

Housing Delivery Action Plan 2020

August 2020

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1. Introduction

1. The Ministry of Housing, Communities & Local Government published the results of the Housing Delivery Test for 2019 on 13 February 2020.
2. Paragraph 75 of the National Planning Policy Framework states where the Housing Delivery Test indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the council should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
3. The Housing Delivery Test result for 2019 for Gedling Borough Council is **58%** and is based on the three year period 1 April 2016 to 31 March 2019. This is an improved performance in comparison with 51% with the previous Housing Delivery Test result for 2018. Following the Housing Delivery Test result for 2018, the Council was required to publish an Action Plan and a buffer of 20% was added to the supply of deliverable sites for the purposes of housing delivery assessment¹. The Housing Delivery Test result for 2019 means that the Council must continue to prepare an action plan and to apply a buffer of 20% to its calculated five year housing supply.
4. A Housing Delivery Action Plan has been put in place (published in August 2019) which is being actively implemented and will assist in improving performance in future. The Action Plan is currently being monitored, reviewed and updated.
5. The Action Plan has been updated to include new information and reviewed during unprecedented times due to the unexpected and unforeseen consequences of the COVID-19 pandemic, which are likely to significantly impact on housing delivery in future. As a consequence the SHLAA review in 2020 was delayed slightly in order to obtain information from landowners and developers after the lockdown restrictions were eased. The input from the SHLAA review is key to the monitoring and review of the Action Plan and sets out new actions to help mitigate some of the impacts of the COVID-19 pandemic on future housing supply.
6. The Action Plan provides an updated analysis of the key reasons for the under delivery of the Council's housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. Many of the actions identified in the

¹ Paragraph 73 of the National Planning Policy Framework states a 20% buffer should be applied where there has been significant under delivery of housing over the previous three year to improve the prospect of achieving the planned supply. The 20% buffer should be applied where delivery was below 85% of the housing requirement.

previous Housing Delivery Action Plan 2019 have been implemented and a number of actions are on-going and are reviewed in Section 7: Key Actions. The Action Plan will build on the Housing Implementation Strategy that was prepared to support the preparation of the Local Planning Document.

7. The Council has an adopted Core Strategy which was produced in alignment with other Councils making up the Nottingham Core Housing Market Area. The Aligned Core Strategies were drawn up in recognition that there is a single housing market area and commonality of planning issues and need for cross boundary cooperation. It is also the case that other parts of the Housing Market Area have underperformed and certain issues relating to site delivery may be common.
8. The Action Plan looks at the planning policy context, provides an analysis of the past housing delivery (with regards to housing delivery past performance, site specific allocations, engaging with developers and viability and infrastructure issues) and identifies a number of key actions which aim to improve housing delivery.
9. The Council is committed to delivering growth but recognises that this is a complex process. A number of the actions identified in the Action Plan fall within the remit of the Council whilst other actions will need to be supported by other stakeholders involved in delivering housing in particular landowners and house builders.

2. Planning Policy Context

10. This section updates and summarises the planning policy context in relation to housing delivery within Gedling Borough.

The Local Plan

11. The Local Plan for Gedling Borough Council comprises the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan).
12. The Aligned Core Strategy was adopted in September 2014 and includes a housing requirement for Gedling Borough which is 7,250 homes for the plan period 2011 to 2028. Policy 2 of the Aligned Core Strategy sets out a staggered housing requirement as follows:-

2011-2013	2013-2018	2018-2023	2023-2028	Total
500	2,200	2,400	2,150	7,250

13. The Aligned Core Strategy allocates three strategic sites at Top Wighay Farm, Teal Close and North of Papplewick Lane and identifies Gedling Colliery/Chase Farm as a strategic location.
14. The Local Planning Document was adopted in July 2018 and allocates thirty housing sites.

Greater Nottingham Planning Partnership

15. The Greater Nottingham Planning Partnership covers the Hucknall wards of Ashfield and the administrative boundaries of Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe. The six Councils along with Nottinghamshire and Derbyshire County Councils have worked collaboratively preparing a joint evidence base and fully aligned their Core Strategies. The Partnership has jointly delivered capital projects in excess of £10m and joint revenue projects over £1m. A key priority is to drive delivery of housing across the Nottingham Core Housing Market Area.
16. Gedling Borough Council is working together with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils on the review of the Aligned Core Strategies and preparing the Greater Nottingham Strategic Plan. The first stage of public consultation on the Greater Nottingham Strategic Plan Growth Options commenced in July 2020. The Councils have agreed a consultation strategy that includes some mitigation measures to address the potential disruptions of COVID-19 pandemic on the consultation process and

this approach has ensured that the Councils are able to progress the new plan.

The Green Belt

17. Gedling Borough Council is a Green Belt authority with all land outside the urban area being part of the Nottingham-Derby Green Belt. The presumption against inappropriate development in the Green Belt means that there is no scope to permit more development in the Green Belt to address under delivery, unlike in non-Green Belt authorities, and the only option for increasing the supply of land is through policy preparation, more specifically a review of the local plan.
18. The National Planning Policy Framework states that altering Green Belt boundaries can only be justified by exceptional circumstances. Such exceptional circumstances may include any unmet quantitative need for housing that cannot be accommodated within the built up area as derived from using the standard method for assessing housing need. However, it is not considered that exceptional circumstances would apply to removing land from Green Belt to overprovide for an unforeseen and unquantifiable amount of over provision for housing.
19. The Gedling Borough Local Planning Document has designated safeguarded land that is land removed from the Green Belt and protected from development in the plan period in order to meet longer term development needs. This potential supply of development land does provide a degree of flexibility for example; planning permission for residential development on safeguarded land has been permitted and developed in the past for example, the 113 homes on safeguarded land at the land between Main Street and Hollinwood Lane in Calverton was permitted in 2012 and fully built in 2014. In this case significant weight was attached to the fact that the Council did not have a five year supply of housing land at the time of the decision. The Council will monitor the five year housing land supply situation closely with a view to considering whether safeguarded land is needed to boost housing supply as a result of COVID-19.

Other plans and strategies

The Gedling Plan

20. [The Gedling Plan](#)'s priorities include:-
 - Delivery of allocated housing sites
 - Reduction in the number of empty homes
 - Securing the provision of more affordable housing

- Proactively promoting the sale of Council owned land for the purpose of creating new homes
- Seeking funding opportunities for housing led regeneration

Gedling Borough Housing Implementation Strategy

21. The [Housing Implementation Strategy](#) was prepared to support the examination of the Local Planning Document and includes a risk assessment of the housing allocations setting out what actions Gedling Borough Council would take if sites were delayed. These actions include a partnership approach to working with developers and the preparation of development briefs for key sites. For example, a specific action included the setting up of a working group (Kilisick Lane Working Group) for the cluster of sites to the north and east of Arnold given the cumulative need for infrastructure and to phase housing growth with the phased extension of the adjoining Dorket Head Quarry. The group met several times since the inaugural meeting in February 2018. Positive outcomes include:-
- The quarry extension has commenced with the agreement that housing allocations in proximity of the quarry would be phased;
 - Input into the Development Brief for north and east of Arnold (published January 2019);
 - Agreement over the need for and level of developer contributions towards the costs of a new primary school to serve the catchment area.

SHLAA Review

22. The Council carries out an annual SHLAA2 review which provides a review of potential housing sites. The SHLAA is reviewed annually to ensure that the latest information on site progress, developer intentions and any constraints is kept up to date. The previous Housing Delivery Action Plan 2019 included the action to have a more detailed call for sites and more proactive approach to identifying potential sites which resulted in an independent review of the SHLAA methodology, commissioned in 2019.
23. The information gathered from the annual SHLAA review is also used to update the five year housing land supply. The SHLAA form that landowners and developers are required to complete as part of the annual SHLAA review specifically asks the question on how the Council can help to develop their sites.

² Strategic Housing Land Availability Assessment.

24. The responses received over the last five years (2015 to 2020) have been collated into broad categories and are set out in the **Appendix 1** together with actions identified for the Council. The actions set out later in this document build on and maintain much of the above activities as well as identify specific new actions arising from the analysis of housing delivery and future supply in the next section.
25. The Review of Greater Nottingham SHLAAs Final Report was published by Ove Arup & Partners in July 2019. The report was commissioned by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. One of the key purposes of the report was to review the different methodologies taken to Strategic Housing Land Availability Assessments (SHLAAs) by each of the five Councils, to ensure robustness and consistency, as far as this is appropriate. The report makes a number of recommendations on how this can be achieved. The review report recommended that each Council publish a detailed methodology alongside its individual site assessments in order to enable a clear understanding of the approach followed and assumptions made when preparing their SHLAAs. The Councils have agreed to publish a joint methodology report setting out how they are intending to prepare their SHLAAs.
26. A new joint SHLAA methodology report is currently being prepared and will set out the methodology for undertaking a SHLAA and calculate the future housing supply. The SHLAA methodology report will be published later in 2020 and will inform the Council's SHLAA assessment and the five year housing land supply.

Implications of COVID-19 pandemic

27. Due to the COVID-19 pandemic, the whole country was in lockdown restrictions at the end of March 2020. The COVID-19 pandemic and social distancing measures are expected to have a significant impact on future housing delivery although the extent of this is not yet known. It is also the case that the housing delivery test is backward looking over a three year period meaning that the impact of COVID-19 pandemic will not be evident in the Housing Delivery Test results for some time to come. The next Housing Delivery Test for 2020 will cover the next three year period 1 April 2017 to 31 March 2020 where lockdown measures effectively covers the last week of this period. The subsequent Housing Delivery Test result for 2021, which will cover the three year period 1 April 2018 to 31 March 2021, would be substantially impacted unless the Government were to change its method of assessment to take into account the effects of COVID-19 pandemic.

However, this Housing Delivery Action Plan will include actions at the earliest possible time to help mitigate impacts arising from the COVID-19 pandemic.

28. It is too early to assess how the COVID-19 pandemic will impact on house building or how quickly the house building industry might recover.
29. There are though significant risks in the short to medium term as set out in a recent article by planning consultants Lichfields³:
 - Challenges to the capacity of the construction industry including the supply chain and labour supply;
 - Restructuring following business closures and redundancies;
 - Reduced consumer confidence;
 - The viability of housing sites may be affected leading to applications to renew permissions, review S106 agreements and/or to vary conditions; and
 - Delays to local plan preparation.
30. Work was suspended at the end of March 2020 on a number of large housing sites in Gedling Borough such as the Gedling Colliery/Chase Farm site but has largely been recommenced since lockdown restrictions have been lifted. The Business and Planning Act 2020 came into force on 22 July 2020⁴ to make provision relating to the promotion of economic growth recovery and growth. The Act temporarily modifies the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 to enable certain planning permissions and listed building consents in England which have lapsed or are due to lapse during 2020 to be extended. Those that have lapsed since 23 March 2020 and due to lapse until 31 December 2020 are to be extended to 1 May 2021. It also provides for the modification of conditions on working hours attached to planning permissions to be varied to allow longer working or working on days or part of days which would otherwise have not been permitted.
31. As work on a number of sites ceased during the lockdown, the annual SHLAA review was delayed for a short period because of uncertainties caused by COVID-19 pandemic but is currently underway as lockdown restrictions have eased and there is now greater certainty. Consequently, the SHLAA 2020 assessment and the updated Five Year Housing Land Supply report will be published later in 2020.

