

Authority Monitoring Report

April 2015 – March 2016

December 2016

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Introduction

- 1.1 This Authority Monitoring Report is based upon the monitoring period 1 April 2015 to 31 March 2016.
- 1.2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which policies in development plan documents are being successfully implemented.
- 1.3 The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing. Appendix 1 provides the requirements of the Authority Monitoring Report as set out in Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The monitoring report also provides a baseline of information for the Borough.
- 1.5 The Replacement Local Plan was adopted in July 2005. The Aligned Core Strategy was adopted in September 2014.
- 1.6 The monitoring report assesses progress against the Aligned Core Strategy.
- 1.7 Review and monitoring of the Local Plan should be undertaken on a continuous and pro-active basis and the monitoring report will be the main mechanism for assessing the Local Plan's performance and effects. This reflects the concept of 'plan, monitor, and manage' whereby the findings of monitoring feed directly into any review of policy that may be required.

Gedling Borough Replacement Local Plan

- 2.1 The Replacement Local Plan was adopted in July 2005. The Local Plan included 122 policies in 2005.
- 2.2 As a result of the Planning and Compulsory Purchase Act (2004) the policies in the Replacement Local Plan were due to 'expire' on 12 July 2008, being three years after the date of adoption of the Local Plan. In order for the Borough Council to retain policies beyond this date, agreement needed to be sought from the Secretary of State to issue a direction to 'save' them. The Secretary of State's Direction was received in July 2008 which stated that 91 of the policies proposed by the Council to be saved should indeed be saved. The 31 policies proposed not to be saved therefore expired on 11 July 2008. Of the 31 deleted policies, the majority were deleted because they repeated national policy.
- 2.3 The Aligned Core Strategy was adopted on 10 September 2014 and a further 25 policies of the Replacement Local Plan were deleted due to 12 policies being replaced by Aligned Core Strategy policies, 10 policies covered by national policy, 2 policies covered by separate legislation and 1 policy deleted as the site had been implemented. Appendix E of the Aligned Core Strategy provides a list of the Replacement Local Plan policies and identifies which policies were deleted in 2008 and which have been replaced by the Aligned Core Strategy.

Local Plan Milestones

- 3.1 This section looks at how progress was made against each planning policy document during the monitoring period.

Local Development Scheme

- 3.2 The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan.
- 3.3 There is a requirement for the Council to have an up to date Local Development Scheme in place at the time of submission of the Local Planning Document (Part 2 Local Plan). In anticipation of the submission of the Local Planning Document in October 2016, the Local Development Scheme was updated in September 2016, replacing the previous version which covered the period 2013-16.

Statement of Consultation

- 3.4 The Council's Statement of Consultation was adopted by the Council in June 2014. All planning documents prepared by the Borough Council will need to follow the procedures for consultation and engagement set out in this document.

Development Plan Documents

Aligned Core Strategy (Part 1 Local Plan)

- 3.5 Gedling Borough Council worked closely with the other Greater Nottingham local planning authorities to align their Core Strategies. In particular, the Core Strategies for Broxtowe, Gedling and Nottingham City were prepared on an aligned basis. The Gedling Borough Council Aligned Core Strategy was adopted on 10 September 2014.
- 3.6 A legal challenge to the Aligned Core Strategies was submitted but the High Court found in favour of the three councils and the Aligned Core Strategy therefore remains as adopted.
- 3.7 In February 2015, the councils of Broxtowe, Erewash, Gedling and Nottingham City were awarded the 'Plan of the Year' award by the Royal Town Planning Institute in recognition of their joint working on Local Plans (including the Aligned Core Strategy).

Local Planning Document (Part 2 Local Plan)

- 3.8 Work has commenced on the Local Planning Document which will set out the Council's policies for the management of development (against which planning applications for the development and use of land will be considered) and allocate non-strategic sites for specific uses.

3.9 Public consultation took place on the Issues and Options document in October 2013. In 2014 and 2015, a series of workshops were held to assist in the preparation of the Local Planning Document which included drafting of development management policies and identifying specific sites for allocation in order to produce a draft version of the final document. Masterplanning work was undertaken in 2014 for the Key Settlements of Bestwood Village, Calverton and Ravenshead which included a series of workshop sessions. The Council organised community workshops at Burton Joyce, Lambley and Woodborough in March and April 2015 where local people were able to make their views known on potential housing sites. A series of topic-based workshops were held between January and July 2015 to assist in identifying preferred policy options for development management policies to be included in the Local Planning Document. The publication draft of the Local Planning Document was consulted on between 23rd May and 4th July 2016 (outside of the monitoring period). The Local Planning Document was submitted for examination on 17th October 2016 and the hearing sessions will take place during February/March 2017.

