and size of new homes built each year between 2011 and 2015.</p>	<p>This shows the level of building in the short term and is not included in the 2011 Census.</p> <p>Homes built in this period count towards the overall housing figure contained in the Aligned Core Strategy and settlement specific figure to be included in the LPD. The number built will be taken into account when determining the housing figure to be included in the LPD.</p>
<p>Live Planning Permissions (as of 31/03/2015)</p> <p><i>Source: GBC Authority Monitoring Report</i></p>	<p>The number, type and size of unbuilt homes that have live planning permission.</p>	<p>This shows the number and type of homes that could be built without a change to the planning policy context.</p> <p>Subject to the homes being built they will count towards the overall housing figure contained in the Aligned Core Strategy and settlement specific figure to be included in the LPD. A view will be taken on a Parish by Parish basis as to the expected number of homes that will be built from this source. This number will be taken into account when determining the housing figure to be included in the LPD.</p>
<p>Number of Vacant Properties (as of 23/07/2015)</p> <p><i>Source: GBC Council Tax</i></p>	<p>The number of vacant properties in the Parish broken down by the length of time vacant:</p> <ul style="list-style-type: none"> • Less than 1 month • 1-6 months • More than 6 months. 	<p>While there will always be some vacant properties, bringing vacant properties back into use is one of the Council's priorities. Work to address this includes a Property Matchmaking Service, work with Gedling Homes to lease or buy empty properties and support for landowners to make bids to the National Empty Homes Loan Fund.</p> <p>A parish where a significant</p>

		<p>number of properties have been vacant for more than 6 months indicates that there may be a need for Parish wide work to explore the strategic context of why properties are vacant to identify the necessary actions to bring them back into use.</p> <p>The provision of new homes may generate investment to address some of the wider factors leading to empty properties.</p>
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Affordability and Need

- 3.5 Information about the cost of homes compared to income levels, the number of residents on the Housing Register and the number of bids for affordable properties in each parish is presented. This shows whether properties are affordable for the population, whether people are deemed to be in housing need and the popularity of affordable homes in that parish.

Indicator	What does it show?	How will it be used?
<p>Affordability by Sub-market.</p> <p><i>Source: SHMA (2009) Figure 7:10</i></p>	<p>The percentage of the population unable to afford a lower quartile mortgage or private rent in the area based on lower quartile income levels.</p>	<p>A higher percentage of the population in the sub-market unable to afford a property may suggest that there is a need for the provision of additional properties, especially of a type that may be more affordable for local residents.</p>
<p>Housing Register</p> <p><i>Source: GBC Housing Need Team 2015</i></p>	<p>The number of people from each Parish on the GBC Register by band:</p> <ul style="list-style-type: none"> • Band 1 – Urgent Priority • Band 2 – High Priority • Band 3 – Moderate Priority <p>Details of qualifications for bands can be found in the GBC Housing Allocations Policy (Feb 2013)².</p>	<p>Based on the requirement in the Affordable Housing SPD³, the number of market homes required to deliver the number of Affordable Homes necessary to provide homes for those on the Housing Register will be identified.</p> <p>It is important to note that the Housing Register does not account for all housing need. The Housing Register is made</p>

²

<http://www.gedling.gov.uk/media/documents/housing/Gedling%20final%20allocation%20policy%20sent%20to%20Council%20310113.pdf>

		<p>up of people who put themselves forward and may not cover everybody who qualifies. There may also be other people who do not meet the qualifications but consider themselves in housing need.</p> <p>Additionally, in providing affordable homes consideration will have to be given to the location in which people want to live. The people on the Housing Register may have a preference to live elsewhere. However, the information provided here does not include people from outside the Parish who may want to live there</p>
<p>Bids per Property</p> <p><i>Source: GBC Housing Need Team 2015</i></p>	<p>The average number of bids per property in the Parish since March 2011. Information is broken down by the type (general or sheltered) and size (no. of bedrooms).</p>	<p>As a general guide, the higher the average number of bids the more popular the type/size of affordable property in that Parish. This may indicate a higher need for affordable homes than suggested by the Housing Register and/or the need to provide more of a particular type or size in the Parish.</p>

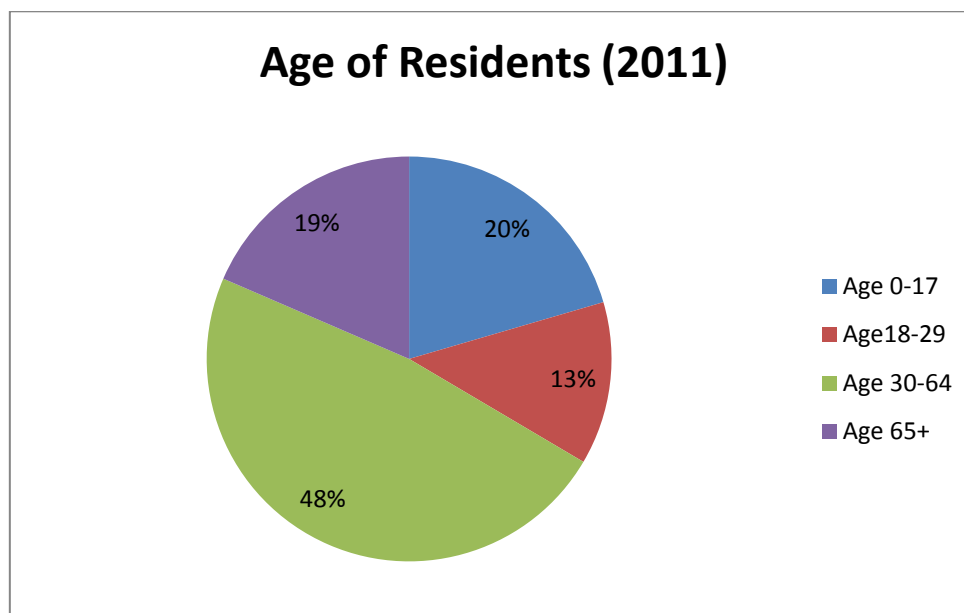
4.0 Gedling Borough

Summary:

- Two thirds of the population of the Borough are over 30 years old
- On average there are 2.3 people per household.
- Over 70% of the homes in the Borough have two or three bedrooms
- 30% of households are single person households and 26% are families with at least one dependent child.
- Almost 80% of households have at least one more bedroom than the standard requirement
- Two thirds of homes in the Borough are either owned outright or have a mortgage/loan
- 5716 homes have been built or granted planning permission in the Borough since 2001, an average of 408pa. If this were to continue there would be an additional 5304 homes by 2028.
- 1.8% of dwellings in Gedling Borough are currently empty/unoccupied; this compares to about 2.7% in England as a whole⁴.
- About 2.1% of households in the Borough are on the Housing Register this compares to approximately 6.2% in England as a whole⁵.

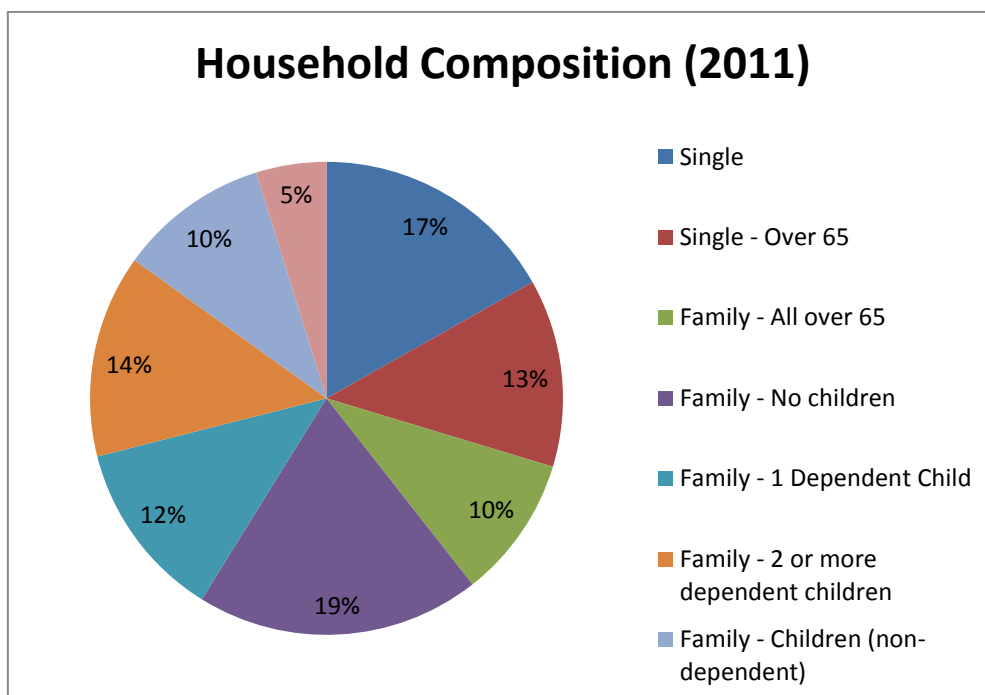
4.1 Population

As of the 27th March 2011 there were **113,543 people** resident in Gedling Borough in **49,349 households**. The Objectively Assessed Housing Need for the Borough is 7,250 between 2011 and 2028.



⁴ <http://www.ippr.org/publications/back-on-the-market-bringing-empty-homes-back-into-use>

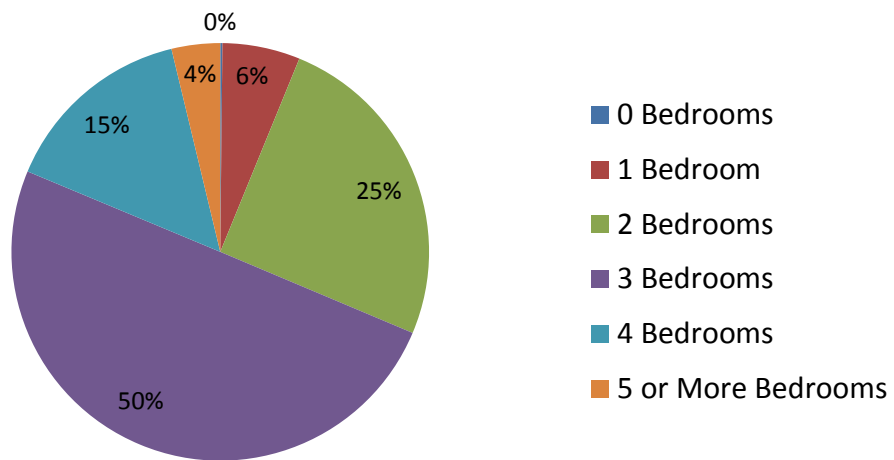
⁵ As of March 2014 there were 1.37 million households on Housing Registers in England. The 2011 Census identified that there were 22,063,368 households in England.



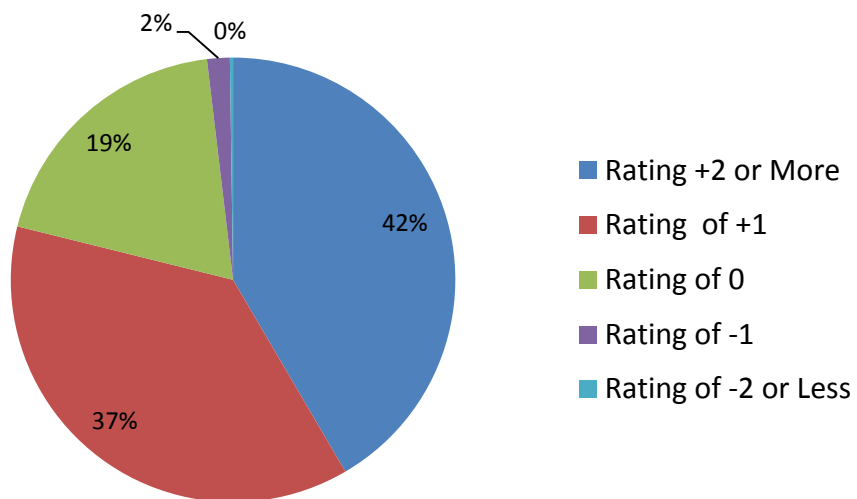
4.2 Housing Stock

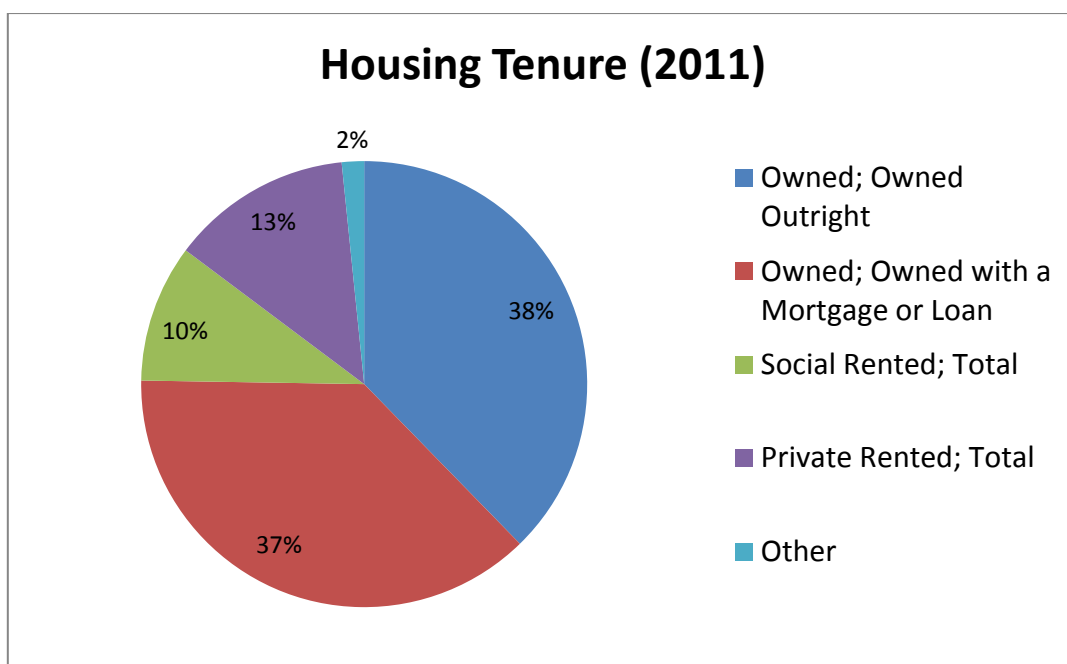
Accommodation Type (2011)	Number of Households	Percentage of Households (rounded)
Unshared Detached House/Bungalow	18919	38.3%
Unshared Semi-Detached House/Bungalow	17156	34.8%
Unshared Terraced House/Bungalow	7713	15.6%
Unshared Flat	5307	10.7%
Unshared Caravan or Temporary Structure	237	0.5%
Shared Dwelling	17	0.03%
Total	49349	100%

Number of Bedrooms (2011)



Occupancy Rating (2011)





New Homes Built (2001 to 2011)

Year	Number of new homes built (net)
2001-02	133
2002-03	202
2003-04	355
2004-05	236
2005-06	244
2006-07	296
2007-08	447
2008-09	204
2009-10	274
2010-11	341
Total	2732

New Homes Built (2011 to 2015)

Between April 2011 and March 2015 there were 1134 new homes built (net) in Gedling Borough

Live Planning Permissions

As of 31st March 2015 there were 1850 homes with live planning permissions in Gedling Borough.