³ Lichfields

<https://lichfields.uk/blog/2020/april/15/covid-19-testing-times-for-housing-delivery-hawks-vs-doves/>

⁴ <https://www.legislation.gov.uk/ukpga/2020/16/contents/enacted/data.htm>.

3. Housing Delivery Analysis – Past Performance

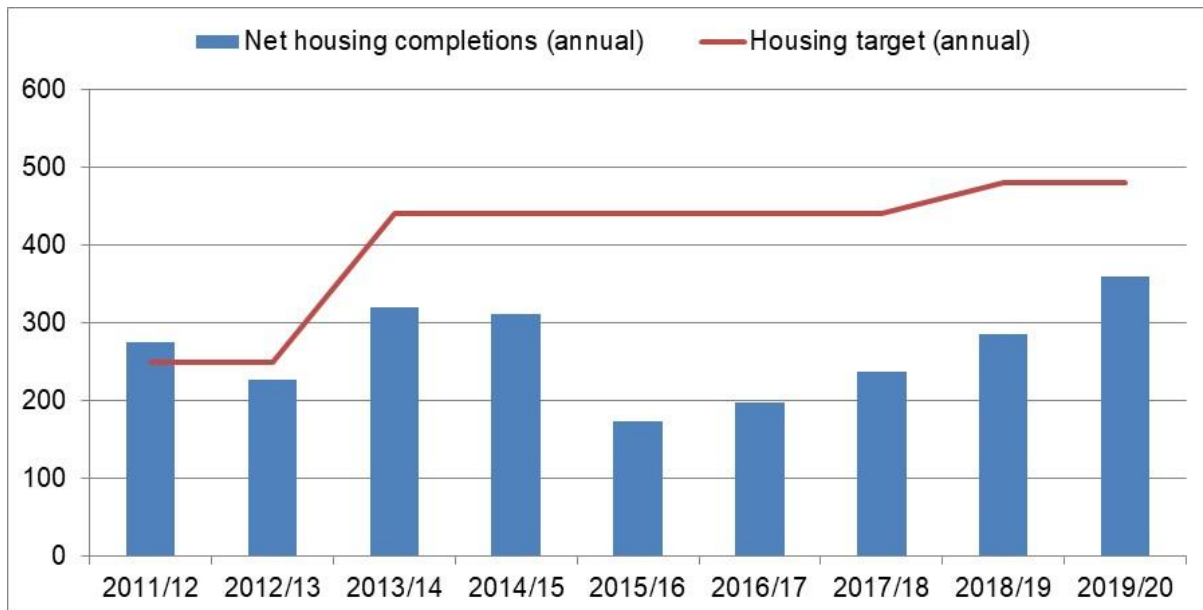
32. This section updates and provides an overview of housing delivery within Gedling Borough since 2011. As the Housing Delivery Test result for 2019 is based on the three year period 1 April 2016 to 31 March 2019 the information provided in this section includes data up to 31 March 2020, unless indicated otherwise.

Housing requirement and current rate of delivery

33. The Local Plan includes a housing requirement of a minimum of 7,250 homes for 2011 to 2028.
34. The table and graph below shows how the Council is progressing against the housing requirement on an annual basis⁵. The table shows that the housing target has been reached in the first two years of the plan period (i.e. 2011/2012 and 2012/13) but since then the completions have been fairly erratic with a low point at 64% reached in 2018/19.

	Net housing completions (annual)	Net housing completions (cumulative)	Housing target (annual)	Housing target (cumulative)	% of housing target
2011/12	275	275	250	250	110 %
2012/13	227	502	250	500	100 %
2013/14	321	823	440	940	88 %
2014/15	311	1,134	440	1,380	82 %
2015/16	174	1,308	440	1,820	72 %
2016/17	198	1,506	440	2,260	67 %
2017/18	237	1,743	440	2,700	65 %
2018/19	286	2,029	480	3,180	64 %
2019/20	360	2,389	480	3,660	65 %

⁵ It should be noted that the table compares the net homes delivered since the beginning of the plan period which is April 2011. The Housing Delivery Test takes a different approach and compares the net homes delivered over the last three financial years to the homes required over the same period. The Housing Delivery Test uses a different method to calculate whether the Council are meeting the housing target. In calculating homes required, the lower of two targets is used – the annual target from the most recent local plan or a calculation of household growth plus unmet need. The calculation of homes delivered takes account of communal accommodation. The figures in the table do not take account of communal accommodation.

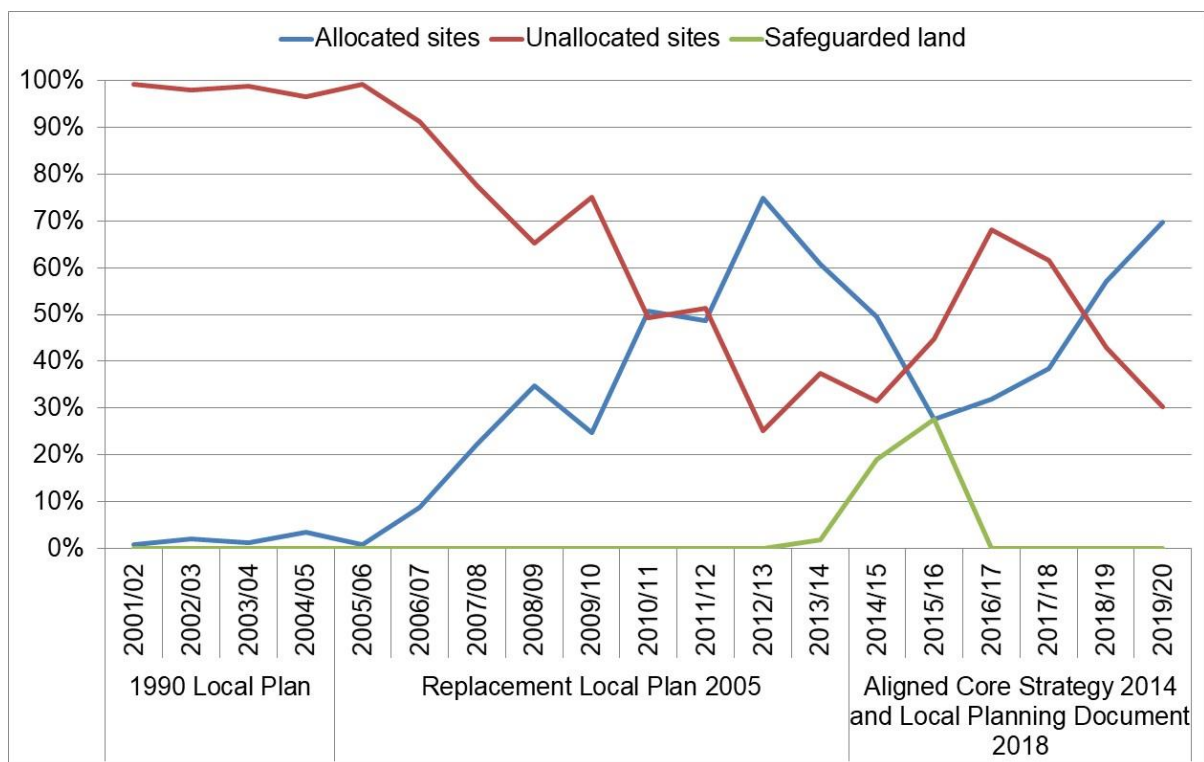


Five year supply of housing

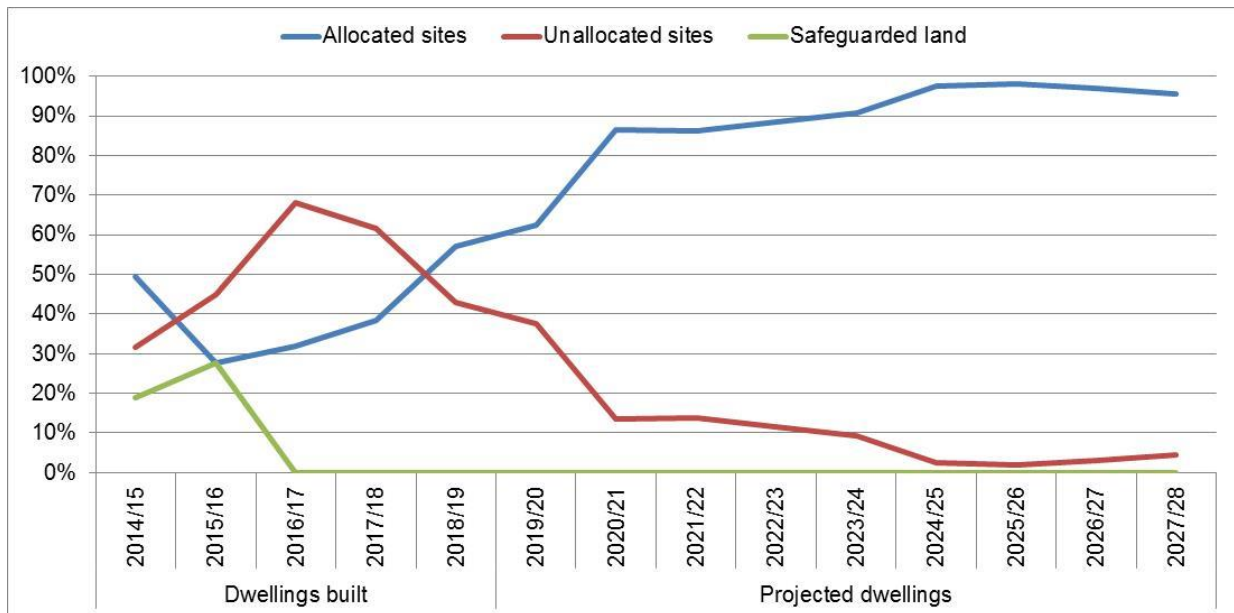
35. The Council's Five Year Housing Land Supply Assessment 2019 was published in August 2019 and considers the Borough's supply of housing land against the housing requirement set by the Local Plan. The Council had a 5.08 year supply. It is anticipated that based on responses received to the SHLAA review in 2020 site allocations will continue to come forward over the next few years and that the housing supply increases following adoption of the Local Plan remains a sound assumption.

Delivery of Local Plan allocations

36. Allocated sites are those that are allocated for residential development in the Local Plan. Unallocated sites are those that are not allocated for residential development in the Local Plan, otherwise known as "windfall sites". Safeguarded sites are those that are designated as safeguarded land and protected from development during the plan period but will be considered for meeting longer term development needs through a review of the Local Plan.