Vacant Properties (as of 07/09/2015)

Less than 1 month	1-6 Months	6 Months and Over
103	402	445

4.3 Affordability and Need

Mortgage & Rental Affordability

Housing Sub-Market	% Unable to Afford Mortgage	% Unable to Afford Rent	No. of houses Needed (net)
Arnold – Arnos/Mapperley	50%	14%	341
Arnold/Bestwood	47%	13%	79
Bestwood St Albans	35%	15%	6
Calverton	56%	29%	81
Carlton	45%	29%	541
Colwick & Netherfield	36%	27%	139
Newstead	34%	18%	14
Gedling Rural South	64%	12%	129

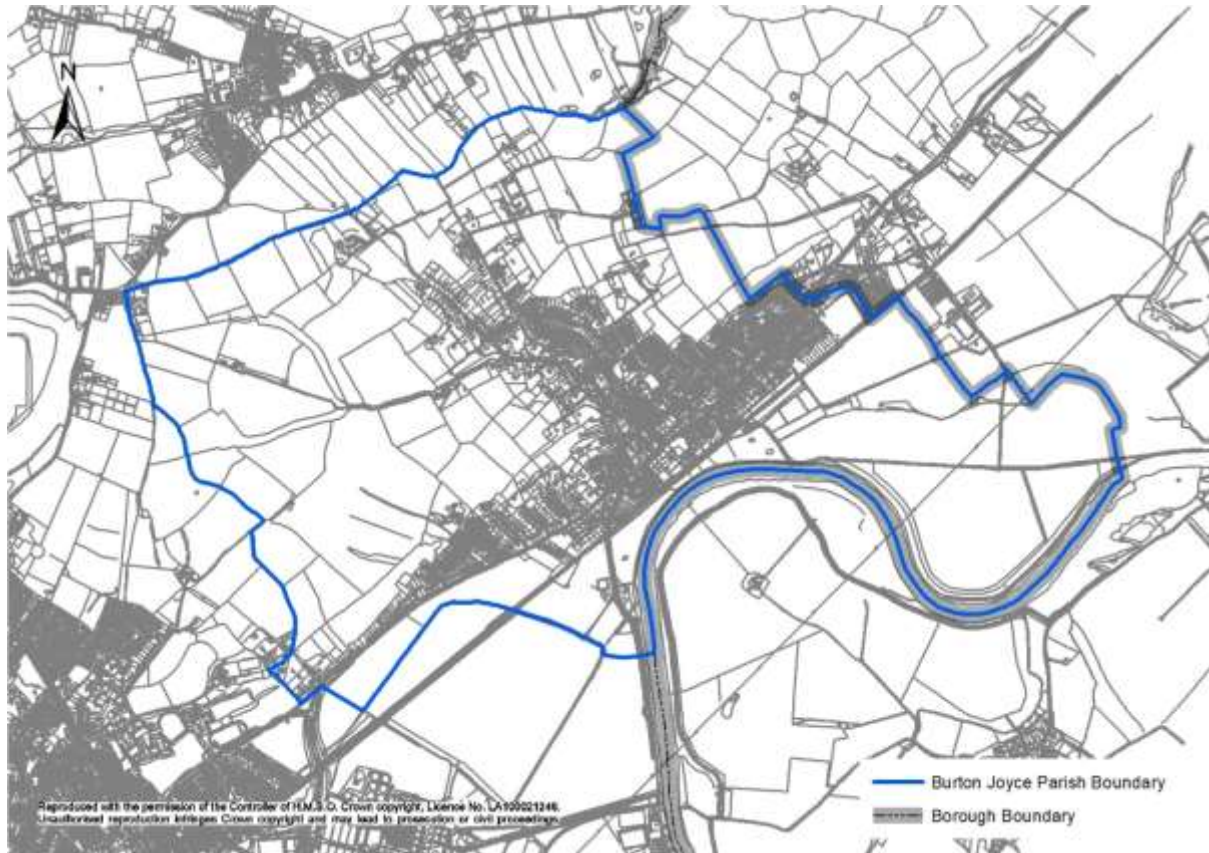
Housing Register

As of 13/08/2015 there were a total of 1,061 households on the Gedling Borough Housing Register.

Bids per Property

As of 17/08/2015 there was an average of 17.24 bids per property.

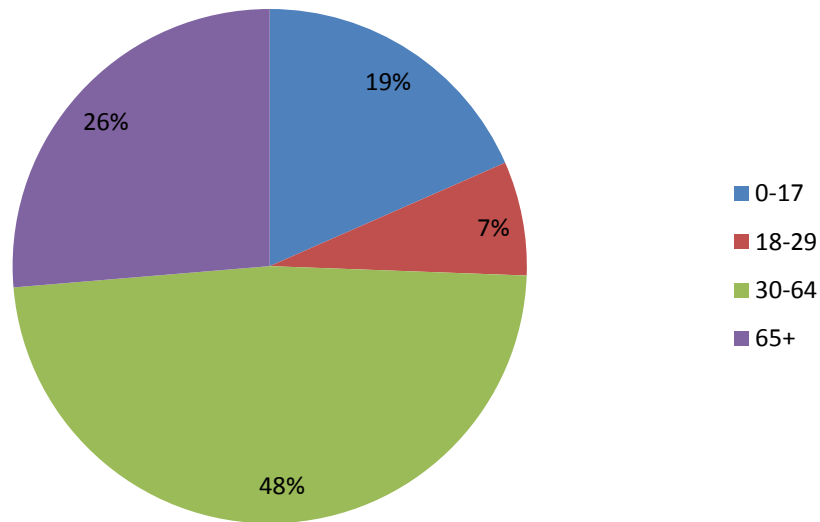
5.0 Burton Joyce



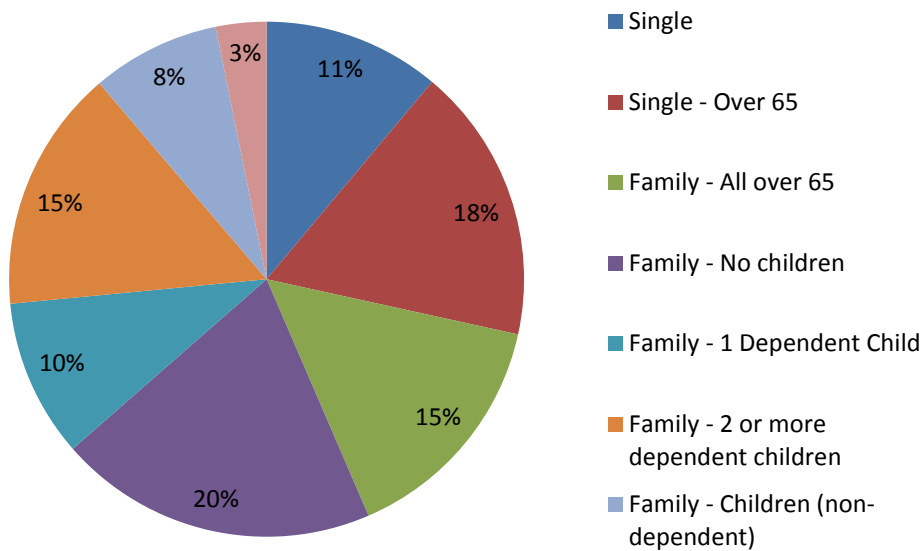
5.1 Population

As of the 27th March 2011 there were 3,389 people resident in Burton Joyce in 1512 households. This is about 3% of the population of the Borough. Based on population, Burton Joyce's share of the Borough's need would be 217 homes.

Age of residents (2011)



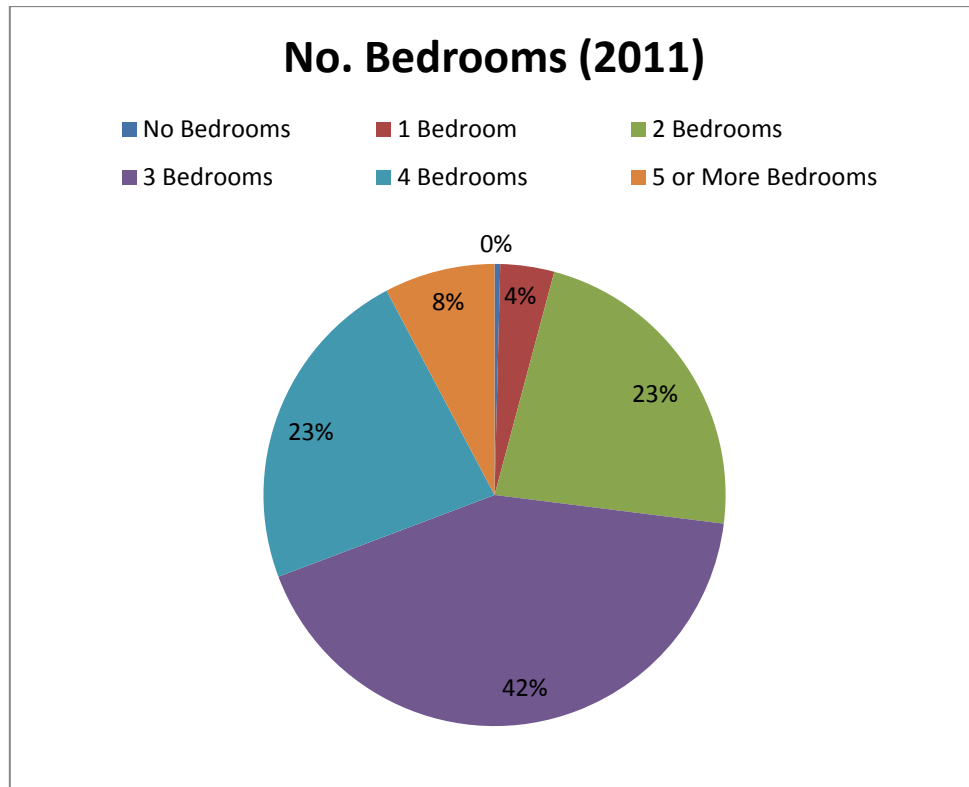
Household Composition (2011)

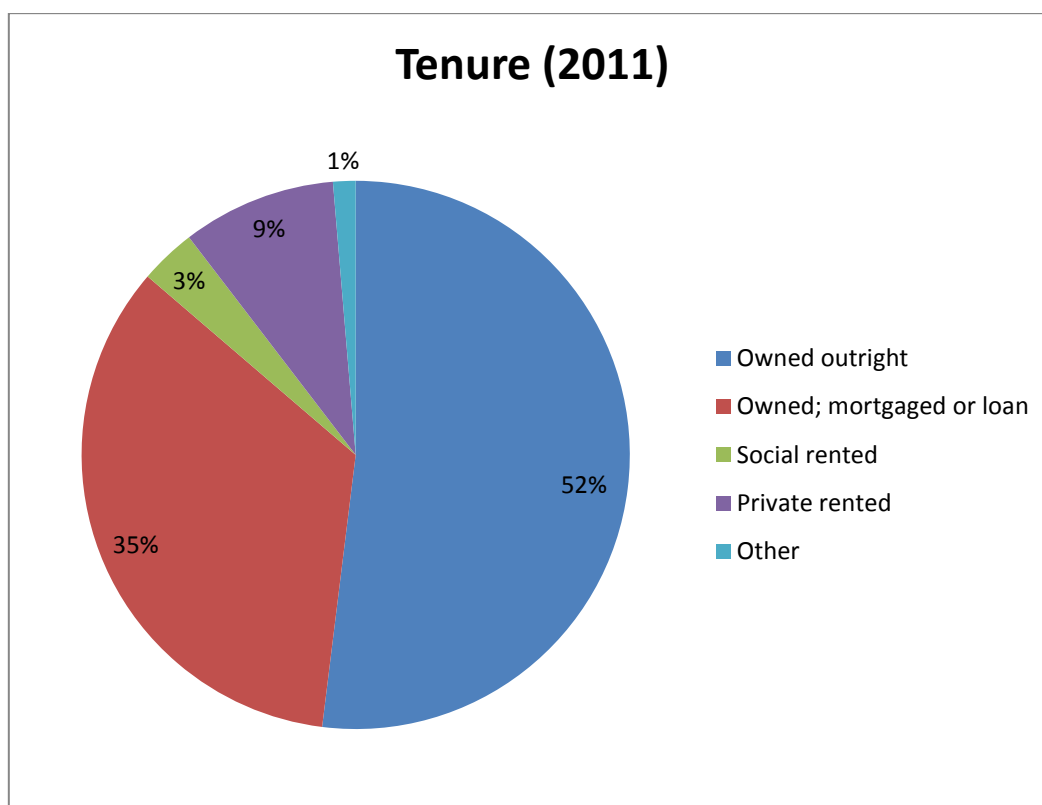
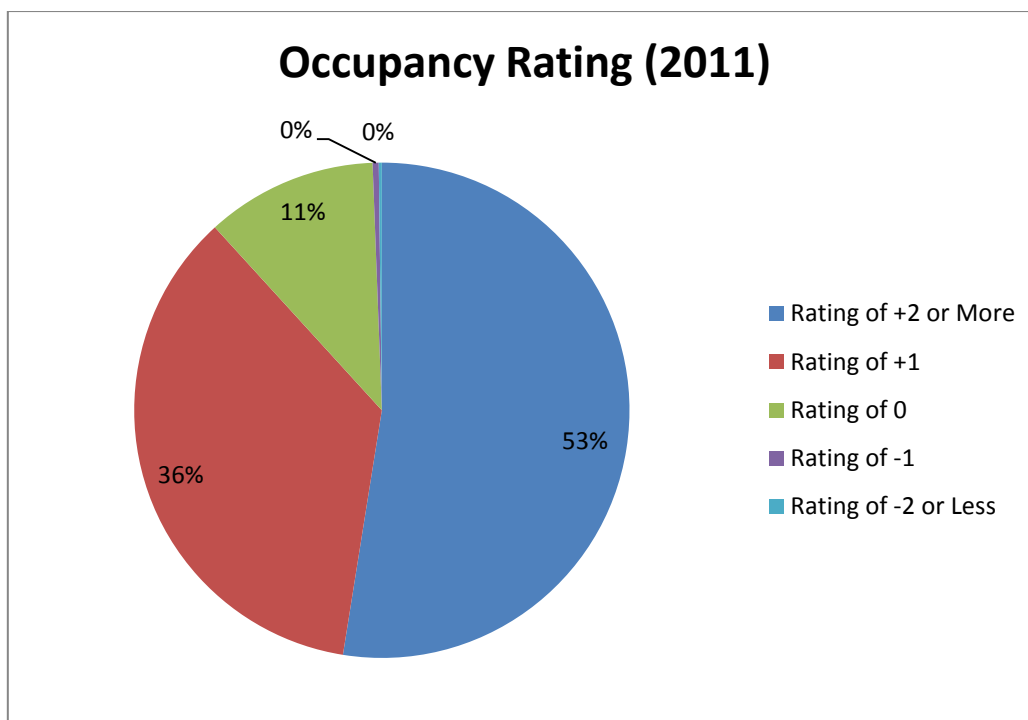


5.2 Housing Stock

Accommodation Type (2011)	Number of Households	Percentage of Households (rounded)

Detached House/Bungalow	940	84.7
Semi-Detached House/Bungalow	376	10.1
Terraced House/Bungalow	76	2.9
Flat	118	2.1
Caravan or Temporary Structure	2	3.9
Shared Dwelling	0	0
Total	1512	100%





New Homes Built (2001 to 2011)

Year	No. of homes built (net)
2001-02	2
2002-03	1
2003-04	4

2004-05	20
2005-06	2
2006-07	13
2007-08	7
2008-09	2
2009-10	0
2010-11	1
Total	52

This represents 1.9% of new homes built in the Borough during this period.

New Homes Built (2011 to 2015)

3 new homes (net) were built in Burton Joyce between 2011 and 2015. This represents 0.2% of new homes built in the Borough during this period.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	0	0
2 bed	0	-3	0	-3
3 bed	1	2	0	3
4+ bed	1	2	0	3
Total	2	1	0	3

Live Planning Permissions

As of 31st March 2015 there were 14 homes with live planning in Burton Joyce. This represents 0.7% of homes with live planning permission in the borough.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	0	0
2 bed	0	3	0	3
3 bed	0	4	0	4
4+ bed	1	6	0	7
Total	1	13	0	14

Vacant Properties (as of 23/07/2015)

Less than 1 month	1-6 Months	6 Months and Over
5	8	12

5.3 Affordability and Need

Mortgage & Rental Affordability

% Unable to Afford Mortgage	% Unable to Afford Rent	No. of houses Needed (net)
64%	12%	129

Please note that these figures apply to Gedling Rural South sub-market which covers Burton Joyce, Lambley, Stoke Bardolph, and Woodborough.

Housing Register

Band 1	Band 2	Band 3
0	1	13

To deliver this number of affordable homes would require 46 market properties assuming the 30% requirement from the SPD is met.