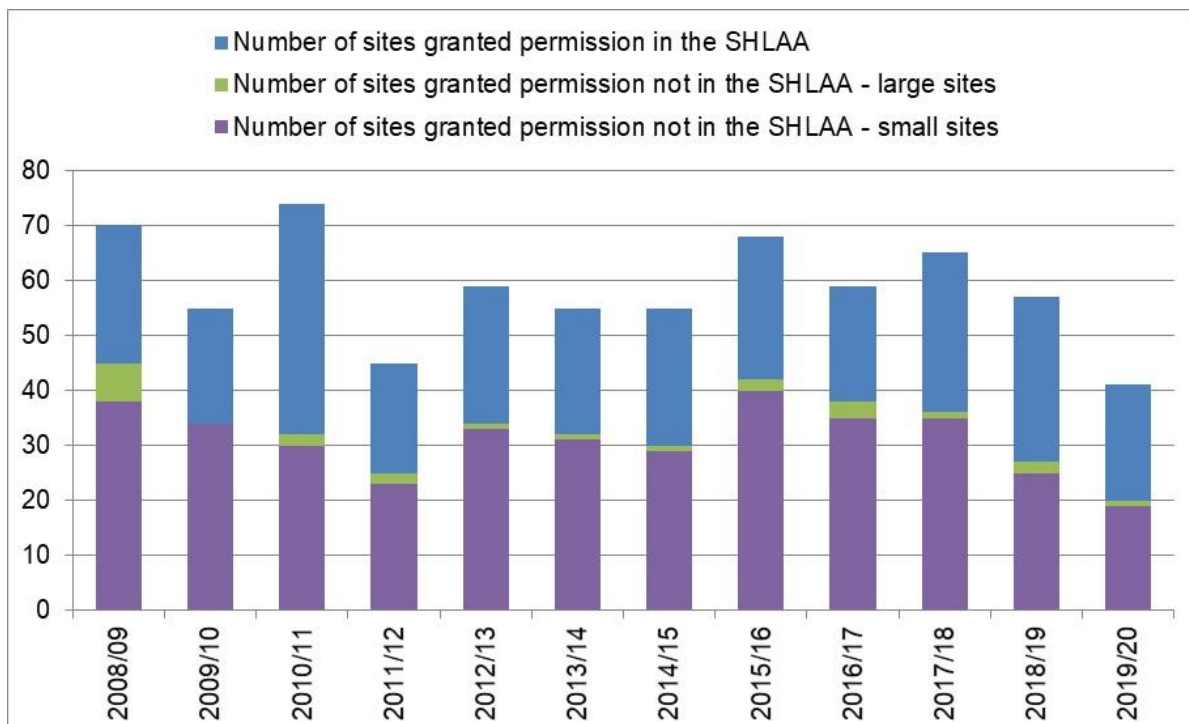
37. The above graph shows the percentage of homes built on allocated sites, unallocated sites and safeguarded land between 2001 and 2020. The graph shows that the majority of the completions before the adoption of the Replacement Local Plan in 2005 are on unallocated sites. The graph shows the impact of the Replacement Local Plan adopted in 2005 with allocated sites coming through from 2006/07 and dropping off after 2014/15 as most sites were built out. A similar pattern is expected to be seen over the next few years now the Aligned Core Strategy and the Local Planning Document have been adopted.
38. The previous Housing Delivery Action Plan 2019 includes a graph to show the projected homes to be built on allocated sites and unallocated sites from 2019 over the remaining part of the plan period up to 2028 using the housing trajectory in the Five Year Housing Land Supply Assessment 2019. It should be noted that new homes on unallocated sites will also come forward over time to reflect new windfall sites coming forward (as demonstrated in paragraphs 40 and 41). The graph below is based on the 2019's information on unallocated sites and so does not show this likely uplift.



Data Analysis Conclusion 1:

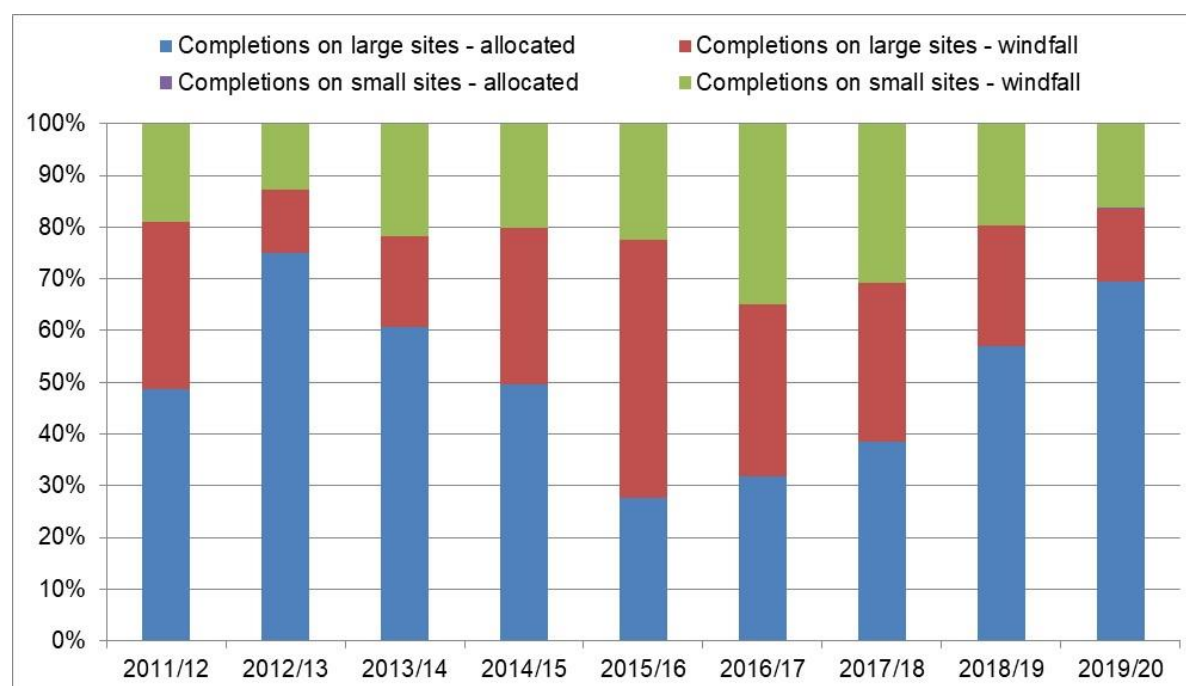
39. The above analysis shows that completions increase following the adoption of the Local Plan. It is expected that the majority of completions on sites allocated in the Local Planning Document (adopted in 2018) will come forward over the next few years and some sites have been granted planning permission and others are in the process of gaining planning permission.

New windfall sites that were not in the previous SHLAA database



40. The above graph shows that new sites granted planning permission⁶ that were not previously included in the SHLAA⁷ are coming forward. The number of new sites granted planning permission coming forward has varied over the years but for each year a large proportion of new sites granted planning permission have been on small sites. The number of new sites granted planning permission that were not previously included in the SHLAA has been higher than the number of SHLAA sites granted planning permission, except for the years 2010/11, 2018/19 and 2019/20.
41. The new sites granted planning permission that were not previously included in the SHLAA comprise the following land uses:-
- Residential including the conversion of existing properties and redevelopment of residential garage courts;
 - Conversion/redevelopment of offices, light industrial units and commercial buildings including shops and drinking establishments;
 - Conversion/redevelopment of agricultural buildings and barns;
 - Development on vacant/underused land; and
 - Other sources.

Housing completions on small and large sites



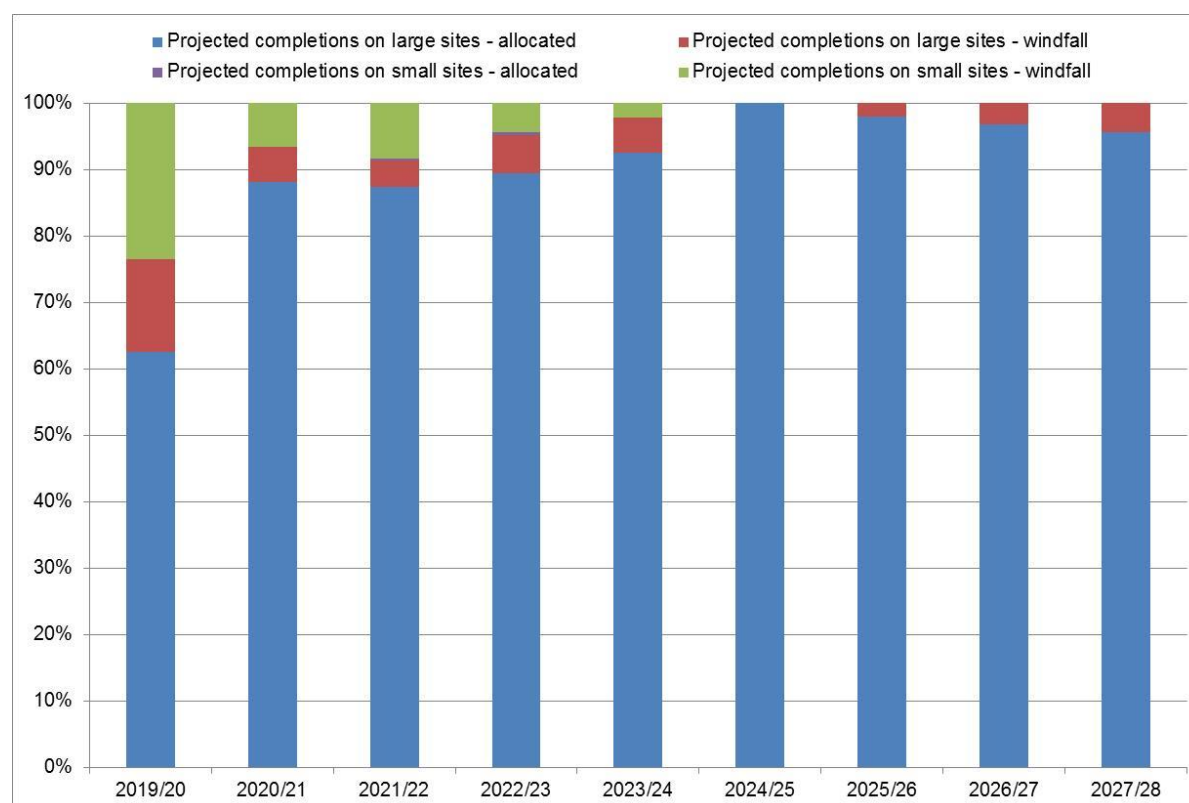
⁶ This excludes permissions that have been superseded during the same year (only the recent permissions are included) and replacement dwelling proposals.

⁷ Strategic Housing Land Availability Assessment. This is an annual review of potential housing sites and its purpose is to help the Council to understand where and when housing could be built in the future.

42. The above graph shows that since 2011 the majority of housing completions have been on large sites with an average of 22% on small sites and 78% completions on large sites. Completions on large sites include those allocated in the Replacement Local Plan 2005, Aligned Core Strategy 2014 and Local Planning Document 2018.

Sites with planning permission on small and large sites

43. The previous Housing Delivery Action Plan 2019 includes a graph to show the projected homes to be built on small sites and large sites from 2019 to the remaining of the plan period up to 2028 using the housing trajectory in the Five Year Housing Land Supply Assessment 2019. New homes on small and large windfall sites will also come forward over time to reflect new windfall sites coming forward (as demonstrated in paragraphs 40 and 41). The graph below is based on the 2019's information on small and large windfall sites and so does not show this likely uplift.

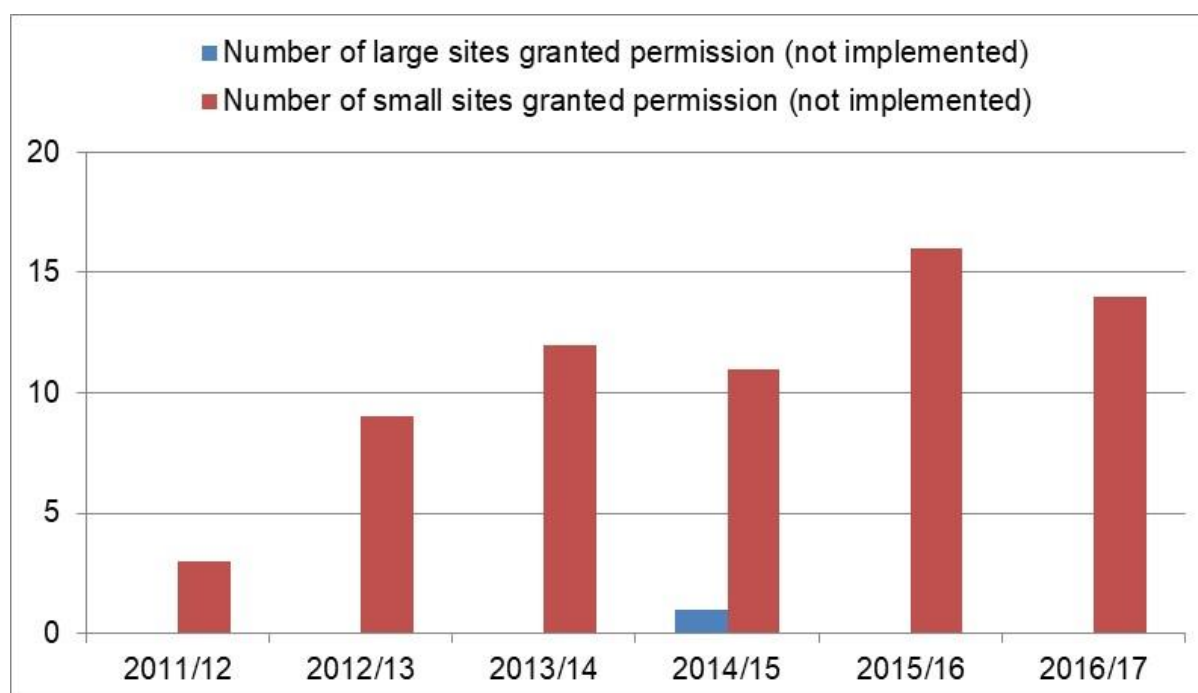


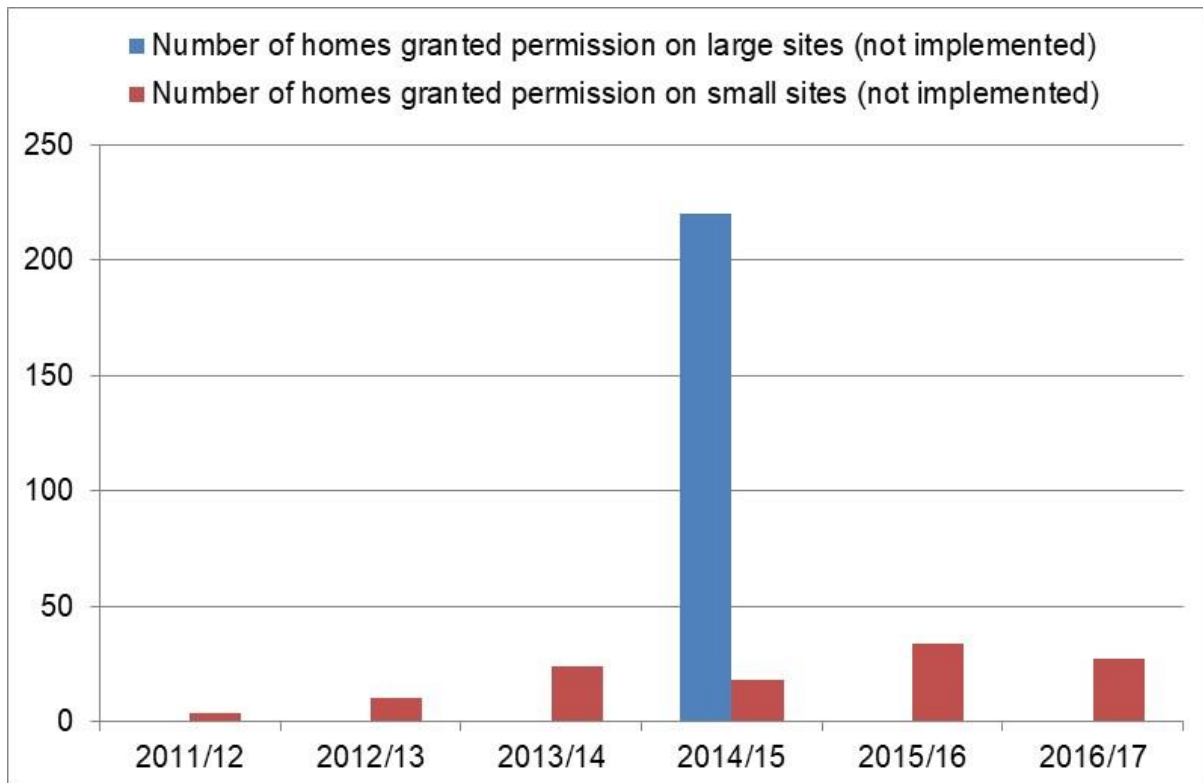
Unimplemented homes on small and large sites

44. As at 31 March 2020, a total of 66 sites granted planning permission for residential development between 1 April 2011 and 31 March 2017 have not been implemented. Those granted permission since 1 April 2017 have up to 3 years to implement so this explains why the two charts below do not show

data for 2017/18, 2018/19 and 2019/20. Out of the 66 sites, only one is a large site (Site H13 Bestwood Business Park as allocated in the Local Planning Document) which was granted permission in March 2015 before the adoption of the Local Planning Document in July 2018. The two graphs below clearly show that small sites are less likely to progress to completion than large sites and, over the period shown, a total of 117 homes on 65 small sites have not been implemented. For clarification the graphs do not include any sites with permission lapsed since 23 March 2020 because the Business and Planning Act 2020 allows those that lapsed since 23 March 2020 until 31 December 2020 to be extended to 1 May 2021.

45. Since the previous Housing Delivery Action Plan was published in 2019, a total of 5 dwellings on 5 small sites that have not been implemented have since had new planning permission granted. These sites are not included in the graphs below and this explains the difference with previous years' data shown on the charts below and the charts in the previous Housing Delivery Action Plan 2019.



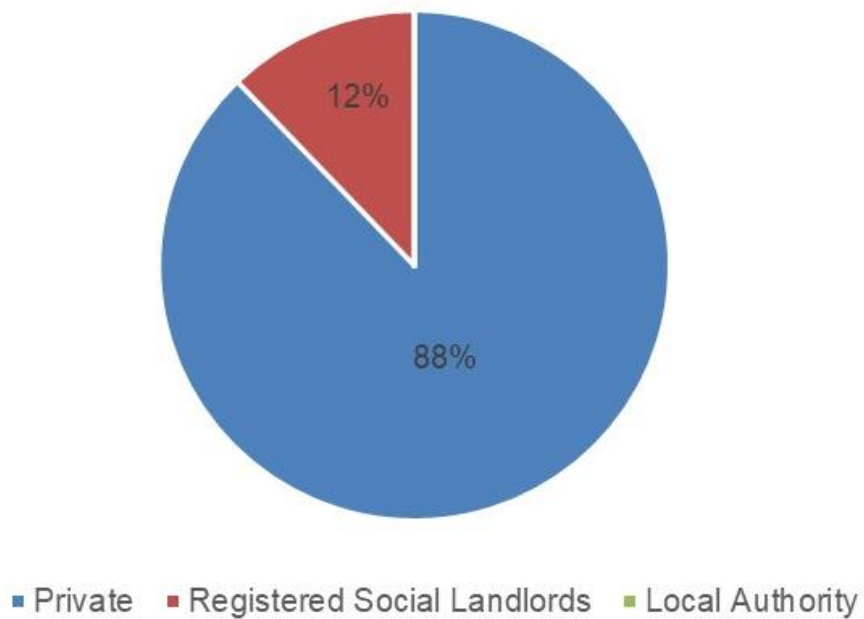


Data Analysis Conclusion 2:

46. The above analysis shows that whilst the majority of sites granted planning permission for housing are small sites, the contribution of large sites to housing delivery is more significant, in part because a greater proportion of small sites granted planning permission fail to come forward for development.
47. Consideration has been given as to whether a site is brownfield or greenfield has an impact on whether the site progresses or fails to come forward but no clear conclusions can be drawn in terms of impacts on delivery.

Housing completions by type of developer

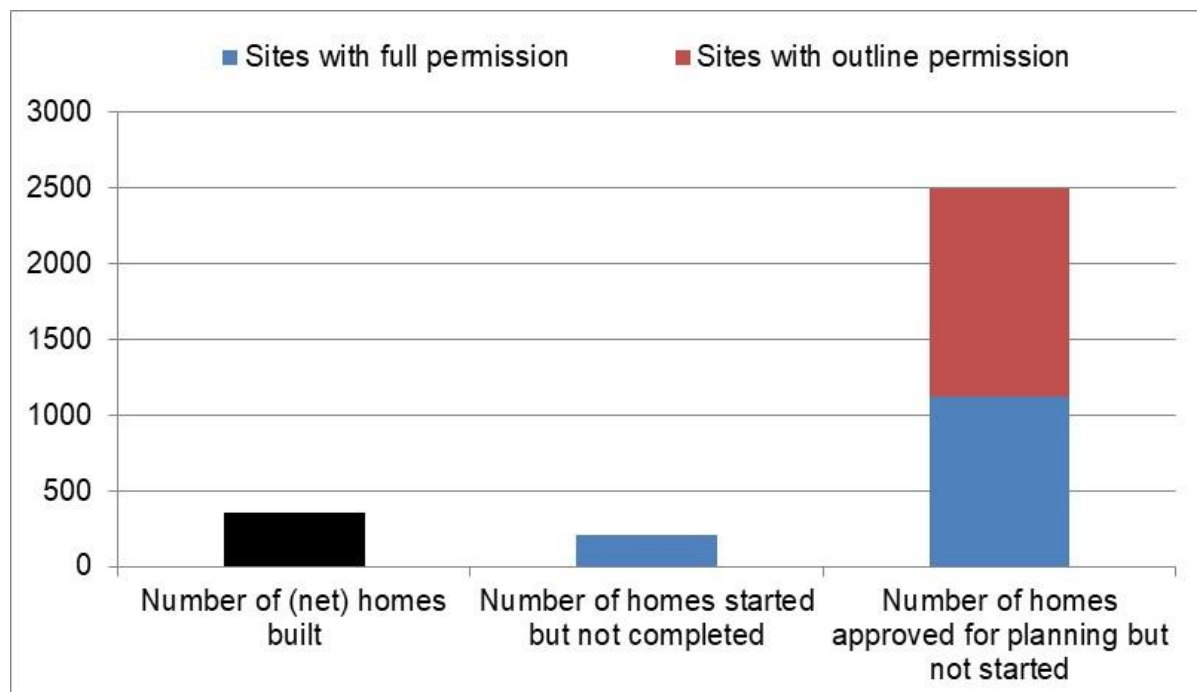
48. The below pie chart shows that the private sector dominates the housebuilding growth followed by registered social landlords such as housing associations and no homes have been built by the Council.