Bids per Property

Type	No. of Bedrooms	No of Properties	Average No. of Bids
General	0	7	4.29
	1	3	36.67
	2	4	11.75
Sheltered	0	46	0.61
	1	7	4.14

5.4 Conclusions

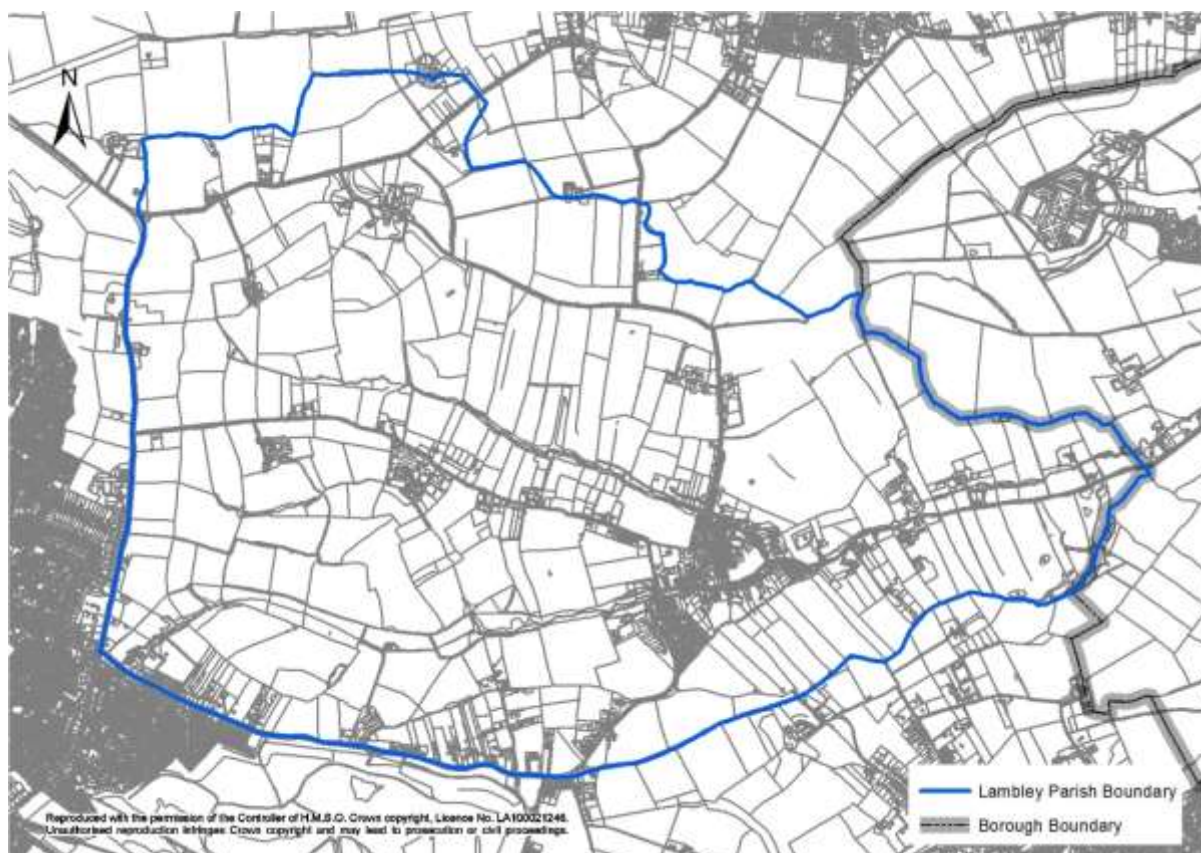
It is considered that smaller homes (2 and 3 bedrooms) are needed in Burton Joyce. This is due to:

- the low percentage of 18-29 year olds (7% compared to 13% in the Borough);
- the higher percentage of over 65 year olds (26% compared to 19% in the Borough);
- the proportion of larger homes (31% have 4+ bedrooms compared to 19% in the Borough) which are overwhelmingly detached houses (85% of properties in Burton Joyce compared to 38.4% in the Borough);
- The degree of under occupation (53% of households have 2 or more bedrooms than the standard requirement compared to 42% in the Borough); and
- The lack of 2 bed properties built or granted planning permission since 2011 (a net figure of zero) compared to 10 4+ bedroom homes.

Homes of two or three bedrooms would suit both first time buyers and those older residents who wish to downsize whilst remaining in Burton Joyce.

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. While there has been development in the past (notably between 2004 and 2009) the years since have seen only four new homes built (a further 14 have extant planning permission). If level of development since 2001 were to continue it would result in an additional 49 homes by 2028, whereas the population based figure is 217 homes, but may deliver the required affordable housing indicated by the Housing Register if larger sites are developed. Given this it is considered that the level of housing need is between 70 - 90 new homes for the period 2011-2018.

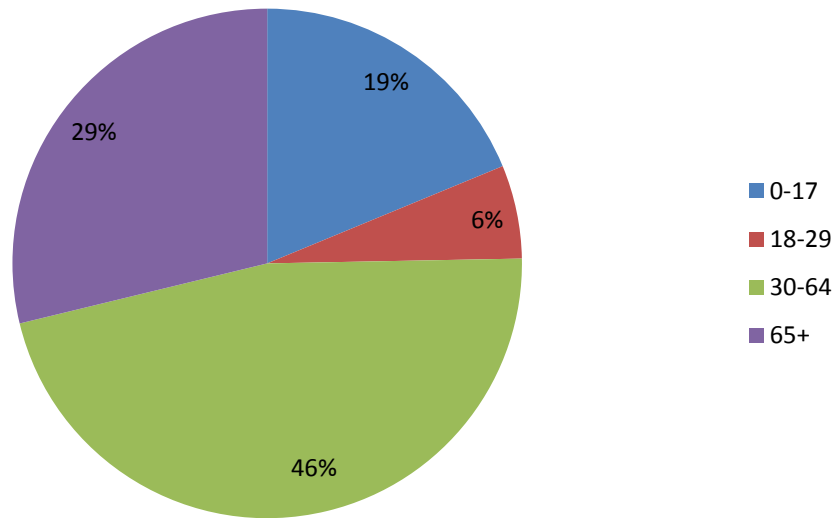
6.0 Lambley



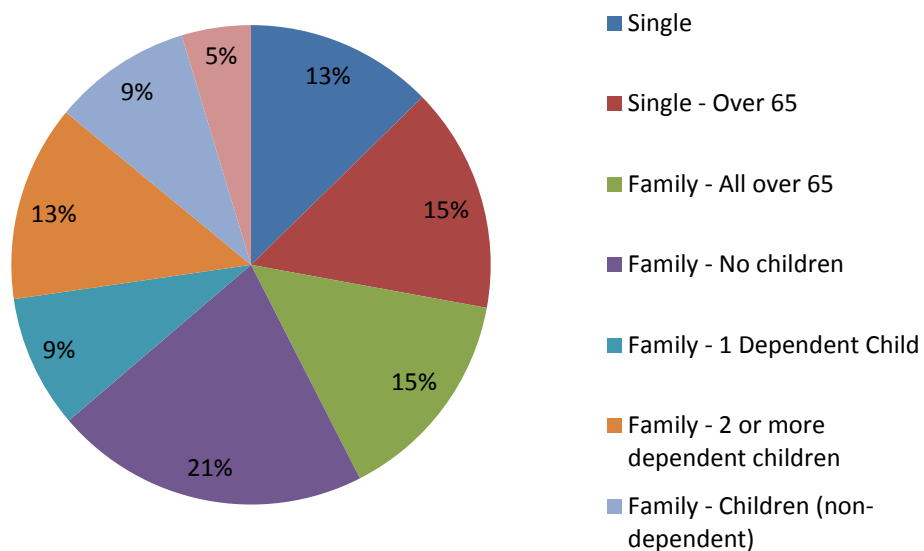
6.1 Population

As of the 27th March 2011 there were 1,247 people resident in Lambley in 531 households. This is about 1.1% of the population of the Borough. Based on population, Lambley's share of the Borough's need would be 80 homes.

Age of residents (2011)

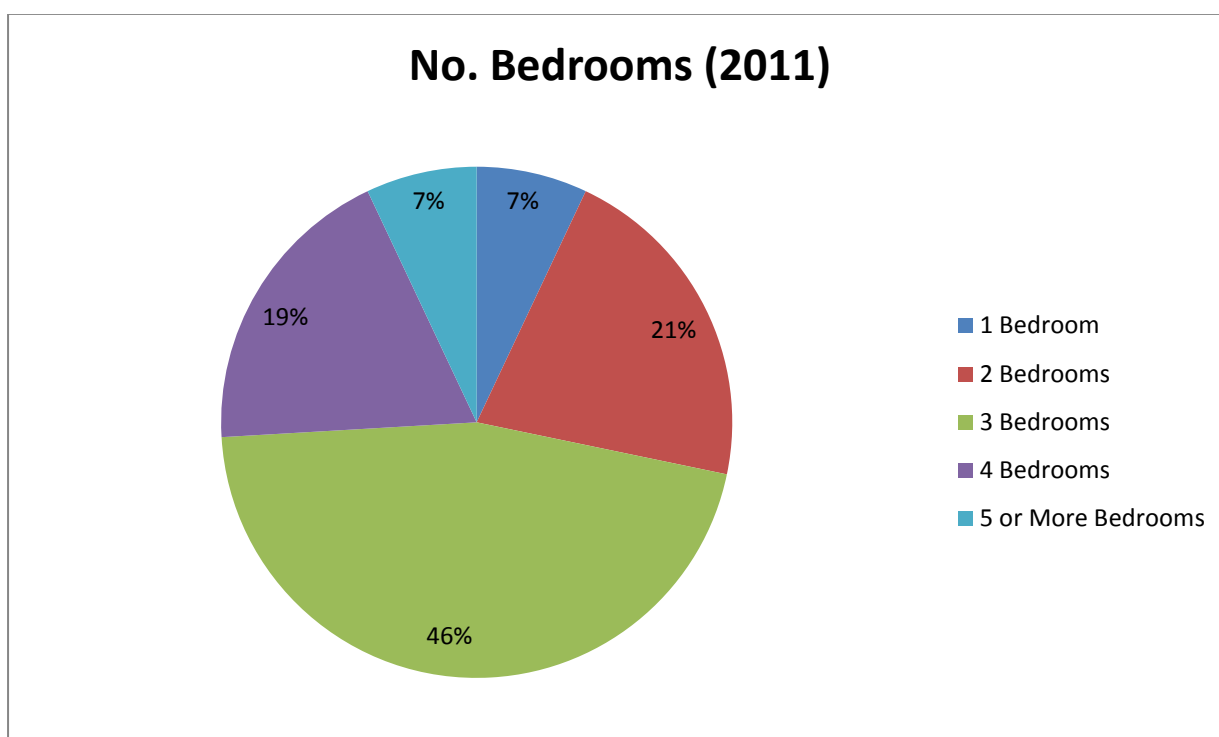


Household Composition (2011)

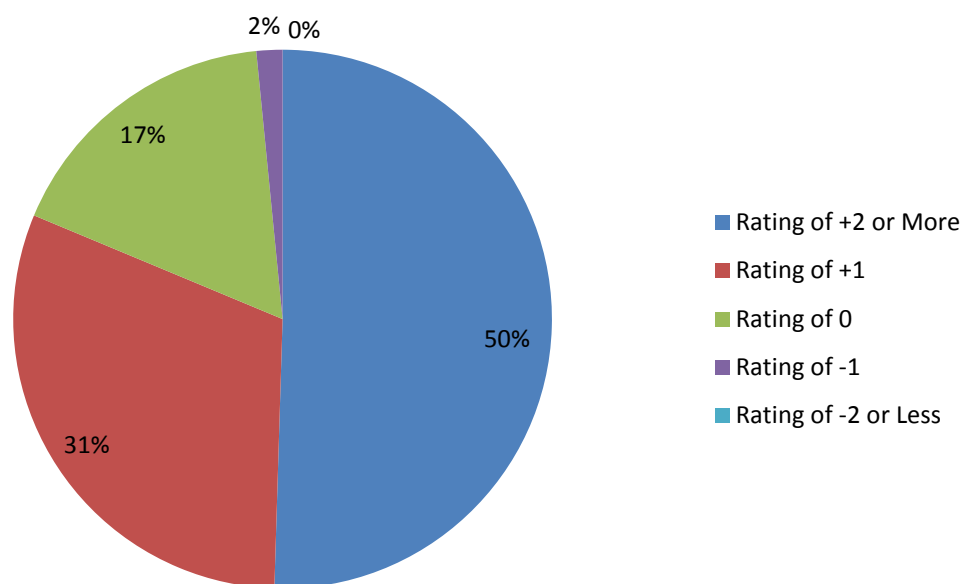


6.2 Housing Stock

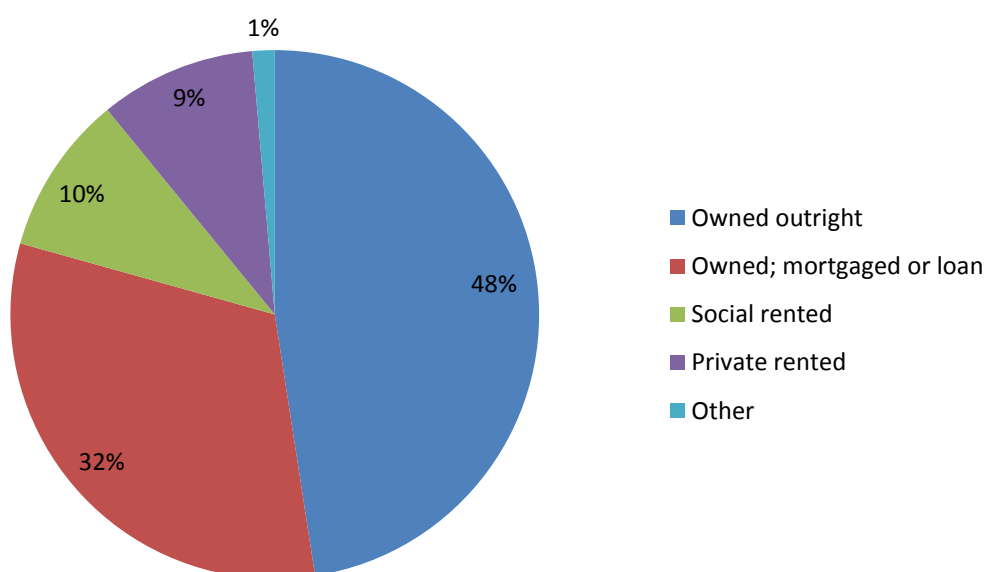
Accommodation Type (2011)	Number of Households	Percentage of Households (rounded)
Detached House/Bungalow	310	58.4
Semi-Detached House/Bungalow	147	27.7
Terraced House/Bungalow	32	6
Flat	42	8
Caravan or Temporary Structure	0	0
Shared Dwelling	0	0
Total	531	100%



Occupancy rating (2011)



Tenure (2011)



New Homes Built (2001 to 2011)

Year Built	No. of homes built (net)
2001-02	0
2002-03	0
2003-04	0

2004-05	1
2005-06	1
2006-07	2
2007-08	3
2008-09	0
2009-10	2
2010-11	-2
Total	7

This represents 0.2% of new homes built in the Borough during this period.

New Homes Built (2011 to 2015)

10 homes (net) were built in Lambley between 2011 and 2015. This represents 0.8% of new homes built in the Borough during this period.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	1	0	0	1
2 bed	1	1	0	2
3 bed	0	0	0	0
4+ bed	1	6	0	7
Total	3	7	0	10

Live Planning Permissions

As of 31st March 2015 there were 7 live planning permissions within Lambley. This represents 0.3% of homes with extant planning permission in the borough.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	1	0	0	1
2 bed	0	0	0	0
3 bed	1	2	0	3
4+ bed	1	2	0	3
Total	3	4	0	7

Vacant Properties (as of 23/07/2015)

Less than 1 month	1-6 Months	6 Months and Over
2	2	5

6.3 Affordability and Need

Mortgage & Rental Affordability

% Unable to Afford Mortgage	% Unable to Afford Rent	No. of houses Needed (net)
64%	12%	129

Please note that these figures apply to Gedling Rural South sub-market which covers Burton Joyce, Lambley, Stoke Bardolph, and Woodborough.

Housing Register

Band 1	Band 2	Band 3
0	4	1

To deliver this number of affordable homes would require 16 market properties assuming 30% requirement from SPD is met.