Data Analysis Conclusion 3:

49. The above analysis shows that private sector drives the housebuilding growth within the Borough. The Council has not been building any houses.

Number of homes approved for planning but not yet built



50. The above chart shows that as at 31 March 2020 there is a large number of unimplemented plots with planning permission (2,491 homes) in comparison to those that have started but not yet fully built (208 homes) and those built

during 2019/20 (360 homes). The 2,491 unimplemented plots approved for planning but not started are almost evenly split with those having full permission and those with outline permission. Inevitably for those sites going down the outline planning permission route there is a time lag between the grant of outline planning permission and the submission and approval of reserved matters applications. The likely timescales for the approval of reserved matters is built into the housing trajectory where known, leading to increased delivery over time.

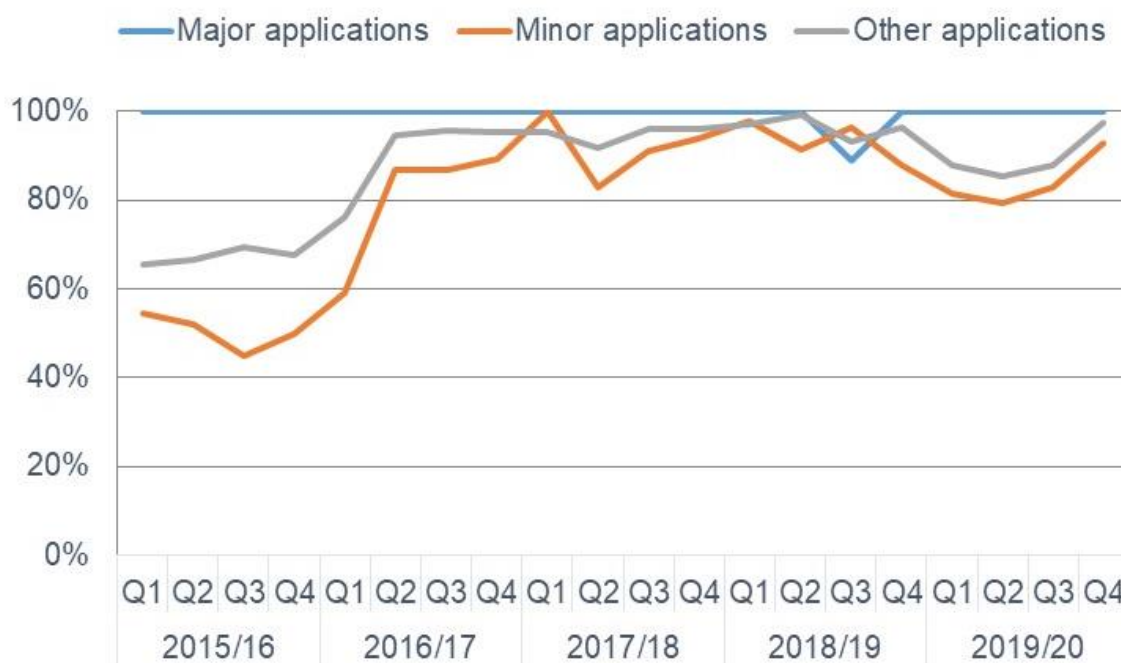
51. It should be noted that the unimplemented plots include those allocated on two strategic sites and on some non-strategic sites. The table in **Appendix 2** briefly outlines progress on allocated housing sites.

Data Analysis Conclusion 4:

52. The above analysis shows the performance up to the lockdown imposed in March 2020. Low housing starts and low completions over recent years mean that there is a large number of unimplemented planning permissions awaiting to be completed.

Percentage of planning applications granted within the statutory time limits

53. The Government sets statutory targets of 8 weeks for planning applications and 13 weeks for major applications for the determination of planning applications. The Government sets decision making thresholds of 60% for major planning applications, 80% for other applications and 65% for minor planning applications. The below chart, which has been updated to include performance for 2019/20, shows that major applications' statutory target of 13 weeks has been achieved for virtually all quarters since 2015/16, except for quarter 3 in 2018/19. For minor and other planning applications, there has been a steady improvement in performance except for a slight dip in performance in 2019/20 which was due to vacant posts in Development Management since filled. Performance for determining planning applications has remained above the Government's targets and has recovered.

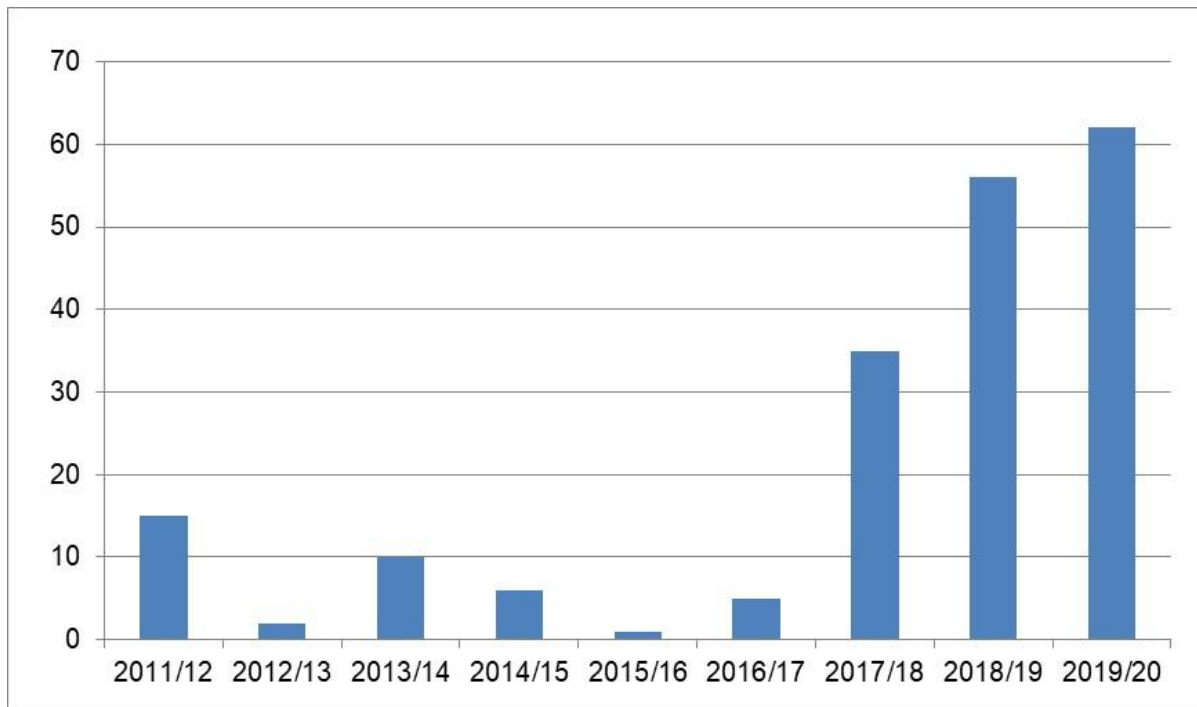


Data Analysis Conclusion 5:

54. The above analysis shows performance up to the lockdown imposed in March 2020 and indicates that the Council is performing well in meeting statutory targets and the speed of decision making is well above the thresholds set by the Government. Since the lockdown the Council have facilitated the deployment of staff including Development Management working from home and Development Management performance has continued to improve with these new working arrangements in place. The Planning Committee was temporarily suspended from meeting due to the cancellation of meetings whilst arrangements were put in place to hold virtual meetings which are now held each month and there has been no disruption to the service. The Members Delegation Panel has been meeting in a virtual form since early April 2020 continuing business as usual.

Empty homes

55. The Council takes a proactive approach to bringing empty homes in the Borough back into use. An Empty Homes officer has been in post since June 2017. The number of homes brought back into use each year is set out in the graph below.



Data Analysis Conclusion 6:

56. The above analysis shows that there has been a significant increase in the number of empty homes brought back into use since 2017/18.

4. Housing Delivery Analysis – Site Specific Allocations

57. This section updates and provides an overview on what has been happening on strategic sites allocated in the Aligned Core Strategy and non-strategic sites allocated in the Local Planning Document using up-to-date information from the SHLAA 2020 review.
58. The table in **Appendix 2** briefly outlines progress on allocated housing sites.

Strategic sites in the Aligned Core Strategy

59. Good progress has been made on Teal Close and North of Papplewick Lane sites which are both currently under construction.
60. Part of the Top Wighay Farm site has been completed (38 homes) and the remainder is now subject to an outline planning application for residential, business uses, local centre and associated infrastructure, pending consideration. The Council helped secure public funding through the Accelerated Construction Fund which has been used to fund access improvements to site.

Non-strategic sites in the Local Planning Document

61. Of the non-strategic housing allocations good progress is also being made as a number have been granted planning permission or planning applications have been submitted. Details are set out in the table in Appendix 2 and in summary:-
- The majority of sites (nineteen out of thirty) have no identified issues affecting their delivery.
 - A development brief (informal guidance) for H3 Willow Farm was adopted in February 2020 and a planning application is expected shortly.
 - A planning application has been submitted for H4 Linden Grove and approved subject to the signing of a Section 106 agreement.
 - Council has resolved to grant permission subject to S106 agreement for H5 Lodge Farm Lane.
 - A planning application has been submitted for majority of H7 Howbeck Road/Mapperley Plans and approved subject to the signing of a Section 106 agreement.
 - An outline permission was granted in February 2020 for H16 Park Road.

Data Analysis Conclusion 7:

62. Gedling Borough Council has an up to date Local Plan. It is expected that, despite the delayed implications of the delivery of allocated sites due to the COVID-19 pandemic, the majority of completions on sites allocated in the Aligned Core Strategy and Local Planning Document will come forward over the remainder of the plan period and lead to an improved performance of housing delivery. Certain sites have not come forward as quickly as anticipated by their developers for various reasons which are picked up in Section 7: Key Actions below.

5. Housing Delivery Analysis – Engaging with Developers

63. This section updates and provides an overview on engagement and collaboration with developers since March 2015.

Partnership working/supplementary planning policy and pre-application advice

64. Working groups involving both developers and other key stakeholders have been established for a number of housing sites, discussions held about the resolution of outstanding issues and to provide input to development briefs. The following development briefs or informal guidance has been prepared.

- Top Wighay Farm Development Brief adopted;
- Gedling Colliery/Chase Farm Development Brief adopted;
- Development Brief for the three sites north east of Arnold adopted;
- Willow Farm Development Brief (informal guidance) adopted; and
- Rolleston Drive informal planning guidance.

65. A collaborative approach is taken to working with developers. This has included the following actions:-

- Letters/e-mails sent to all developers of allocated sites in order to encourage the early submission of planning applications following adoption of the Local Planning Document in 2018 and assure determination in a timely manner;
- GBC Developers Forum meetings (see below for further information); and
- Greater Nottingham Housing Delivery Workshops (see below for further information).

Data Analysis Conclusion 8:

66. A lot of effort has been placed on engaging with developers through the provision of additional planning guidance, pre-application advice and working in partnership to unblock certain sites. In general this support has been well received and reciprocated by developers/landowners. The working groups are now well established and the key actions set in Section 7: Key Actions below commit the Council to continue working with these groups as long as necessary in order to bring sites forward.

Developers Forum

67. The Developers Forum meets quarterly at Gedling Borough Council and involves representatives from house builders, developers, landowners and the registered housing providers. Representatives include national builders including Persimmon as well as regional builders such as Langridge Homes. The Council is represented politically by the Leader of the Council, Portfolio Holder for Growth and Regeneration and at officer level by the Chief Executive, Assistant Director Planning and Regeneration and Service Managers for Planning Policy, and Economic Growth and Regeneration. The Developers Forum has been used to inform the preparation of planning policy documents, to promote funding opportunities such as Homes England and to seek feedback on the Planning Policy, Development Management and Economic Growth and Regeneration Service.
68. As the previous Housing Delivery Action Plan 2019 was the first action plan that the Council had to prepare, a draft version was subject to consultation with the Developers Forum and constructive feedback comments were received. This updated Action Plan has not been subject to formal consultation with the Developers Forum but the Council has continued to have close dialogue.

Data Analysis Conclusion 9:

69. The Developers Forum is an important means of obtaining expert feedback on planning policy, planning performance and on the types of action that the Council could follow to help speed up delivery and has helped inform this Housing Delivery Action Plan.

Greater Nottingham Planning Partnership Workshops

70. On 12 October 2017 the Greater Nottingham Planning Partnership held a Housing Delivery Workshop which was well attended by developers, councillors and other housing stakeholders. An important outcome was the preparation of a Planning Protocol for Delivering Growth in Greater Nottingham. This is a voluntary arrangement but sets out a number of agreed commitments including timely local plan coverage and sufficient resources; and a raft of measures to provide a more proactive and consistent planning service.
71. A follow up workshop was held in February 2019 which reiterated the message about sticking to local plan timetables. In this context, the new requirement to publish a Statement of Common Ground was highlighted in

terms of getting agreement between the various Council partners over the future distribution of housing between authorities. Further useful feedback reminded delegates that sites are unique and require bespoke solutions. The County Highways Authority indicated their intention to prioritise large strategic sites when giving highways advice.

72. A special workshop was held on the 6th December 2019 specifically to consider the need to address climate change through the planning system. This included presentations from the Midlands Energy Hub (hosted by Nottingham City) on the Midlands Local Enterprise Partnerships Energy Strategies, the Royal Town Planning Institute on Rising to the Challenge of Climate Change, local authority perspectives from Nottingham City and Rushcliffe Borough on meeting local carbon reduction targets and developers perspectives on Designing a Better Way to Live. A particular theme for the workshops included raising the environmental sustainability standard of housing development facilitated by Arups consultants with feedback and learning points to take forward the climate change agenda in partnership and through local plan preparation.

Data Analysis Conclusion 10:

73. The under delivery of housing is not just a Gedling Borough Council issue but common to some Council partners across the Nottingham Housing Market Area. Key messages from the two Greater Nottingham Planning Partnership workshops include timely local plan preparation, committing appropriate resources, consistency in terms of dealing with planning applications across the Housing Market Area and for prioritising of consultee advice on strategic sites. An important point is that each site is unique and hence requires particular solutions. The site specific allocation actions set out in Section 7: Key Actions pick up this theme.

6. Housing Delivery Analysis – Viability and Infrastructure

74. This section updates and provides an overview on the relationship between housing delivery and viability and infrastructure.

Viability Issues

75. The [Plan Wide Viability Assessment](#) illustrates that, in general terms, housing developments proposed in all locations in the Borough are broadly viable taking account of all policy impacts, affordable housing delivery and Community Infrastructure Levy charges.
76. All greenfield sites in the Plan Wide Viability Assessment initial 0-5 year delivery period are viable based on the adopted assumptions. A small number of brownfield sites demonstrate marginal viability in the 0-5 year delivery period but are still considered to be broadly viable and deliverable.

Data Analysis Conclusion 11:

77. Viability is not considered to be particular barrier to site delivery within Gedling Borough.

Infrastructure

78. The Local Plan is supported by an Infrastructure Delivery Plan. The Infrastructure Delivery Plan concludes that there are no significant infrastructure constraints relating to the individual allocated sites that would act as showstoppers.
79. The funding package for the construction of the GAR is in place with approximately £4.3 m to be provided through the Community Infrastructure Levy, which prioritises the construction of the new road. The new road is currently under construction is due to open to traffic in autumn 2021 and no delays have occurred as a result of the COVID 19 pandemic.
80. Significant levels of up front infrastructure are also needed to support the strategic site allocation at Top Wighay Farm which raises challenging issues. The site was subject to a successful bid for Accelerated Construction Funding which has been used to fund improved highway access to the site. Other requirements include other significant highway and transport measures, a new primary school, contributions towards health facilities, open space and sustainable drainage systems.
81. Certain sites should contribute towards the provision of new primary schools. In the case of the Gedling Colliery/Chase Farm site and Westhouse Farm site

in Bestwood Village, new primary schools have been granted permission and funding secured. The new primary school at Bestwood Village opened in 2020. Contributions from all the Arnold sites are expected towards the costs of additional primary school places within the Arnold catchment area on a pro rata basis in accordance with the Nottinghamshire County Council Developer Contribution Strategy.

Data Analysis Conclusion 12:

82. In general, infrastructure constraints are not a barrier to housing delivery. The Gedling Access Road is a major piece of infrastructure that is now under construction and on course to be open to traffic in autumn 2021.

7. Key Actions

83. This section updates and reviews the key actions to address the housing delivery issues highlighted in this document. A new table has been added at the end of the section to address the implications of the COVID-19 pandemic.

Housing Supply: Actions

Action/actor	Task description	Expected Outcomes	Timescale	Progress
Review of Aligned Core Strategy Local Plan (Greater Nottingham Strategic Plan) GBC Planning Policy HMA officers	Review Aligned Core Strategies – note commenced	Adopt by 2022	On-going adoption 2022	Work commenced Greater Nottingham Strategic Plan Growth Options Document consultation between 6 th July – 14 th September 2020
Use of Council owned land and acquired sites in line with the GBC Commercial Investment Strategy ⁸ GBC Estates	Build new homes on Council owned land potentially in combination with the Housing Company referred to below.	Include potential GBC owned sites in the 2019 SHLAA Review Accelerate housing delivery, increase affordable housing supply	On-going	Sites submitted in SHLAA 2019 and assessed. Pre-application advice being sought on a number of potential housing sites.
Feasibility of setting up Housing Company ⁹ GBC Economic Development	Prepare Outline Business Case	Accelerate housing delivery, increase affordable housing supply	On-going	Work is ongoing to determine the best housing delivery measures for the Council to deliver affordable housing. Decision on

⁸ The Commercial Investment Strategy was approved by GBC's Cabinet on 19th March 2019. See agenda item 4 from the following link

<https://democracy.gedling.gov.uk/ieListDocuments.aspx?CId=127&MId=2322&Ver=4>

⁹ See the above link agenda item 7 for an update on the Housing Company.

Action/actor	Task description	Expected Outcomes	Timescale	Progress
				preferred model expected by Autumn 2020
Review CIL GBC Development Management	Review of CIL based on updated evidence.	Review of viability sub markets and projects on the R123 list.	On-going	Procurement of viability work by consultants August 2020. Draft Charging Schedule August 2021 Submission October 2021 Examination February 2022 Adoption of new CIL charging schedule by summer 2022.
Future SHLAA Review GBC Planning Policy	More detailed call for sites and more proactive approach to identifying potential sites.	Additional small sites identified	2020 SHLAA Review	SHLAA methodology has been reviewed by consultants to ensure consistent approach across the HMA.

Site Specific Allocations: Actions

Site	Action/Task description	Expected Outcomes	Timescale	Progress
Teal Close (allocated for 830 homes)	Determine Reserved Matters application for final phase.	Decisions	On-going	Phase 1 for 199 homes is currently under construction. Reserved matters for phase 2 comprising 354 homes granted in June 2020. Reserved matters application for the third and final housing phase of 264

Site	Action/Task description	Expected Outcomes	Timescale	Progress
				dwelling pending consideration.
North of Papplewick Lane (allocated for up to 300 homes)	No action required.		On-going	Currently under construction for 237 homes. Full planning application (2020/0258) for additional 18 homes submitted and pending consideration
Top Wighay Farm (allocated for 845 homes)	Continue working in partnership.	Public Funding Award Planning Application	On-going	Accelerated Construction Funding secured for access improvements to the site. Outline planning application (2020/0050) submitted for 805 homes, 49,500 sq. m of B1 and B8, local centre and primary school and associated infrastructure pending consideration.
H1 Rolleston Drive (allocated for 140 homes)	Continue monthly meeting with owner. Please also see Infrastructure table below for education contribution.	Decision on ACF ¹⁰ funding. Planning application	On-going	ACF not taken up, as conditions not considered conducive to deliver this particular site. Site sold to a developer.

¹⁰ ACF – Accelerated Construction Funding – government funding to speed up house building on large sites launched in November 2016.