Bids per Property

Type	No. of Bedrooms	No of Properties	Average No. of Bids
General	1	4	13.25
	2	2	15.00
Sheltered	1	1	9.00

6.4 Conclusions

It is considered that there is a need for smaller (2 and 3 bedrooms) homes in Lambley due to:

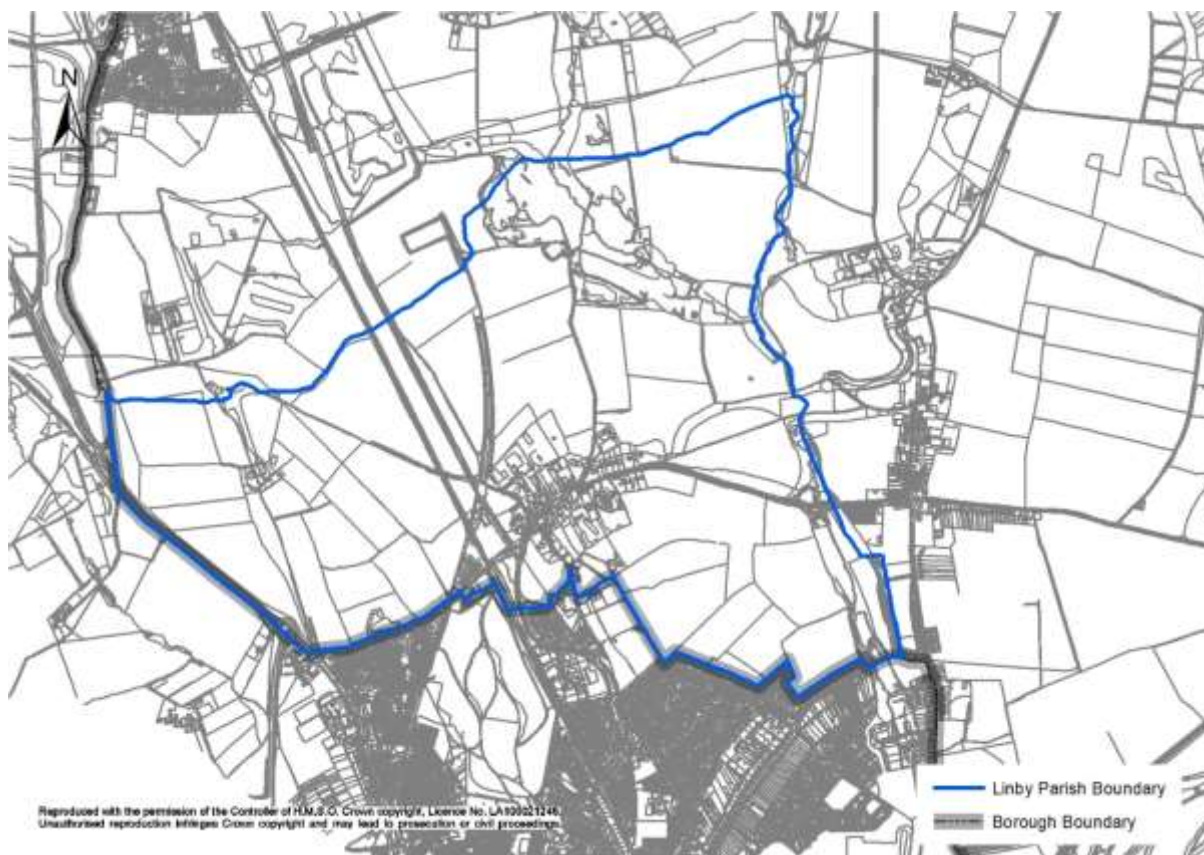
- the under representation of 18-29 year olds (6% compared to 13% in the Borough);
- the high percentage of over 65 year olds (29% compared to 19% in the Borough. This is the joint highest of settlements in the Borough);
- the proportion of larger, detached homes (26% of households live in homes with 4+ bedrooms and 58.4% live in detached homes compared to 19% and 38.3% respectively in the Borough); and
- the degree of under occupancy (50% have 2 or more bedrooms than the standard requirement compared to 42% in the Borough).

While under-occupancy is not as high as other villages, smaller properties would allow for downsizing for the older residents and offer opportunities for first time buyers.

Overall it is considered that Lambley has a need for between 40 to 60 new homes in the plan period (2011-2028). There has been little development in Lambley itself with only 17 homes built since 2001; if this level of development were to continue there would be an additional 8 new homes by 2028, a whereas based on Lambley's the share of the Borough's population the figure would be 80 homes. Although Burton Joyce would be expected to provide the largest share of the 129 homes identified by the SHMA, a proportion should be provided in Lambley.

Although it is noted that development has occurred along the western side of Spring Lane, these do not fall within the Parish boundary of Lambley and so are not included in the population or housing stock figures provide in the document. The impact of these, especially on local infrastructure, will be taken into account when determining the final number of houses to be provided in Lambley.

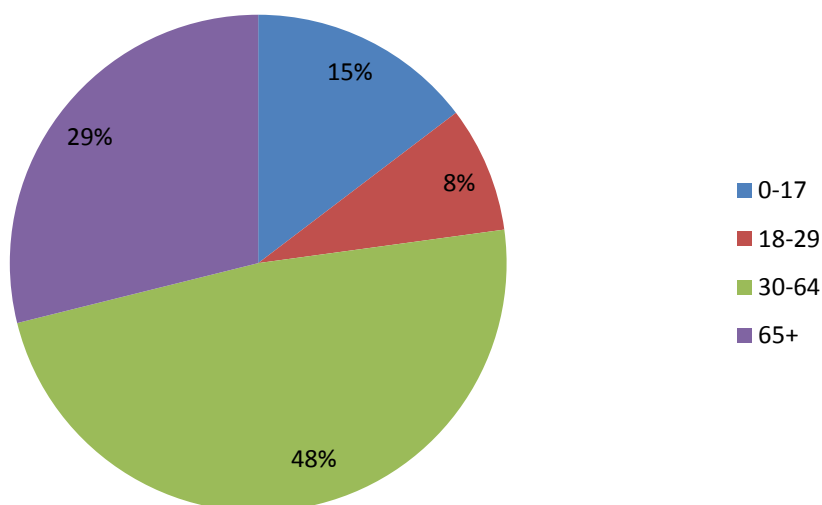
7.0 Linby



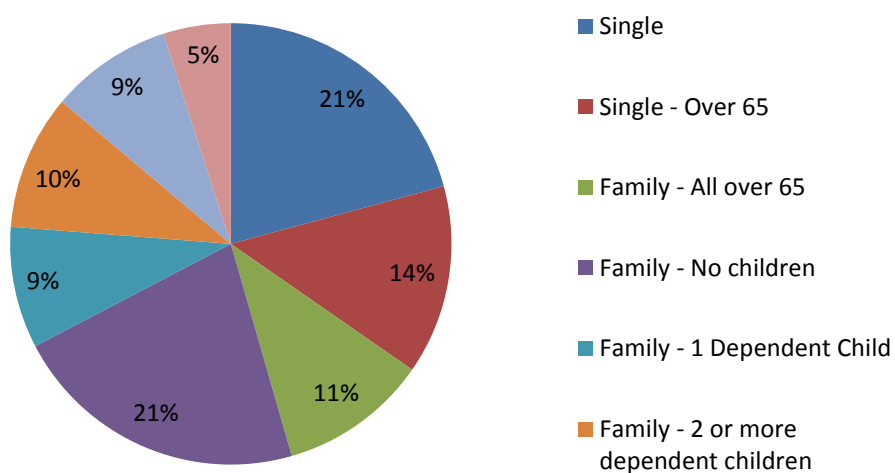
7.1 Population

As of the 27th March 2011 there were 232 people resident in Linby in 101 households. This is about 0.2% of the population of the Borough. Based on population, Linby's share of the Borough's need would be 14 homes.

Age of residents (2011)



Household Composition (2011)

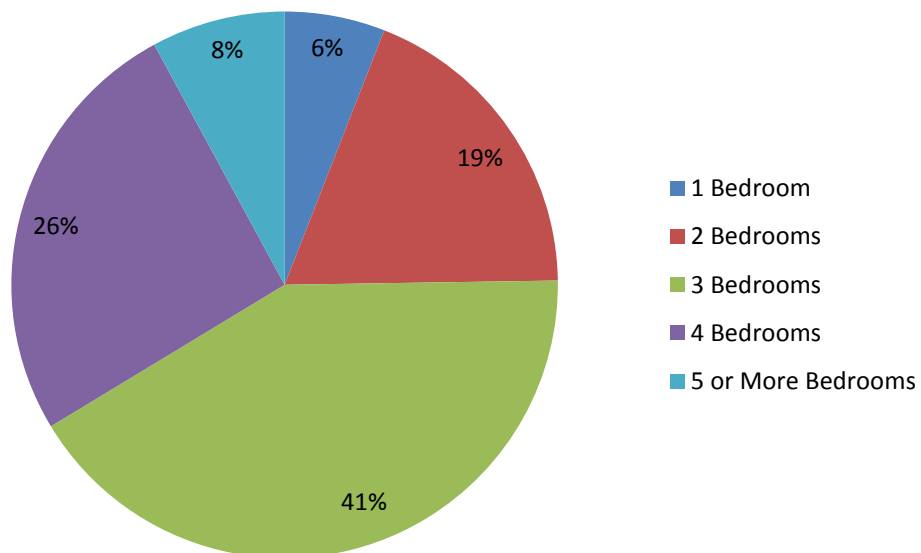


7.2 Housing Stock

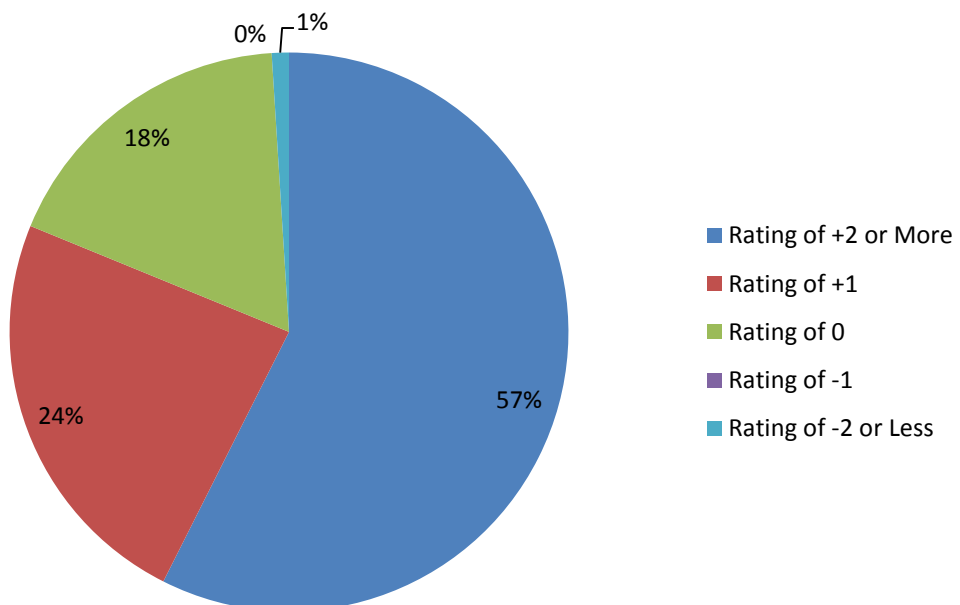
Accommodation Type (2011)	Number of Households	Percentage of Households (rounded)
Detached House/Bungalow	53	52.4
Semi-Detached House/Bungalow	23	23
Terraced House/Bungalow	10	10
Flat	15	14.9

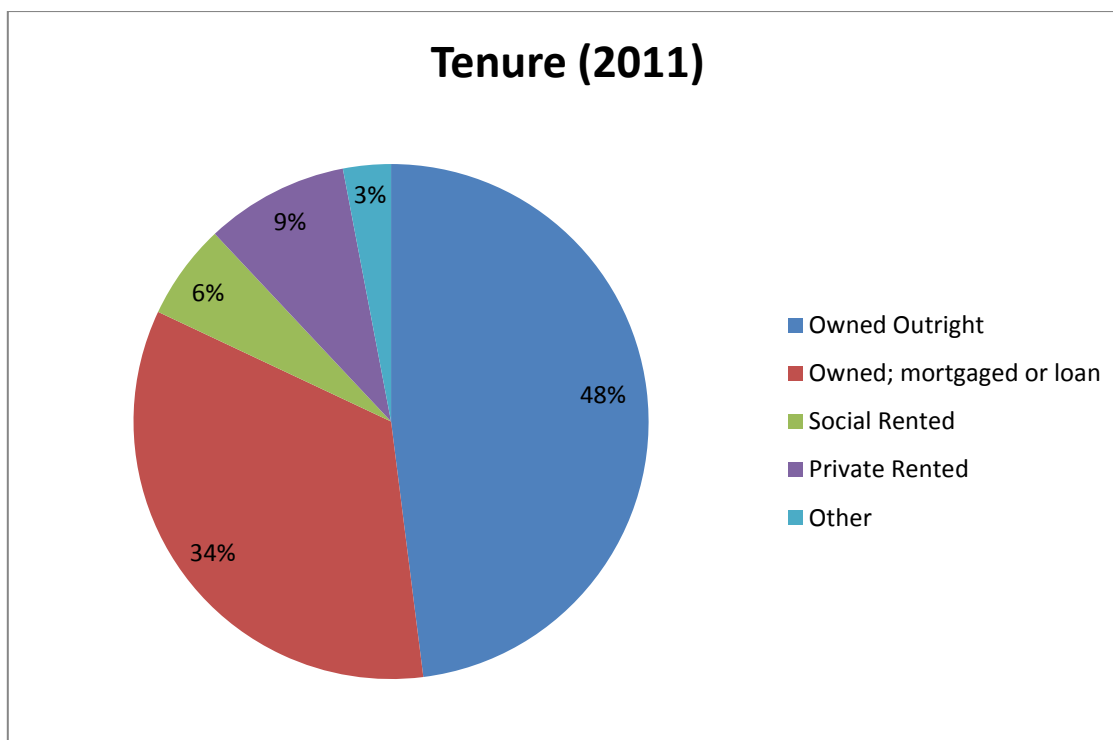
Caravan or Temporary Structure	0	0
Shared Dwelling	0	0
Total	101	100%

No. of Bedrooms (2011)



Occupancy Rating (2011)





New Homes Built (2001 to 2011)

Year	No. of homes built (net)
2001-02	0
2002-03	0
2003-04	0
2004-05	0
2005-06	1
2006-07	0
2007-08	0
2008-09	0
2009-10	7
2010-11	7
Total	15

This represents 0.5% of new homes built in the Borough during this period.

New Homes Built (2011 to 2015)

Between 2011 and 2015 3 new home (net) were built in Linby. This represents 0.2% of new homes built in the Borough during this period.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	1	1
2 bed	0	0	0	0
3 bed	0	1	0	1
4+ bed	0	1	0	1
Total	0	2	1	3

Live Planning Permissions

As of 31st March 2015 there was 1 home with live planning permission in Linby. This represents 0.05% of live planning permissions in the Borough.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	0	0
2 bed	1	0	0	1
3 bed	0	0	0	0
4+ bed	0	0	0	0
Total	1	0	0	1

Vacant Properties (as of 23/07/2015)

Less than 1 month	1-6 Months	6 Months and Over
0	3	2

7.3 Affordability and Need

Mortgage & Rental Affordability

% Unable to Afford Mortgage	% Unable to Afford Rent	No. of houses Needed (net)
59%	12%	67

Please note that these figures apply to Gedling Rural North sub-market which covers Linby, Papplewick and Ravenshead.

Housing Register

Band 1	Band 2	Band 3
0	0	1

Given that Affordable housing is not sought on sites of less than 15 dwellings to deliver this number of affordable homes would require 15 market properties assuming 30% requirement from SPD is met.

Bids per Property

Type	No. of Bedrooms	No of Properties	Average No. of Bids
General	3	1	31.00

7.4 Conclusions

It is considered that there is a need for smaller (2 and 3 bedrooms) homes in Linby. This is due to

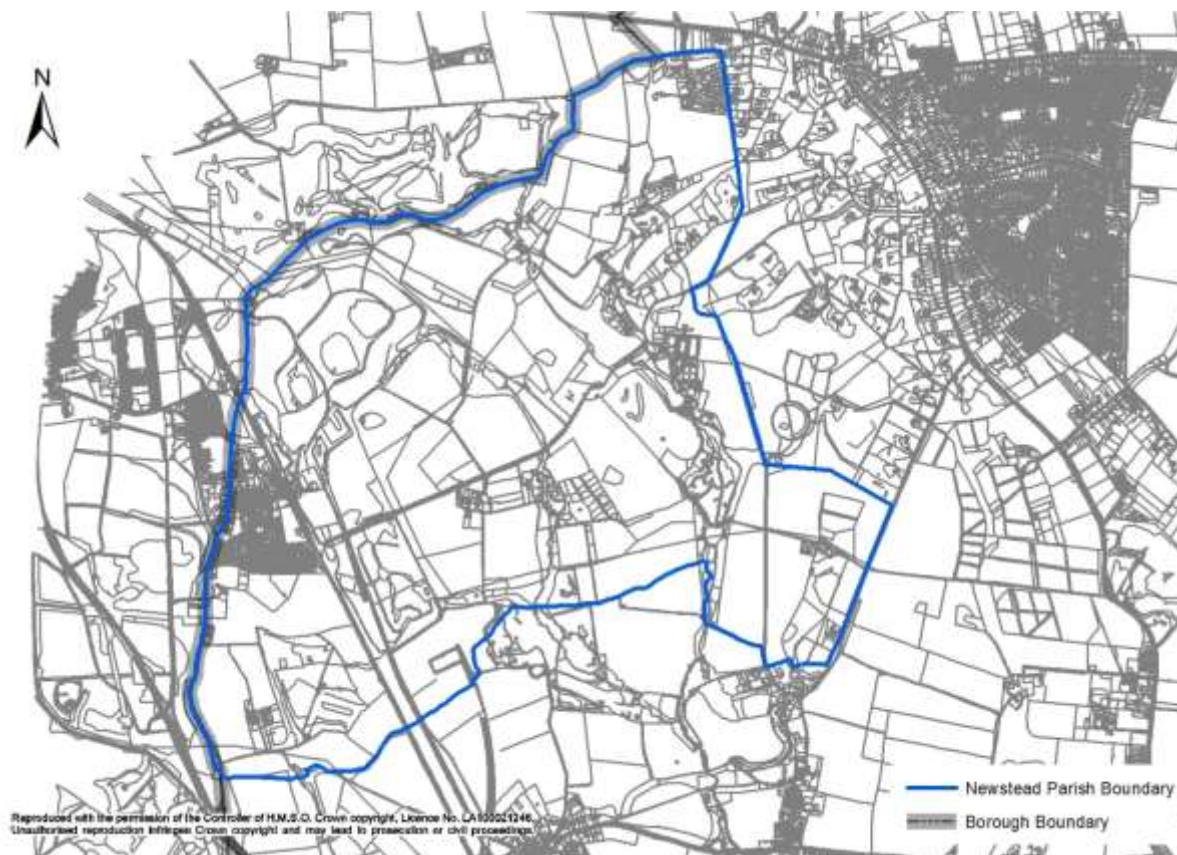
- the under-representation of 18-29 year olds (8% compared to 13% in the Borough);
- the high percentage of residents aged over 65 (29% compared to 19% in the Borough. This is the joint highest in the Borough);

- the degree of under occupancy (57% have 2 or more bedrooms than the standard requirement); and
- the number of smaller properties built or granted planning permission since 2011 (only one 2 or 3 bedroom home).

2009 to 2011 saw a number of properties built in Linby and development has generally reflected the size of the settlement. An average of 1 new home per year has been built since 2001; if this were to continue there would be 13 additional new homes by 2028. Linby is a small village and the majority of the 67 homes identified as needed by the SHMA are likely to be accommodated within Ravenshead. Overall it is considered that up to 10 new homes are needed in Linby.

It is noted that the Aligned Core Strategy allocated land at Top Wighay Farm for 1000 homes and 8.5ha of employment land and up to 300 homes at North of Papplewick Lane; both sites fall within Linby Parish Council. The impact of development at these locations will be taken into account when determining the final number of homes to be provided in Linby.

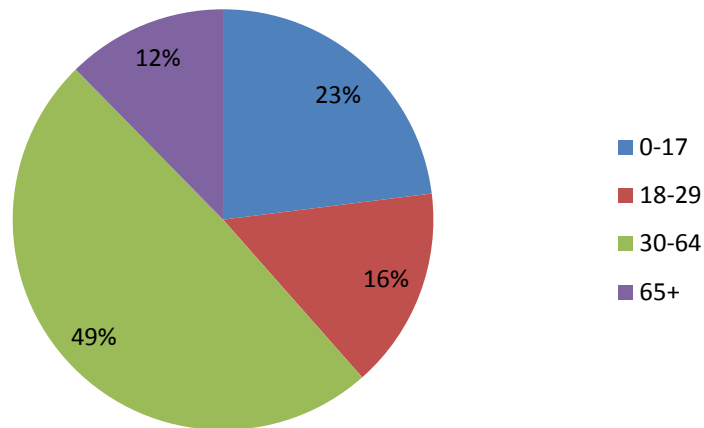
8.0 Newstead



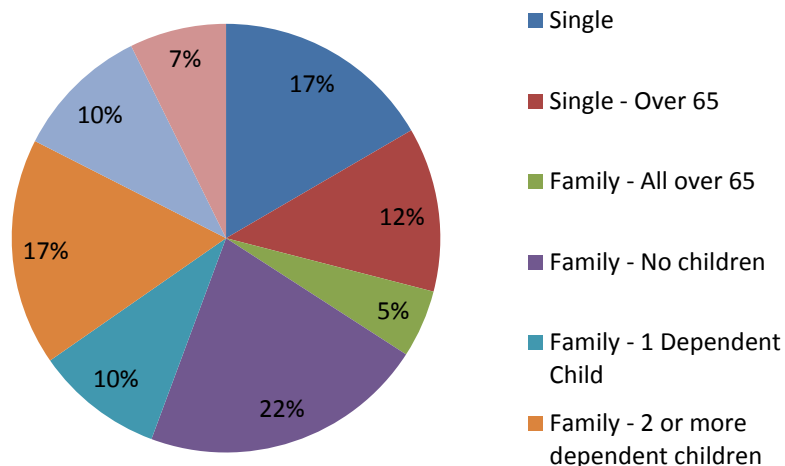
8.1 Population

As of the 27th March 2011 there were 1,312 people resident in Newstead in 548 households. This is about 1.2% of the population of the Borough. Based on population, Newstead's share of the Borough's need would be 87 homes.

Age of residents (2011)



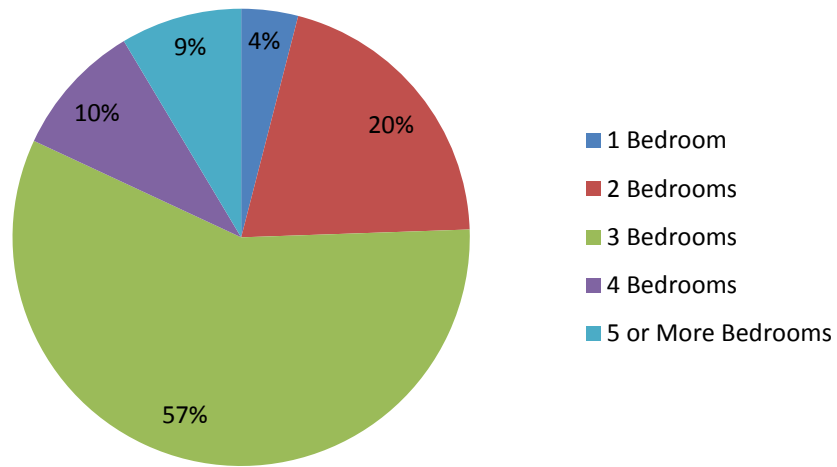
Household Composition (2011)



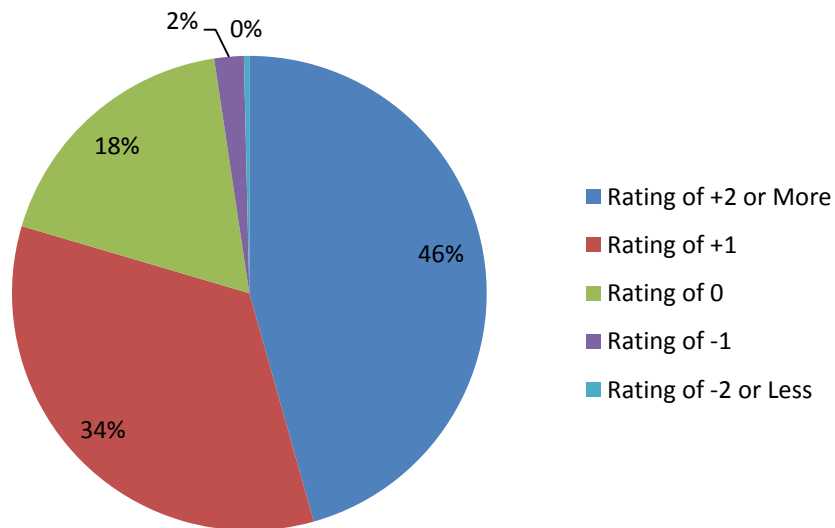
8.2 Housing Stock

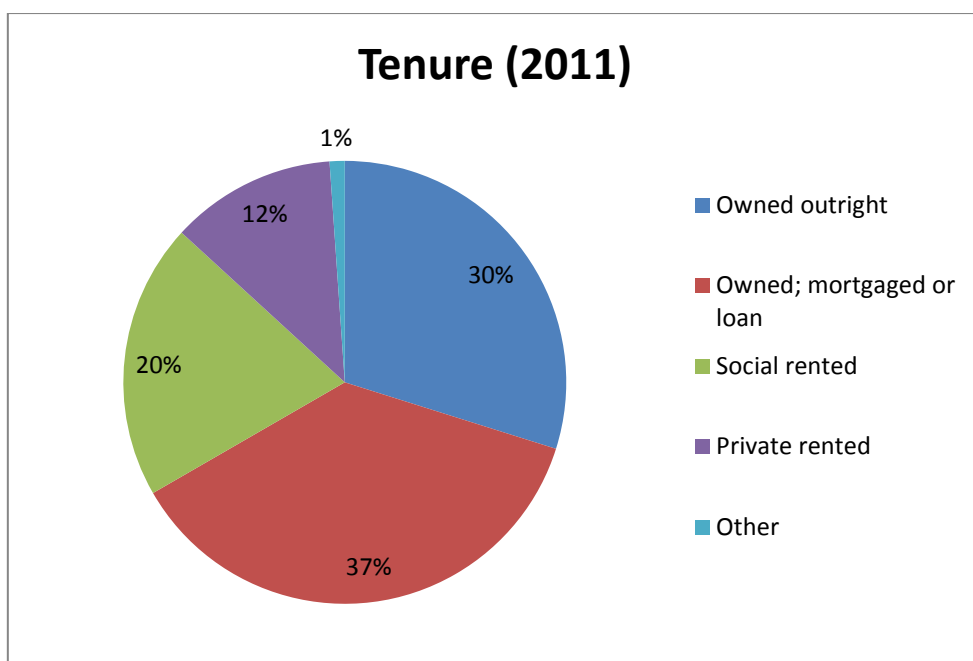
Accommodation Type (2011)	Number of Households	Percentage of Households (rounded)
Detached House/Bungalow	110	20
Semi-Detached House/Bungalow	167	30.5
Terraced House/Bungalow	250	45.6
Flat	20	3.6
Caravan or Temporary Structure	1	0.1
Shared Dwelling	0	0
Total	548	100%

No. Bedrooms (2011)



Occupancy Rating (2011)





New Homes Built (2001 to 2011)

Years	No. of homes built (net)
2001-02	1
2002-03	0
2003-04	-1
2004-05	2
2005-06	1
2006-07	0
2007-08	0
2008-09	0
2009-10	0
2010-11	3
Total	6

This represents 0.2% of new homes built in the Borough during this period.

New Homes Built (2011 to 2015)

Between 2011 and 2015 1 home (net) was built in Newstead. This represents 0.09% of new homes built in the Borough during this period.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	0	0
2 bed	1	0	0	1
3 bed	0	0	0	0
4+ bed	0	0	0	0
Total	1	0	0	1

Live Planning Permissions

As of 31st March 2015 there was 1 home with planning permission in Newstead.
This represents 0.05% of live planning permissions in the Borough.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	0	0
2 bed	0	0	0	0
3 bed	0	0	0	0
4+ bed	0	1	0	1
Total	0	1	0	1

Vacant Properties (as of 23/07/2015)

Less than 1 month	1-6 Months	6 Months and Over
4	8	3

8.3 Affordability and Need

Mortgage & Rental Affordability

% Unable to Afford Mortgage	% Unable to Afford Rent	No. of houses Needed (net)
34%	18%	14

Newstead forms its own housing sub-market.

Housing Register

Band 1	Band 2	Band 3
0	4	8

To deliver this number of affordable homes would require 80 market properties assuming 10% requirement from SPD is met.

Bids per Property

Type	No. of Bedrooms	No of Properties	Average No. of Bids
General	1	11	0
	2	14	14
	3	81	4.23
Sheltered	1	5	0

8.4 Conclusion

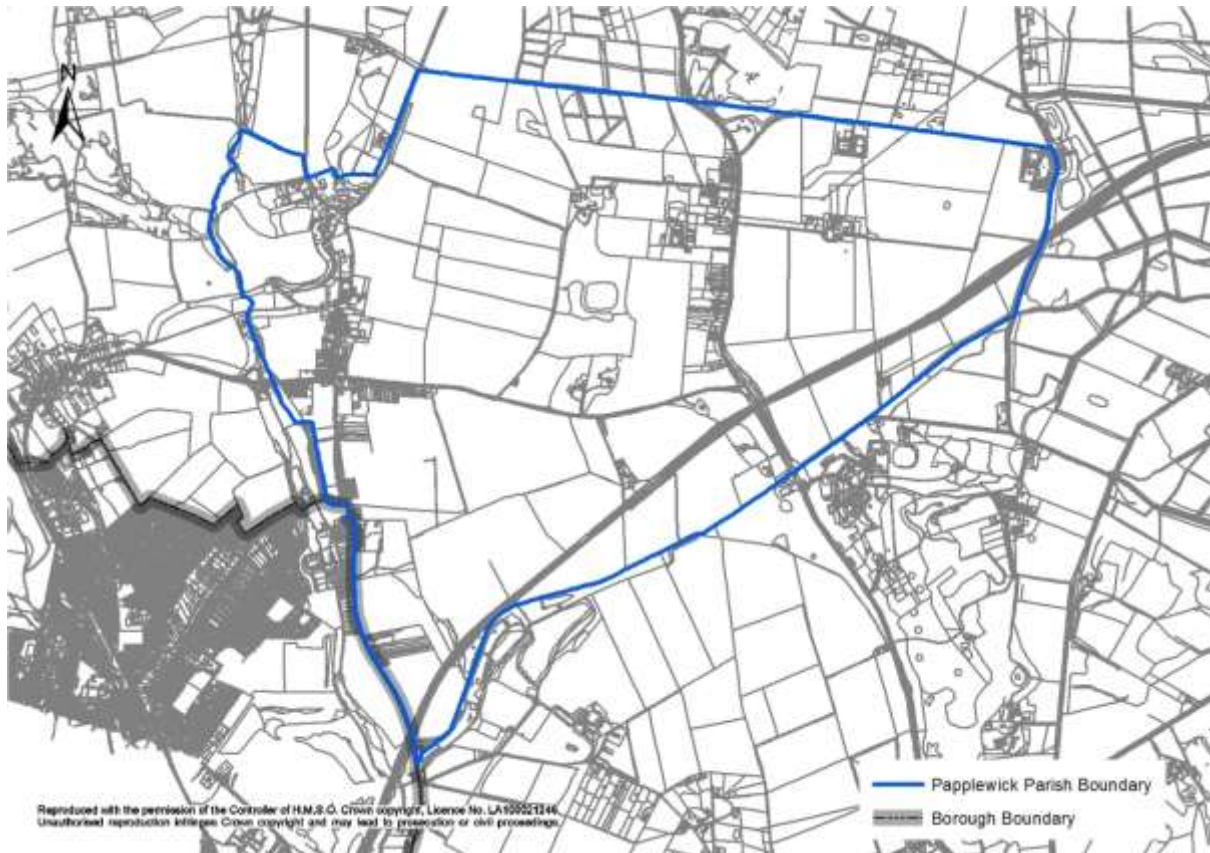
Although the mix of size and type of homes and the occupancy rating of households in Newstead is broadly consistent with the whole Borough there is a need for the provision of a mix of smaller (1 and 2 bedrooms) and larger (4+ bedrooms) homes. These would:

- provide more of a balance with the majority 2 and 3 bedroom terrace homes prevalent in Newstead (77% of households live in properties with 2 or 3 bedrooms and 45.6% in terrace properties); and
- provide suitable homes for older residents to down size to. Unlike other villages the proportion of residents aged over 65 years is lower in Newstead than in the whole Borough (12% compared to 19%).