Site	Action/Task description	Expected Outcomes	Timescale	Progress
H2 Brookfields Garden Centre (allocated for 90 homes)	Offer assistance in relocating garden centre to enable phase 2 of the housing development. Please also see Infrastructure below for education contribution.	Decision Relocation advice	On-going	Phase 1 for up to 32 homes granted permission in March 2020.
H3 Willow Farm (allocated for 110 homes)	No action required.		On-going	Informal guidance adopted February 2020. Planning application anticipated shortly.
H4 Linden Grove (allocated for 115 homes)	No action required.		Ongoing	Planning application submitted (2019/1186) and approved subject to the signing of a Section 106 agreement.
H5 Lodge Farm Lane (allocated for 150 homes)	Secure education contributions (see Infrastructure below for education contribution).	Decision	Ongoing	Council has resolved to grant permission subject to S106 (2018/0347) in August 2019.
H6 Spring Lane (allocated for 150 homes)	No action required.			Site completed
H7 Howbeck Road/ Mapperley Plains (allocated for 205 homes).	Determine planning application. Please see Infrastructure below for education contribution.	Decision	On-going	Planning application (2019/0213) for 164 homes submitted on the majority of the site approved subject to the signing of a Section 106 planning

Site	Action/Task description	Expected Outcomes	Timescale	Progress
				agreement. Grant planning permission subject to signing section 106 agreement.
H8 Killisick Lane (allocated for 230 homes).	Please see Infrastructure below for education contribution		On-going	Update required from SHLAA 2020 review.
H9 Gedling Colliery/ Chase Farm (allocated for 1,050 homes)	Continue regular meetings with owner. Determine planning application for phase 2	Updates on progress	On-going	Currently under construction for phase 1 (506 homes). Section 73 application to remove condition 2 of planning permission 2015/1376 to remove the construction cap of 315 dwellings and to allow building within Phase 1B prior to the completion of the Gedling Access Road approved at Planning Committee on 15th June 2020.
X1 Daybrook Laundry (allocated for 49 homes)	No action required.		On-going	Agent contacted and advises that marketing has not attracted interest as at March 2020.
X2 Land West of A60 Site A (allocated for 72 homes)	No action required.		On-going	Decision notice issued December 2018. Application for a non-material amendment

Site	Action/Task description	Expected Outcomes	Timescale	Progress
				submitted in January 2020 approved.
X3 Land West of A60 Site B (allocated for 150 homes)	No action required.		On-going	Planning application expected shortly.
H10 Hayden Lane (allocated for 120 homes)	No action required.		On-going	Site is to be marketed shortly
H11 The Sycamores (allocated for 25 homes)	No action required.		On-going	Planning permissions granted for 11 homes in total.
H12 Westhouse Farm (allocated for 210 homes)	Determine planning application for phase 2.	Issue decision notice	On-going	Full planning permission for 101 homes (2018/0823) on part of the site allocation granted in August 2019.
H13 Bestwood Business Park (allocated for 220 homes)	Meet with developer.	Assess future intentions for the site	On-going	Discussions with site owners indicates that the site is now being promoted by their Estates division - St Modwen Estates
H14 Dark Lane (allocated for 70 homes)	Sign off S106.	Issue decision notice	On-going	Grant planning permission subject to signing section 106 agreement.
H15 Main Street (79 homes)	Sign off S106.	Issue decision notice	On-going	Grant planning permission subject to signing section 106 agreement.
H16 Park Road (390 homes)	No action required.		On-going	Outline planning permission granted in February 2020. Reserved matters application

Site	Action/Task description	Expected Outcomes	Timescale	Progress
				pending consideration.
X4 Flatts Lane (84 homes)	No action required.		On-going	Decision notice issued 05/03/2020
H17 Longdale Lane A (30 homes)	Meet with landowner.	Identify barriers to delivery	On-going	Facilitated discussions between land owners. No progress.
H18 Longdale Lane B (allocated for 30 homes)	No action required.			Applicant has requested that application be held in abeyance.
H19 Longdale Lane C (allocated for 70 homes)	No action required.	Decision	On-going	Reserved matter application granted in December 2019.
X5 Kighill Lane A (allocated for 20 homes)	No action required.	Planning application	On-going	One dwelling built in August 2019. Six homes on western part of the site are currently under construction. Planning application for 8 dwellings on the eastern part of the site pending consideration (2019/1187).
X6 Kighill Lane B (allocated for 30 homes)	Support landowners in finding a solution to progress the site.	Planning application	On-going	Discussions held with one landowner – no progress.
H20 Mill Field Close (allocated for 20 homes)	No action required.			Currently under construction for 14 homes.
H21 Orchard Close (allocated for 15 homes)	No action required.			Outline planning application (2018/1034) for up to 15 dwellings

Site	Action/Task description	Expected Outcomes	Timescale	Progress
				granted in February 2019 subject to the signing of the s106. Grant planning permission subject to signing section 106 agreement.
H22 Station Road (allocated for 40 homes) ¹¹	Contact landowner.	Identify barriers to delivery	on-going	RSL interested in site and seeking discussions with a developer.
H23 Ash Grove (allocated for 12 homes)	No action required.			One dwelling on plot 1 built in May 2018. Permission for dwelling on plot 2.
H24 Broad Close (allocated for 15 homes)	No action required.		On-going	Planning applications submitted. Application for 3 homes on part of site (2019/1079) approved subject to the signing of a Section 106 agreement. Grant planning permission subject to signing section 106 agreement on this part of the site. Planning application for 11 homes on remainder of site (2019/1080)

¹¹ This site has a long standing and on-going access issue and it is not assumed that this site would count towards future housing supply in the housing trajectory. It would however assist in regenerating the village and so remains an allocation and included within the Housing Delivery Action Plan.

Site	Action/Task description	Expected Outcomes	Timescale	Progress
				pending consideration.
Relevant to all sites - Proactive Development Management Service	Provision of Pre-application advice. Proactive management of planning applications updating developers of progress and identification of any issues early in the process.	Maintain performance in meeting statutory deadlines for dealing with planning applications	On-going	Pre-application advice has been provided on request. Performance has been maintained and above Government targets.
Relevant to all sites - Providing a more seamless planning service	Smooth handover of site allocations from planning policy to DM on adoption of Local Plan. Planning Policy observations to meet required format and deadline set. More coordinated approach to delivering housing, economic and social benefits through planning policy, regeneration policy and projects and in implementing planning applications.	Integrated service Discuss and review relevant projects and policy areas at department meetings (Planning Policy, DM and Economic Growth) Fortnightly Service Manager meetings	On-going	Planning policy observations provided for all strategic sites and most non strategic site planning applications by the deadlines set. Regular Service Manager meetings held.

Engagement with Developers: Actions

Action	Task description	Expected Outcomes	Timescale	Progress
Review of unimplemented	To consider the scope to review	List of stalled sites.	On-going	Initial sites identified

Action	Task description	Expected Outcomes	Timescale	Progress
planning permissions (stalled sites)	unimplemented permissions including via contact with promoter or developer.	Prioritise sites and contact landowners		assessment undertaken and landowners developers contacted.
Use of Self-Build Custom Build Register	Promote sites where owner has indicated a willingness to develop self-build custom build on site by alerting people on the register to the site opportunity.	Number of sites promoted for self-build via alerts to people on register.	On-going as appropriate	SHLAA 2020 review has sought information on whether owner/developer is willing to include self-build custom build plots on site.
Speed up S106 negotiations	<p>Assess likely S106 contributions at pre-application stage if requested.</p> <p>Agree S106 Heads of Terms with applicants as part of the planning application process.</p> <p>Draft Legal Agreement prior to Planning Committee.</p> <p>Clearly articulate requirements for contributions in officer report.</p>	Less potential delay to signing S106	On-going	Developers are now alerted early on in the planning application process on likely S106 contributions. DM also involve GBC Legal team early on to commence drafting legal agreements.
Use of Brownfield register	<p>Promotion of smaller sites and engagement with SME builders</p> <p>Use of brownfield register and Permission in Principle (PIP)¹².</p>	<p>Increased planning applications on smaller sites</p> <p>Add identified sites to part 2</p>	On-going	No change.

¹² Permission in Principle (PIP) is an alternative way of obtaining planning permission for housing development. It separates the consideration of matters of principle for proposed development from

Action	Task description	Expected Outcomes	Timescale	Progress
		of the brownfield register		

Infrastructure: Actions

Action	Task description	Expected Outcomes	Timescale	Progress
All Arnold Housing Allocations H1, H2, H5, H7, H8 X1, X3	Support the County Council in securing agreement between LEA and developers to fund land and build costs for new primary school needed to serve the Arnold Primary catchment area.	Equalisation Agreement S106 Heads of Terms or S106 agreements agreed as relevant through DM process	2019	Matter resolved which allowed planning permission to be granted on certain sites with contributions towards education based on the Nottinghamshire County Council education contributions formula.
Gedling Access Road	Closely monitor progress against project milestones. Communicate how CIL and other funding is enabling GAR to potential developers to increase confidence scheme will be delivered.	Attend regular meetings Regular progress reports Comms Developers Forum progress report	On-going	Road is under construction and due to open in autumn 2021.

the technical detail of development. There are two stages – the permission in principle stage – followed by the technical details consent.

COVID-19 pandemic: Actions

Action	Task description	Expected Outcomes	Timescale	In-house progress
Review of the Statement of Community Involvement (SCI) in light of COVID 19 lockdown restrictions and prepare new Consultation Strategy for the Greater Nottingham Strategic Plan.	Progress the preparation of the Greater Nottingham Strategic Plan.	Consultation Strategy	May 2020	Complete June 2020. In accordance with the SCI, a consultation strategy has been prepared and approved that includes some mitigation measures in light of the Covid 19 pandemic such as extending the consultation period from six weeks to ten weeks and making full use of social media. Consultation strategy to be kept under review as lockdown restrictions are eased and changes to consultation will be advertised on the gnplan.org website.

Action	Task description	Expected Outcomes	Timescale	In-house progress
Determining major applications Development Management	Facilitate continued meetings of the Member Delegation Panel by electronic means. Setting up virtual Planning Committee.	Facilitate continued meetings of the Member Delegation Panel and Planning Committee	2020	Member Delegation Panel working electronically and by conference call since early April 2020 First virtual Planning Committee held on 15 th June 2020
Extending Planning Permissions	In line with The Business and Planning Act 2020 sites with planning permission which expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.	Input to SHLAA	2020	SHLAA database to be updated.

Appendix 1 – SHLAA summary responses 2015 - 2020

This appendix summarises comments received through the SHLAA consultations between 2015 and 2020 in response to the request for suggested actions the Council could take to help bring sites forward.

Comment by broad category	Action undertaken
Speed up review of the Local Planning Document.	Local Planning Document was adopted in July 2018.
Carry out early review of the Local Plan.	Review of ACS underway.
Promote/include site within emerging Local Plan	Consider through the preparation of the Local Plan
Grant planning application.	Consider through DM process.
Speed up S106 process.	DM Process.
Pre-application advice sought.	Advise applicant of pre-application advice service available.
Site specific issues raised.	Response provided through SHLAA process.
Information sought on whether there is interest for self-build on the plot.	Use of Self-Build Register.
Assistance with commercial relocation.	Refer to Economic Development.
The Council should promote site.	Consider through DM process.
Ensure the GAR is complete on time.	The Council is liaising with Nottinghamshire County Council who is delivering the scheme. The scheme is still on target for delivery.