Whilst affordability is not a significant issue in Newstead, the village is relatively large with very little recent growth. Newstead has grown by an average of 0.5 homes per year since 2001; if this were to continue there would be an additional 7 homes by 2028 in contrast to the 87 homes identified using a population based distribution. Overall, it is considered that there is a need for between 60 and 80 new homes in the plan period (2011-2028). The upper end of this range would achieve the level of housing required to build homes for those on the Housing Register, subject to the size of sites coming forward.

It is noted that there has been recent housing development near to Newstead within Ashfield District. The impact of this will be taken into account when determining the final number of homes to be built in Newstead.

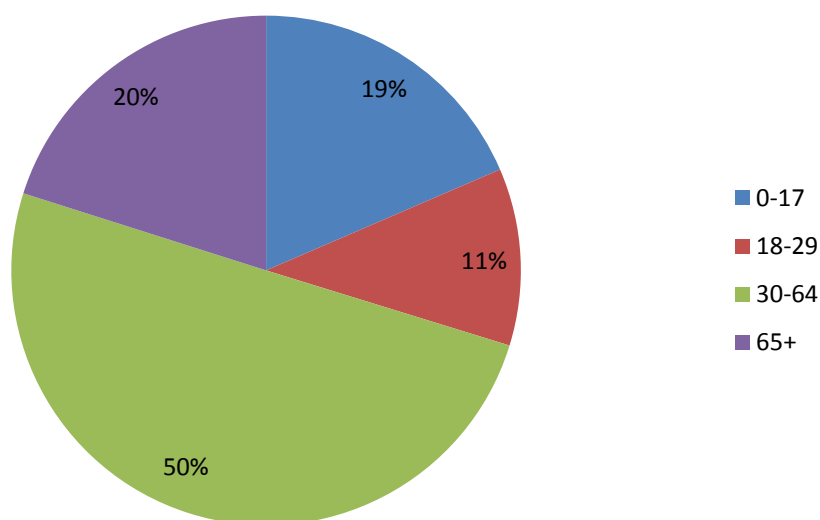
9.0 Papplewick



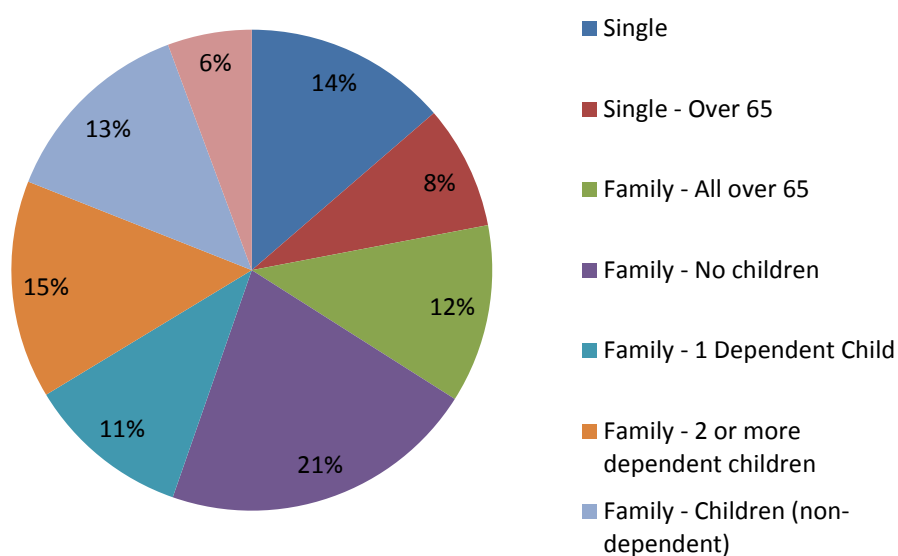
9.1 Population

As of the 27th March 2011 there were 756 people resident in Papplewick in 300 households. This is about 0.7% of the population of the Borough. Based on population, Papplewick's share of the Borough's need would be 51 homes.

Age of residents (2011)



Household Composition (2011)

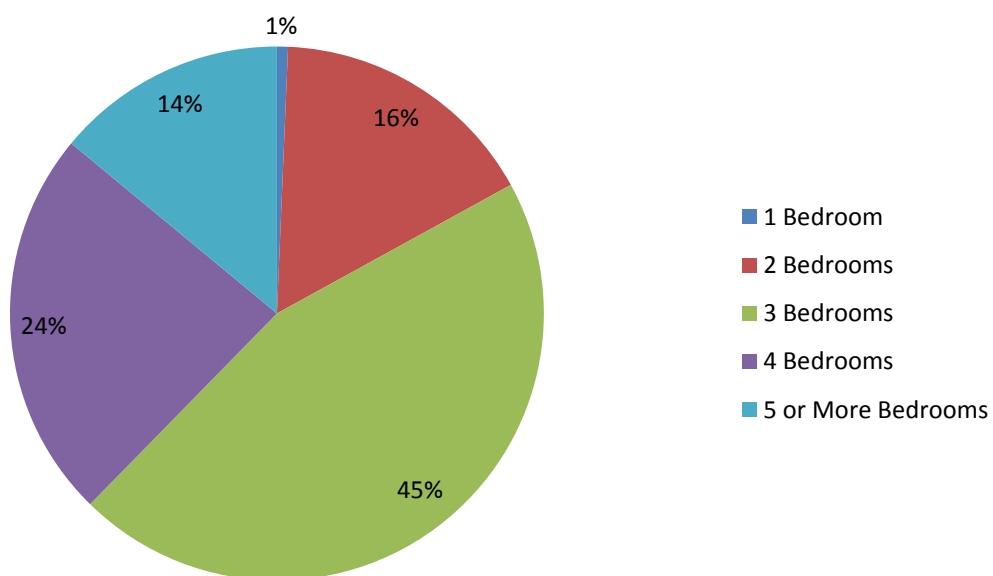


9.2 Housing Stock

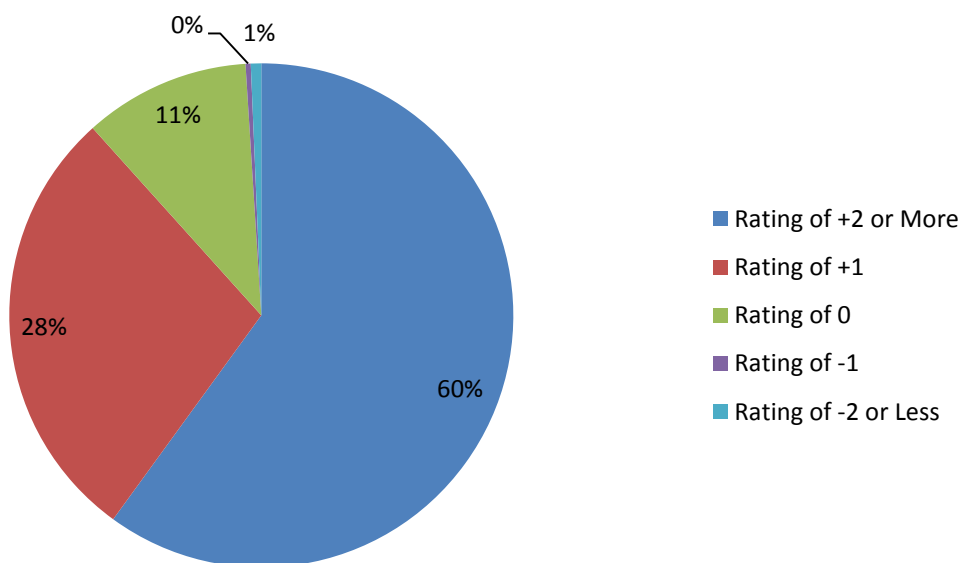
Accommodation Type (2011)	Number of Households	Percentage of Households (rounded)
Detached House/Bungalow	172	57.3
Semi-Detached House/Bungalow	94	31.3
Terraced House/Bungalow	29	9.7

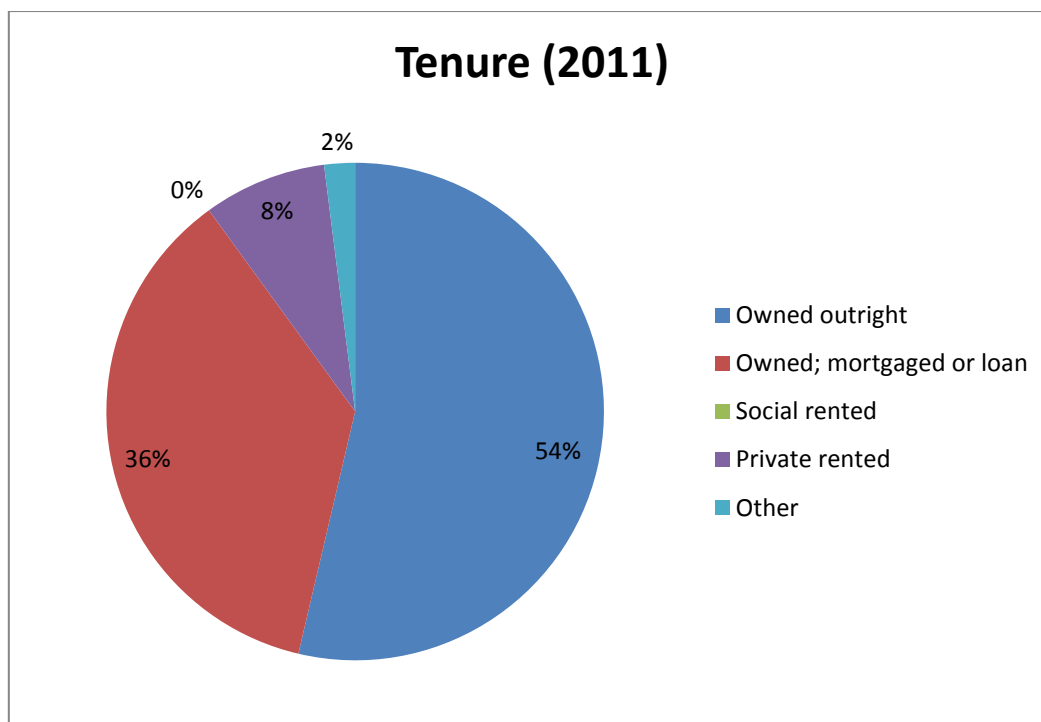
Flat	5	2
Caravan or Temporary Structure	0	0
Shared Dwelling	0	0
Total	300	100%

No. Bedrooms (2011)



Occupancy rating (2011)





New Homes Built (2001 to 2011)

Years	No. of homes built (net)
2001-02	0
2002-03	-1
2003-04	0
2004-05	10
2005-06	0
2006-07	0
2007-08	0
2008-09	2
2009-10	1
2010-11	0
Total	12

This represents 0.4% of new homes built in the Borough during this period.

New Homes Built (2011 to 2015)

3 new homes (net) were built between 2011 and 2015. This represents 0.3% of new homes built in the Borough during this period.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	0	0
2 bed	0	0	0	0
3 bed	0	3	0	3
4+ bed	0	0	0	0
Total	0	3	0	3

Live Planning Permissions

As of 31st March 2015 there were 2 homes with live planning permission in Papplewick. This represents 0.1% of live planning permissions in the Borough.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	0	0
2 bed	0	0	0	0
3 bed	1	0	0	1
4+ bed	0	1	0	1
Total	1	1	0	2

Vacant Properties (as of 23/07/2015)

Less than 1 month	1-6 Months	6 Months and Over
0	1	6

9.3 Affordability and Need

Mortgage & Rental Affordability

% Unable to Afford Mortgage	% Unable to Afford Rent	No. of houses Needed (net)
59%	12%	67

Please note that these figures apply to Gedling Rural North sub-market which covers Linby, Papplewick and Ravenshead.

Housing Register

Band 1	Band 2	Band 3
0	0	1

Given that Affordable housing is not sought on sites of less than 15 dwellings to deliver this number of affordable homes would require 15 market properties assuming 30% requirement from SPD is met.

Bids per Property

No properties were available in Papplewick

9.4 Conclusions

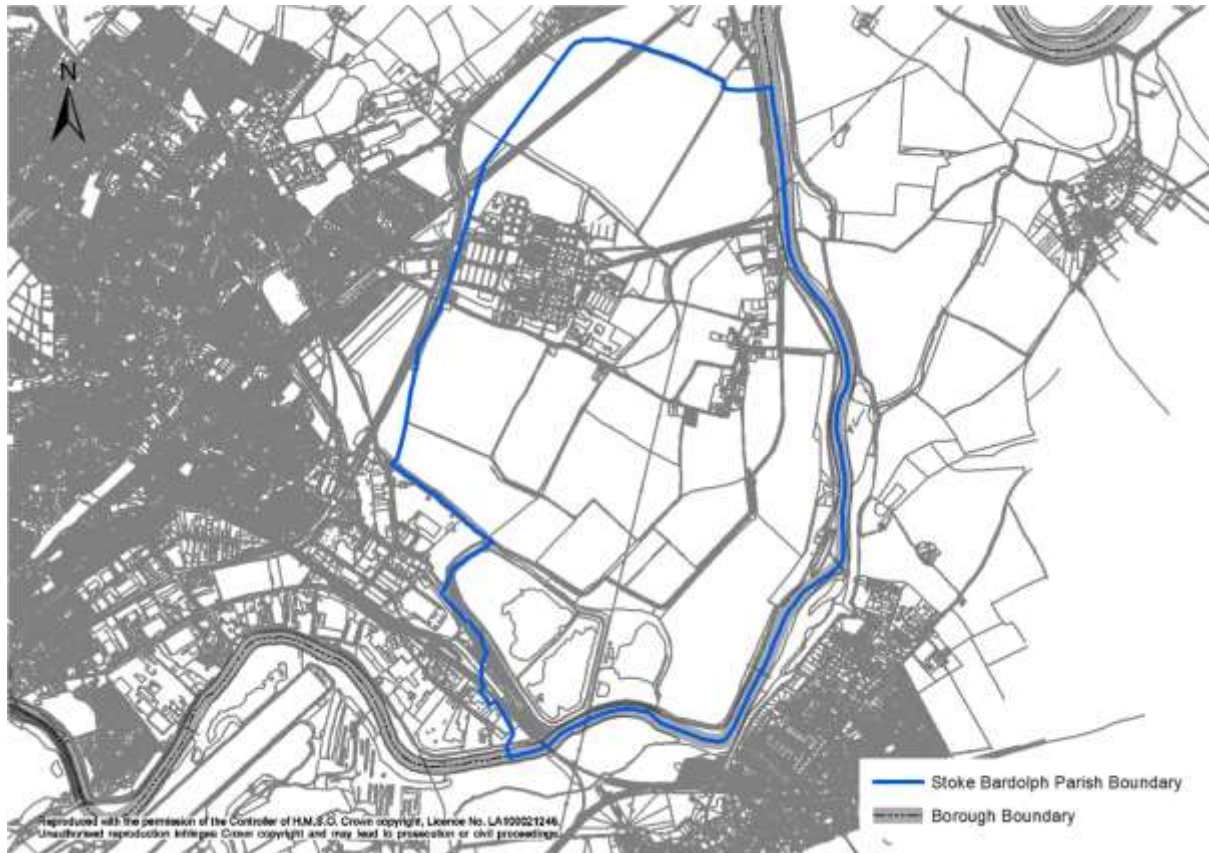
Whilst the age profile of residents in Papplewick is broadly similar to the Borough as a whole it is considered that there is a need for smaller homes (2 bed). This is due to:

- the proportion of larger homes (38% of households live in homes with 4 or more bedrooms compared to 19% in the Borough); and
- the high degree of under occupation (60% of households have 2 or more bedrooms than the standard requirement).