Appendix 2 – Site Specific Allocations

This appendix briefly outlines progress on allocated housing sites. Where actions are required, they are highlighted in the Section 7: Key Actions in the document.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Teal Close	830	Allocated for mixed use in the Aligned Core Strategy Site has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction. Reserved matters (2019/0152) for the second housing phase of 354 dwellings granted in June 2020. Reserved matters application (2019/0560) for the third and final housing phase of 264 dwellings pending consideration.	No identified issues.	No
	North of Papplewick Lane	237	Allocated in the Aligned Core Strategy. The site is currently under construction for 237 homes (2017/0201). Full planning application (2020/0258) for additional 18 homes submitted and pending consideration.	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Top Wighay Farm	845	Allocated for housing and employment development in the Aligned Core Strategy. Development brief adopted February 2017 to provide clarity for developers. Transport assessment commissioned by NCC and completed November 2016. Part of site for 38 homes (2014/0950) is built. A bid for Accelerated Construction Funding has been approved and will provide a considerable proportion of the total costs for infrastructure. A condition of the funding offer is to build out 805 homes at an accelerated pace and for the infrastructure into the first phase of the site to be completed by March 2021. It is expected that the first phase of the development will provide around 170 homes by March 2023 with further phases delivering a further 635 homes by 2028/29. Outline planning application for mixed-use development comprising 805 homes (2020/0050) pending consideration.	The need for significant up front infrastructure to access site has implications for viability. Nottinghamshire County Council as landowner needs to determine method of disposal. Lengthy and complex process relating to Accelerated Construction Fund bid.	Yes
H1	Rolleston Drive	140	Allocated in the Local Planning Document. The Council is working with owners. Subject to a bid for Accelerated Construction Funding from the HCA. The bid for ACF was successful but not taken up because the site was in the process of being sold. No planning application has been received.	Site has been sold and likely to come forward without the need for ACF funding. Site is heavily contaminated due to previous usage for vehicle storage and maintenance. Clean up costs significant.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H2	Brookfields Garden Centre	90	Allocated in the Local Planning Document. Outline planning application (2017/0155) for up to 32 homes on part of the site granted in March 2020 and includes s106. The site is one of a number required to contribute towards new primary school places to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8.	Phase 2 dependent upon the relocation of the garden centre. The garden centre is a fairly large business and may require assistance with relocation to a suitable site preferably within the Borough. Contributions are needed towards primary school places from all allocated sites in the Arnold Primary Catchment in accordance with Nottinghamshire County Council's education contributions formula..	Yes
H3	Willow Farm	110	Allocated in the Local Planning Document. Development brief (informal guidance) adopted in February 2020. Information from SHLAA 2020 indicates that preparation of a planning application is currently underway.	Construction of site is dependent upon completion of the Gedling Access Road. Developer has referred to the need for pre-commencement on site in advance of the Gedling Access Road through comments on the SHLAA.	Not yet
H4	Linden Grove	115	Allocated in the Local Planning Document. Planning application submitted (2019/1186) and approved subject to the signing of a Section 106 agreement.	Grant planning permission subject to signing section 106 agreement.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H5	Lodge Farm Lane	150	Allocated in the Local Planning Document. Outline planning application (2018/0347) for up to 148 dwellings granted in August 2019 subject to the signing of s106.	No identified issues. Grant planning permission subject to the signing of s106.	Yes
H6	Spring Lane	150	Allocated in the Local Planning Document. The site is now fully built.	No identified issue.	No
H7	Howbeck Road/ Mapperley Plains	210	Allocated in the Local Planning Document. Full planning application (2019/0213) for 164 dwellings on the majority of the site has been approved subject to signing s106.	No identified issues. Grant planning permission subject to the signing of s106.	Yes
H8	Killisick Lane	230	Allocated in the Local Planning Document. The site is one of a number required to contribute towards additional primary school places to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction is on schedule to be complete by 2021. No planning application has been received.	Contributions are needed towards new primary school places from all allocated sites in the Arnold Primary Catchment in accordance with Nottinghamshire County Council's education contributions formula .	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H9	Gedling Colliery/ Chase Farm	1,050	<p>Was previously allocated in the 2005 Local Plan. Identified in the Aligned Core Strategy as a strategic location and is allocated for housing and employment development in the Local Planning Document. Full planning permission (2015/1376) for phase 1 (506 homes) and outline planning permission granted for subsequent phases. Site is currently under construction for phase 1. Whilst up to 315 homes can be built in advance of the required Gedling Access Road, the remainder of the housing is dependent upon Gedling Access Road being progressed according to timetable. The Gedling Access Road has planning permission and a funding package has been put in place. The site is a priority for the Council and is located in a designated Housing Zone.</p> <p>Section 73 application to remove condition 2 of planning permission 2015/1376 to remove the construction cap of 315 dwellings and to allow building within Phase 1B prior to the completion of the Gedling Access Road approved at Planning Committee on 15th June 2020.</p>	Large site. Site has been allocated since 2005 through the previous Local Plan. Significant risks of contamination. Complex funding package is in place to support the delivery of the Gedling Access Road. Of the 1,050 homes granted planning permission, 735 are reliant on the delivery of the Gedling Access Road.	
X1	Daybrook Laundry	49	Allocated in the Local Planning Document. No planning application has been received. Agent contacted and advises that marketing has not attracted interest as at March 2020.	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
X2	Land West of A60 Site A	72	Allocated in the Local Planning Document. Full planning permission for 72 dwellings (2016/0854) granted in December 2018 and includes s106. Application for a non-material amendment submitted in January 2020 approved.	No identified issues.	No
X3	Land West of A60 Site B	150	Allocated in the Local Planning Document. Information from the previous SHLAA 2019 consultation indicates that preparation of a planning application is currently underway and submission is anticipated in summer 2019.	No identified issues.	No
H10	Hayden Lane	120	Allocated in the Local Planning Document. Information from SHLAA 2020 consultation indicates that site is to be marketed shortly.	No identified issues.	No
H11	The Sycamores, Bestwood Village	11	Allocated in the Local Planning Document. Full planning permission for eight dwellings (2018/0650) on part of the site granted in September 2018 and full planning permission for three homes (2019/0678) on the remainder of the site granted in November 2019.	No identified issues. There is a reduction in the capacity of homes on site.	No
H12	Westhouse Farm, Bestwood Village	210	Allocated in the Local Planning Document. Full planning permission for 101 homes (2018/0823) on part of the site allocation granted in August 2019 and includes s106. .	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H13	Bestwood Business Park, Bestwood Village	220	Allocated in the Local Planning Document. Outline planning permission (2014/0214) for up to 220 homes lapsed in March 2018. No planning application has been received.	Owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028.	Yes
H14	Dark Lane, Calverton	57	Was previously allocated in the 2005 Local Plan. Allocated in the Local Planning Document. Outline planning permission (2012/1503) for 72 homes. Access road into the site constructed. Full planning application (2017/1263) for 54 homes on the majority part of the site granted in March 2019 subject to the signing of the s106. The 3 homes on the remainder of the site remain unchanged. Total of 57 homes on site. Information from the SHLAA 2020 consultation indicates that s106 is still yet to be signed off by the County Council.	No identified issues. Site has been allocated since 2005 through the previous Local Plan. There is a reduction in the capacity of homes on site. Given the history to this site this remains as an action until the S106 has been signed.	Yes
H15	Main Street, Calverton	79	Allocated in the Local Planning Document. Outline planning application (2018/0360) for up to 79 dwellings granted in March 2019 subject to the signing of the s106. Information from the SHLAA 2020 consultation indicates that s106 is still yet to be signed off by the County Council.	No identified issues. Grant planning permission subject to the signing of s106. Landowner has indicated intent to sell land to developer.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H16	Park Road, Calverton	390	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Outline permission (2018/0607) for up to 365 homes on the majority of the site granted in February 2020 and includes a s106. Reserved matters planning application for 351 dwellings (2020/0020) pending consideration. Full application (2018/0817) for 20 bungalows on the small part of the site (the car park at North Green) granted in June 2019 subject to the signing of the s106.	No identified issues.	Yes (part site)
X4	Flatts Lane, Calverton	84	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Outline planning permission (2018/1143) for up to 84 dwellings granted in March 2020 and include s106.	No identified issues.	No
H17	Longdale Lane A, Ravenshead	30	Allocated in the Local Planning Document. No planning application has been received.	Landowner has expressed an interest in selling the site to developers which could be a barrier to commencement. The development of site H17 is dependent on the delivery of the adjacent site H19 as access to site H17 can only be from site H19.	Not yet.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H18	Longdale Lane B, Ravenshead	31	<p>Allocated in the Local Planning Document. Outline planning application (2014/0273) for up to 31 homes granted in August 2018 subject to the signing of the s106.</p> <p>Applicant has requested that the application be held in abeyance.</p>	No identified issues.	Not yet
H19	Longdale Lane C, Ravenshead	70	<p>Allocated in the Local Planning Document. Outline planning permission (2013/0836) for up to 70 homes granted in October 2014. A reserved matters permission (2017/1164) for 47 dwellings granted in December 2019.</p>	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
X5	Kighill Lane A, Ravenshead	20	Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning Document. Since the site was allocated, two of the three landowners have put forward planning applications. For the west part of the site (22 Kighill Lane) two separate planning applications – outline application (2018/1166) for 6 custom build residential units and full application (2018/1186) for 6 residential units were refused in May 2019. Appeals logged (APP/N3020/W/19/3232093 and APP/N3020/W/19/3232090) which both allowed in November 2019. Part of site is currently under construction for six dwellings (2018/1186). For the east part of the site (16 Kighill Lane) a new dwelling (2018/1004) was built on the north east part of the site in August 2019. Full planning application (2019/0129) for a new dwelling on south east part of the site was refused. Appeal logged (APP/N3020/W/19/3234515). Outline planning application for up to eight dwellings was submitted in December 2019 and pending consideration (2019/1187). No planning application has been received for the remainder (middle) part of the site (18 Kighill Lane).	Given the planning permission for one dwelling on the site and number of landowners involved, it is likely that a reduced capacity could be delivered on site. Section 106 contributions to be agreed prior to development.	Yes (part)

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
X6	Kighill Lane B, Ravenshead	30	Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning Document. No planning application has been received.	There are three separate landowners on the site which may be a barrier to development, particularly as the site forms residential garden land of existing dwellings. Section 106 contributions to be agreed prior to development.	Not yet
H20	Mill Field Close, Burton Joyce	14	Allocated in the Local Planning Document. The site is currently under construction for 14 homes (2018/0613).	No identified issues. There is a reduction in the capacity of homes on site.	No
H21	Orchard Close, Burton Joyce	15	Allocated in the Local Planning Document. Outline planning application (2018/1034) for up to 15 dwellings granted in February 2019 subject to the signing of the s106.	No identified issues. Grant planning permission subject to the signing of s106.	Yes
H22	Station Road, Newstead	40	Was previously allocated in the 2005 Local Plan. Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. No planning application has been received. The public house on site was demolished in early 2018.	Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028, unless new information is provided.	Not yet.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H23	Ash Grove, Woodborough	10	Allocated in the Local Planning Document. Full planning permission (2007/0831) for 12 dwellings. Plot 1 (3 Ash Close) (2016/0888) was built in May 2018. Full planning permission for a dwelling on plot 2 (adjacent to 3 Ash Grove) granted in March 2020 (2019/1147). Work on the remainder plots have not started and information from the previous SHLAA 2019 consultation provides the delivery rates of the site which is 1 home in 2019/20 and then 2 homes per year from 2023/24 to 2027/28.	No identified issues. The owner is taking plot by plot approach.	No
H24	Broad Close, Woodborough	15	Allocated in the Local Planning Document. Two full planning applications - one for three detached houses to be accessed off Private Road (2019/1079) which has been approved subject to a s106 agreement and one for 11 residential houses to be accessed off Broad Close (2019/1080) - pending consideration.	No identified issues. Part site grant planning permission subject to the signing of s106. Determine planning application on remainder of site.	Yes