Smaller properties would provide more of a mix of homes and offer smaller accommodation for older residents wishing to downsize whilst remaining in Papplewick.

As with Linby the 67 homes identified as required by the SHMA are shared with Ravenshead and likely to be largely provided for in that much larger settlement. However, whilst there has been a degree of development in the recent past (an average of 1.2 homes per year since 2001), the population is larger than Linby, although this does include a number of properties along the A60 which do not form part of the settlement of Papplewick, and it is considered that between 20 and 40 new homes are needed in Papplewick during the plan period (2011-2028).

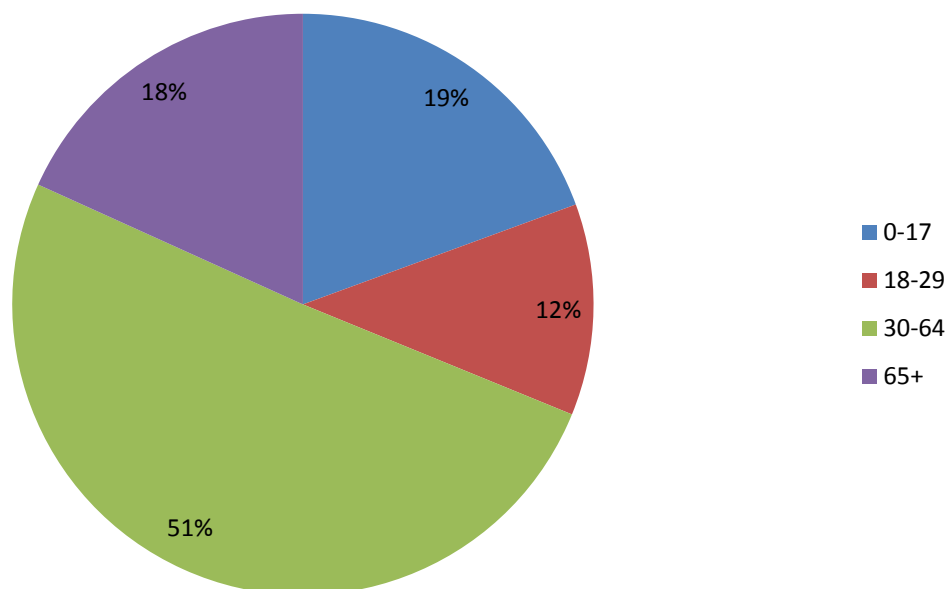
10.0 Stoke Bardolph



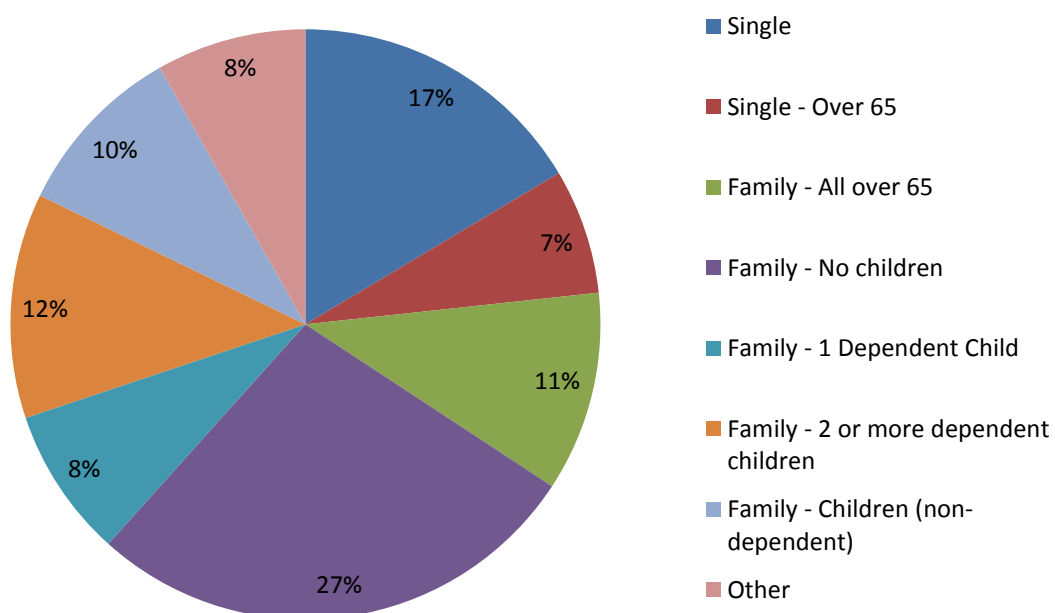
10.1 Population

As of the 27th March 2011 there were 170 people resident in Stoke Bardolph in 73 households. This is about 0.15% of the population of the Borough. Based on population, Stoke Bardolph's share of the Borough's need would be 11 homes.

Age of residents (2011)

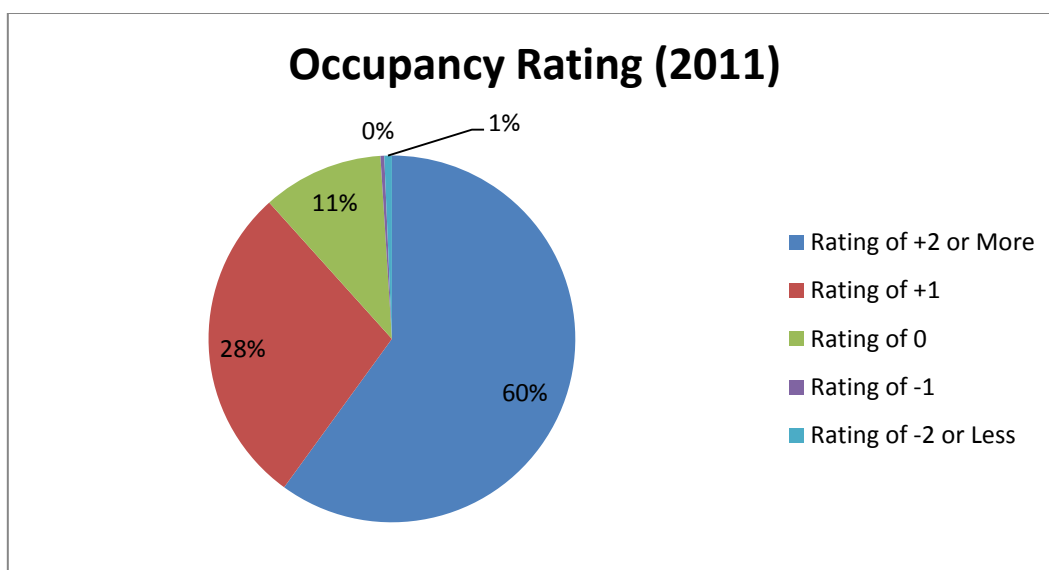
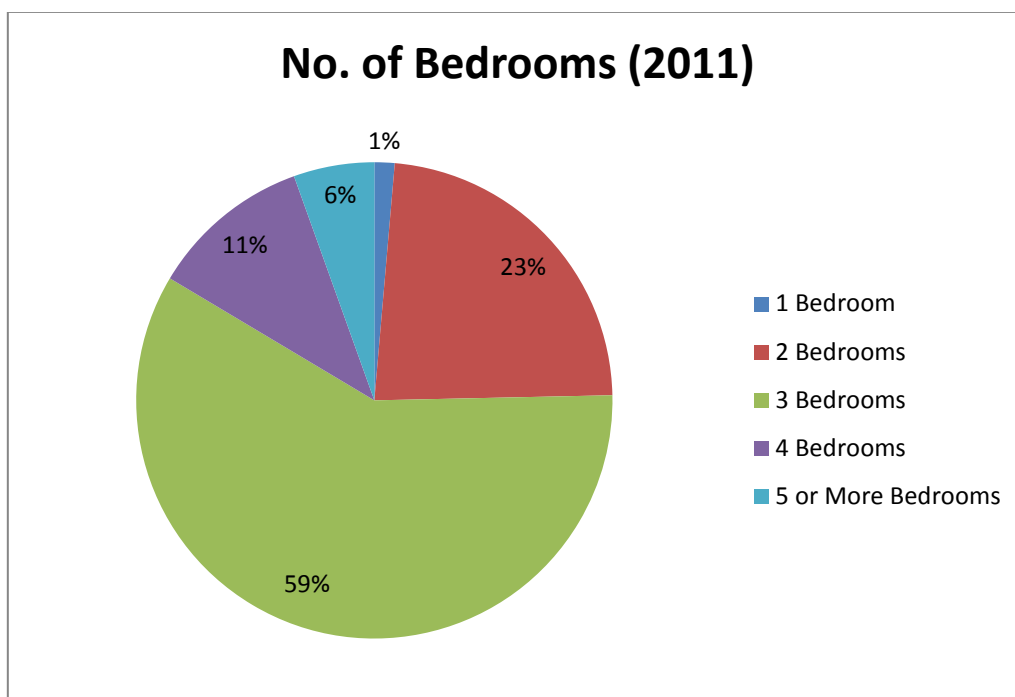


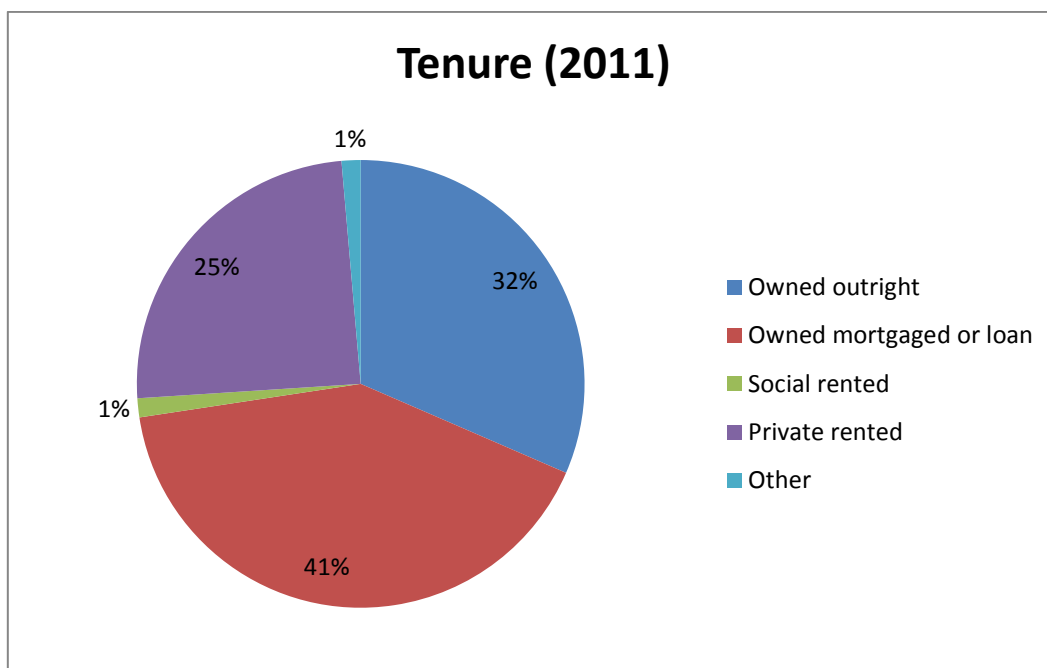
Household Composition (2011)



10.2 Housing Stock

Accommodation Type (2011)	Number of Households	Percentage of Households (rounded)
Detached House/Bungalow	18	25
Semi-Detached House/Bungalow	28	38.4
Terraced House/Bungalow	23	32
Flat	4	5.4
Caravan or Temporary Structure	0	0
Shared Dwelling	0	0
Total	73	100%





New Homes Built (2001 to 2011)

Years	No. of Homes Built (Net)
2001-02	0
2002-03	0
2003-04	1
2004-05	0
2005-06	-1
2006-07	0
2007-08	3
2008-09	0
2009-10	0
2010-11	0
Total	3

This represents 0.1% of new homes built in the Borough during this period.

New Homes Built (2011 to 2015)

No new homes were built in Stoke Bardolph between 2011 and 2015.

Live Planning Permissions

As of 31st March 2015, there are no live planning permissions for residential development in Stoke Bardolph.

Vacant Properties (as 23/07/15)

Less than 1 month	1-6 Months	6 Months and Over
0	0	2

10.3 Affordability and Need

Mortgage & Rental Affordability

% Unable to Afford Mortgage	% Unable to Afford Rent	No. of houses Needed (net)
64%	12%	129

Please note that these figures apply to Gedling Rural South sub-market which covers Burton Joyce, Lambley, Stoke Bardolph, and Woodborough.

Housing Register

Band 1	Band 2	Band 3
0	1	1

Given that Affordable housing is not sought on sites of less than 15 dwellings to deliver this number of affordable homes would require 15 market properties assuming 30% requirement from SPD is met.

Bids per Property

No properties were available in Stoke Bardolph.

10.4 Conclusion

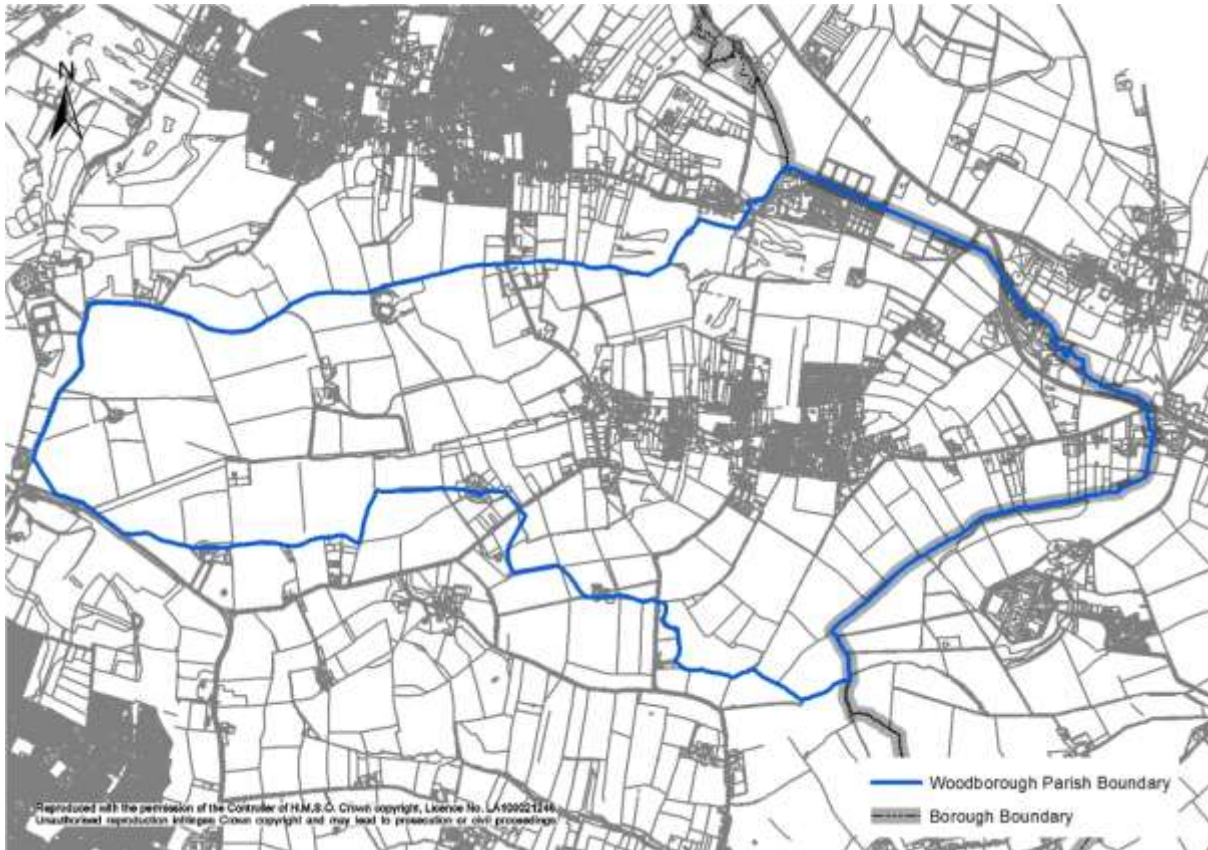
Both the age profile of residents and the mix of property types in Stoke Bardolph are broadly consistent with the whole Borough. In order to provide a broader mix of properties it is considered that there is a need for smaller (1 and 2 bedrooms) homes. This is due to:

- the high degree of under occupation (60% of households have 2 or more bedrooms than the standard requirement compared to 42% in the Borough);
- the lower proportion of existing 1 and 2 bedroom homes (24% compared to 31% in the Borough);

There has been very little development in Stoke Bardolph since 2001 (only 3 properties built and no live planning permissions), perhaps a reflection of its very small size and other constraints to development. Overall it is considered that there is a need for up to 10 new homes which is consistent with a population based distribution.

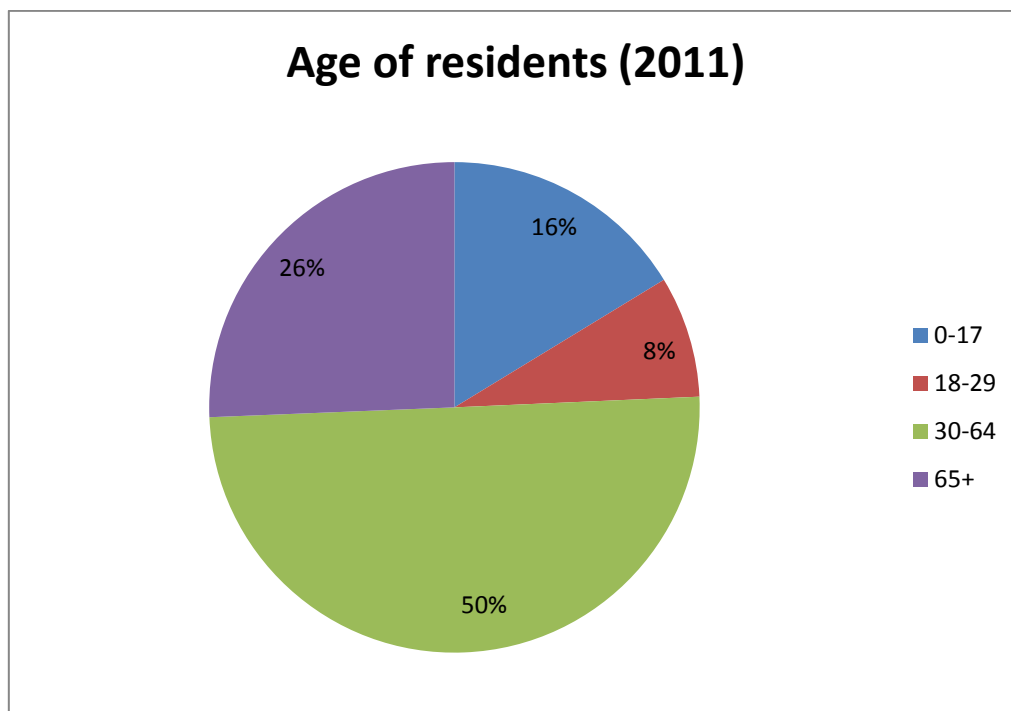
It is noted that the Aligned Core Strategy allocated land at Teal Close, which falls within Stoke Bardolph Parish, for 800 homes and the provision of employment land. The impact of development at Teal Close will be taken into account when determining the final number of homes to be provided in Stoke Bardolph.

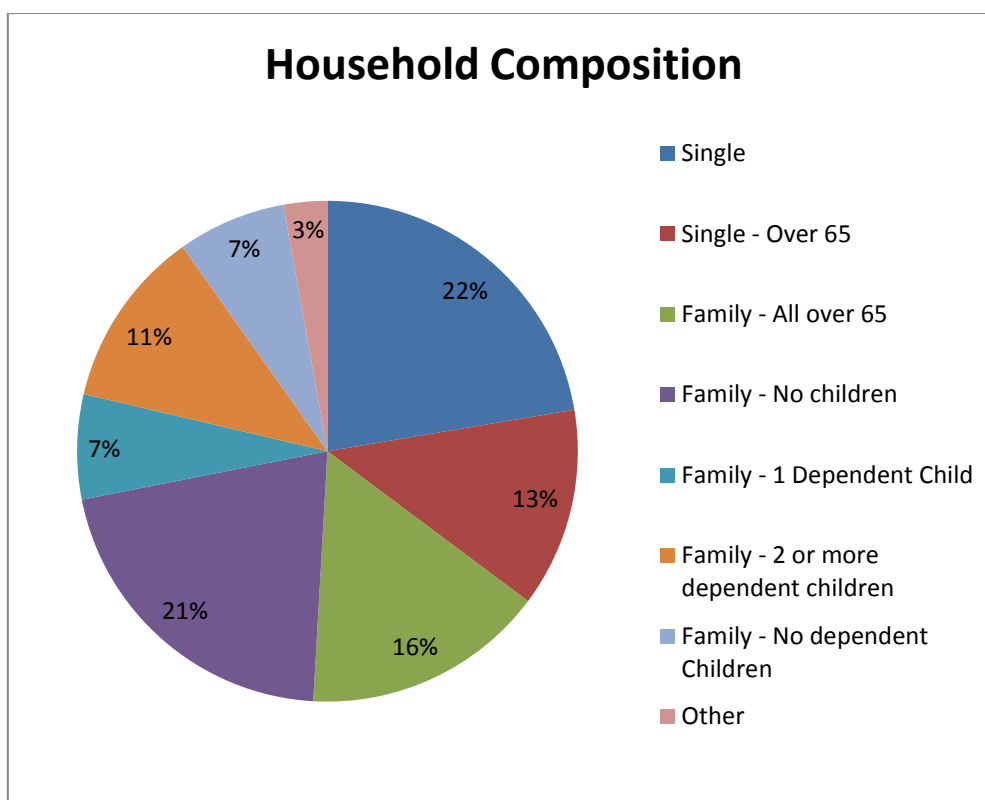
11.0 Woodborough



11.1 Population

As of the 27th March 2011 there were 1,872 people resident in Woodborough in 886 households. This is about 1.6% of the population of the Borough. Based on population, Woodborough's share of the Borough's need would be 116 homes.

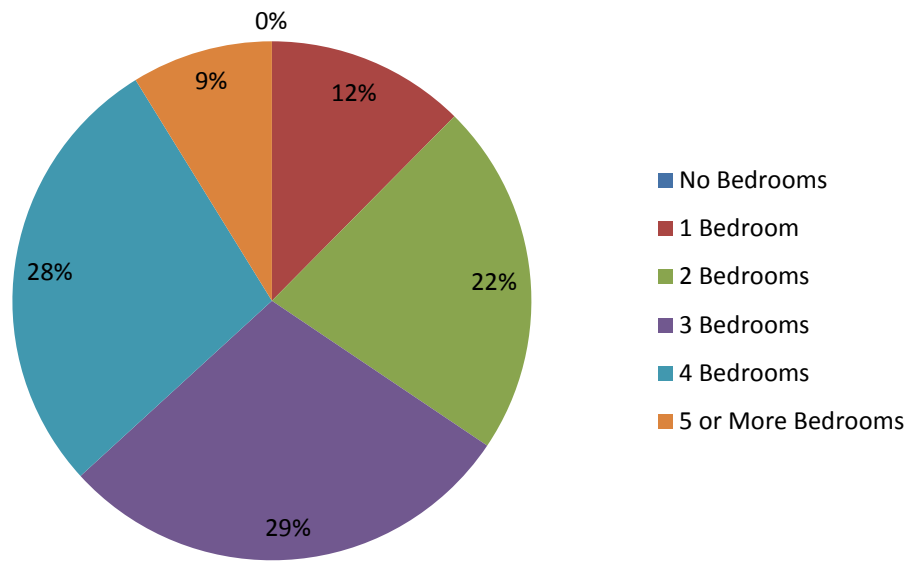




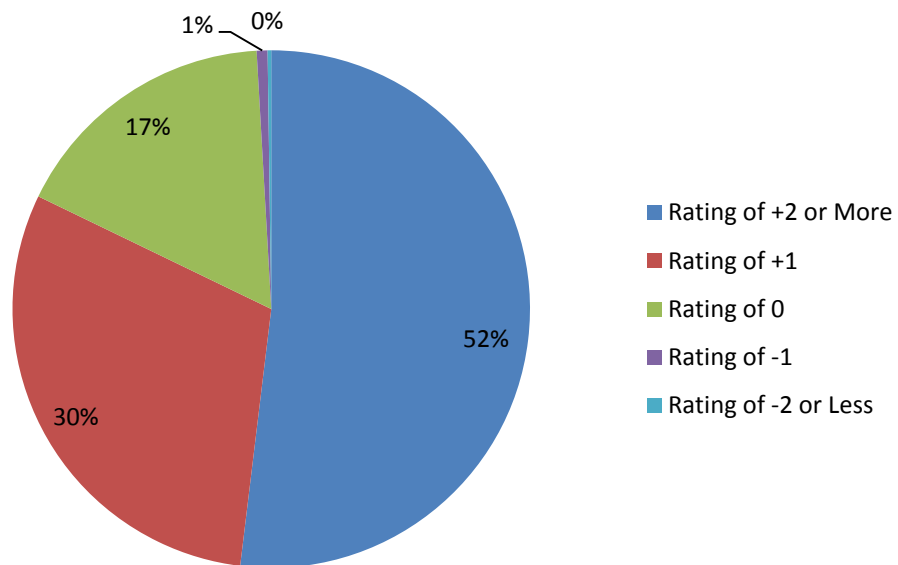
11.2 Housing Stock

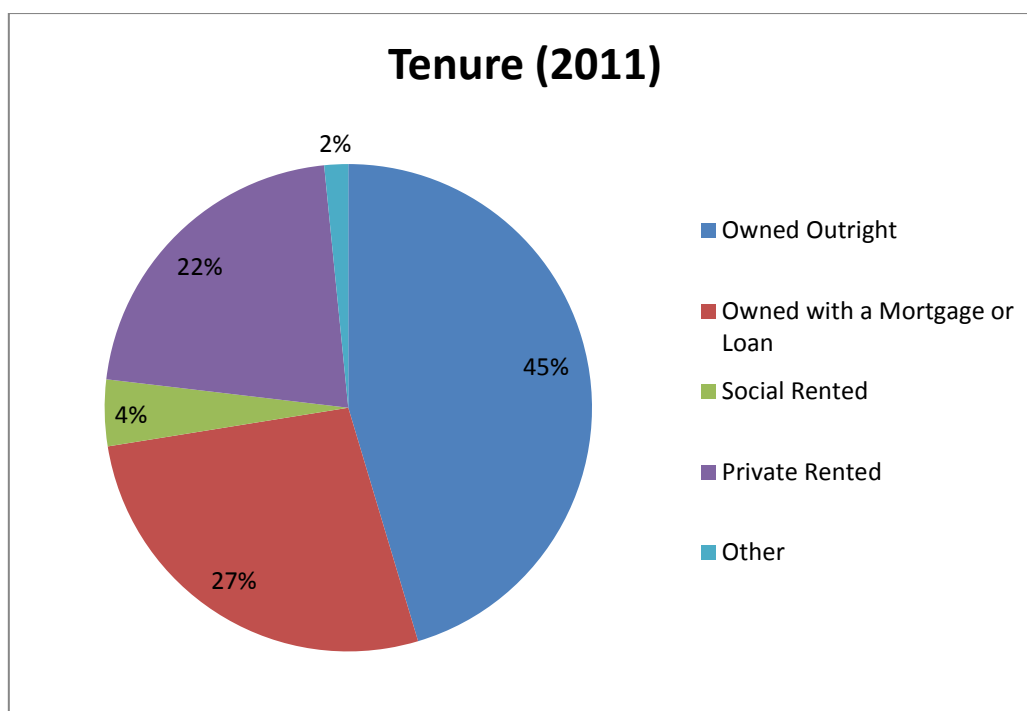
Accommodation Type (2011)	Number of Households	Percentage of Households (rounded)
Detached House/Bungalow	508	57.3
Semi-Detached House/Bungalow	153	17.3
Terraced House/Bungalow	48	5.4
Flat	46	5.2
Caravan or Temporary Structure	129	14.5
Shared Dwelling	2	0.2
Total	886	100%

No. of Bedrooms (2011)



Occupancy Rating (2011)





New Homes Built (2001 to 2011)

Year	No. of homes built (net)
2001-02	0
2002-03	-2
2003-04	6
2004-05	1
2005-06	2
2006-07	2
2007-08	2
2008-09	4
2009-10	0
2010-11	0
Total	15

This represents 0.5% of new homes built in the Borough during this period.

New Homes Built (2011 to 2015)

8 new homes (net) were built in Woodborough between 2011 and 2015. This represents 0.7% of new homes built in the Borough during this period.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	0	0
2 bed	1	3	0	4
3 bed	0	2	0	2
4+ bed	0	2	0	2
Total	1	7	0	8

Live Planning Permissions

As of 31st March 2015 there were 30 homes with live planning permission in Woodborough. This represents 1.6% of live planning permissions in the Borough.

	Bungalow	House	Flat/ Maisonette	Total
1 bed	0	0	0	0
2 bed	6	2	0	8
3 bed	6	7	0	13
4+ bed	0	9	0	9
Total	12	18	0	30

Planning permission for one site (2004/1546 – 19 homes) has commenced. However information from applicant indicates that the homes will not be constructed due to flooding issues. Thus this site is not included in the table above.

Vacant Properties (as of 23/07/2015)

Less than 1 month	1-6 Months	6 Months and Over
1	17	12

11.3 Affordability and Need

Mortgage & Rental Affordability

% Unable to Afford Mortgage	% Unable to Afford Rent	No. of houses Needed (net)
64%	12%	129

Please note that these figures apply to Gedling Rural South sub-market which covers Burton Joyce, Lambley, Stoke Bardolph, and Woodborough.

Housing Register

Band 1	Band 2	Band 3
0	2	12

To deliver this number of affordable homes would require 46 market properties assuming 30% requirement from SPD is met.

Bids per Property

Type	No. of Bedrooms	No of Properties	Average No. of Bids
General	2	1	24.00
Sheltered	2	5	31.20

11.4 Conclusion

Woodborough is considered to have a need for smaller homes (2 and 3 bedrooms). This is due to

- the lower proportion of 18-29 year olds (8% compared to 13% in the Borough);
- the high proportion of over 65 year olds (26% compared to 19% in the Borough); and
- the degree of under occupation (52% have two or more bedrooms than the standard requirement compared to 42% in the Borough)

There is more of a mix of property sizes in Woodborough compared to some other villages but additional 3 bedroom homes would help to provide a broader mix. These would also suit first time buyers and older residents wishing to downsize whilst remaining in Woodborough.

Although Woodborough is a moderately large Parish (as reflected in the population based distribution of 116 homes), a number of the properties shown in the statistics are in the form of caravans located along Moor Lane (likely the majority of the 129 Caravans or Temporary Structures identified in the 2011 Census) which do not functionally form part of the settlement. Together the size of the population, requirements for affordable houses (the provision of 46 homes to provide for those on the Housing Register) and need for smaller properties identified above indicate that between 50 -70 new homes are needed in Woodborough during the plan period (2011-2028).

12.0 Recommendations

- 12.1 As identified in the NPPG, establishing future housing need even at large geographic scales is not an exact science. To produce this report a number of sources including the 2011 Census, SHMA and AMR have been used to present a range of indicators on population, housing stock and affordability in the Other Villages within Gedling Borough. This information has been used to make judgements on housing need as identified in Policy 8 of the NPPF. The table below presents the recommended housing need for each village covered by the report.

Village	Housing Need (2011 to 2028)	Type of Properties Needed
Burton Joyce	70-90	2/3 Bed
Lambley	40-60	2/3 Bed
Linby	0-10	2/3 Bed
Newstead	60-80	1/2 Bed 4+ Bed
Papplewick	20-40	2 Bed
Stoke Bardolph	0-10	2 Bed 4+ Bed
Woodborough	50-70	2/3 Bed 3 Bed

- 12.2 The level of housing need identified above does not take account of the availability of sites or any planning constraints to the delivery of sites. The Site Selection Document prepared to inform the Local Planning Document weighs the information presented on housing need against the availability of sites and constraints to development. It also presents a final housing figure to be included in the LPD for the period 2011 to 2028.