3.10 The next stages in the preparation of the Local Planning Document are as follows:-

Stage	Date
Independent Examination	Winter 2016/2017
Adoption	Summer 2017

Policies Map

3.11 The Local Development Scheme confirms that the Policies Map (previously known as the Proposals Map) is to be revised as each document is adopted. The existing Replacement Local Plan Proposals Map has been updated to reflect the strategic allocations in the Aligned Core Strategy.

3.12 A more comprehensive review of the Policies Map is currently underway which will geographically illustrate the policies set out in both the Aligned Core Strategy and the Local Planning Document. The publication version of the Policies Map was consulted on alongside the publication draft of the Local Planning Document during May - July 2016.

Supplementary Planning Documents

3.13 Supplementary Planning Documents are not included in the Local Development Scheme. The Borough Council may produce Supplementary Planning Documents to give further guidance on their adopted policies. They may cover a range of issues, which may be either thematic (e.g. affordable housing or open space provision) or site specific (e.g. development briefs for allocations).

3.14 Adopted Supplementary Planning Documents are available on Gedling Borough Council's website which will also be updated regularly to provide the latest timetable for preparing new Supplementary Planning Documents.

3.15 Work on a revised development brief for the Top Wighay Farm site (which is one of the strategic allocations in the Aligned Core Strategy) commenced in early 2015 and a revised brief was consulted on between September and October 2015. Further work was put on hold pending the final Transportation Assessment for the site. It is anticipated that the Supplementary Planning Document will be taken to Cabinet in February 2017.

Neighbourhood Planning

- 4.1 The Localism Act introduced the opportunity for local communities to get involved in neighbourhood planning.

Neighbourhood Development Plan

- 4.2 A neighbourhood development plan is a plan which sets out policies in relation to the development and use of land of the whole or any part of a particular neighbourhood area specified in the plan.
- 4.3 Neighbourhood Plans are developed by the community and set out planning policies concerning the development and use of land in the neighbourhood area. They are about supporting growth and must be consistent with national and local planning policy.

Burton Joyce Neighbourhood Plan

- 4.4 In February 2016, a formal application was received from Burton Joyce Parish Council requesting that Burton Joyce parish be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan. Following a period of consultation during February and April 2016, the parish was designated as a Neighbourhood Area on 25 April 2016.
- 4.5 For further details of the Burton Joyce Neighbourhood Plan, please contact Burton Joyce Parish Council using the contact details provided on their website <http://www.burtonjoyceparishcouncil.org.uk>.

Calverton Neighbourhood Plan

- 4.6 Calverton parish was designated as a Neighbourhood Area for the purpose of producing a neighbourhood plan in January 2013. The draft Neighbourhood Plan was submitted to Gedling Borough Council on 14 November 2016.
- 4.7 For further details of the Calverton Neighbourhood Plan, please contact Calverton Parish Council using the contact details provided on their website <http://www.calvertonpc.co.uk>.

Linby Neighbourhood Plan

- 4.8 In January 2016, a formal application was received from Linby Parish Council requesting that Linby parish be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan. Following a period of consultation during February and April 2016, the parish was designated as a Neighbourhood Area on 25 April 2016.
- 4.9 For further details of the Linby Neighbourhood Plan, please contact Linby Parish Council using the contact details provided on their website <http://www.linby.org.uk/parish-council.php>.

Papplewick Neighbourhood Plan

- 4.10 In April 2016 (outside the monitoring period), a formal application was received from Papplewick Parish Council requesting that the entire parish of Papplewick and a small area that falls within Ashfield District be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan. Following a period of consultation that took place during February – April 2016, the parish was designated as a Neighbourhood Area on 11 August 2016. However, the designated area excludes the area within Ashfield District.
- 4.11 For further details of the Papplewick Neighbourhood Plan, please contact Papplewick Parish Council using the contact details provided on their website <http://www.papplewick.org>.

Neighbourhood Development Orders

- 4.12 A neighbourhood development order is an order which grants planning permission in relation to a particular neighbourhood area specified in the order for development or for development of any use class specified in the order.
- 4.13 There are currently no Neighbourhood Development Orders within the Borough.

Community Infrastructure Levy

- 5.1 The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can require from most types of new development in their area in order to pay for the infrastructure needed to support development. This can include public transport, road schemes, flood defences, schools, health and social care facilities and open space.
- 5.2 The CIL levy is charged based on a £ per square metre calculation that can vary by both the use and location of the development proposed.
- 5.3 The levy (essentially imposing a tariff payment on all developments) is considered by the Government to be a fairer and more transparent system of collecting infrastructure payments from developers. The levy is required to be based on robust evidence.
- 5.4 Gedling Borough Council prepared a Charging Schedule setting out how much would be charged in different locations. This Charging Schedule and its subsequent versions were the subject of public consultation on multiple occasions during its development. An independent planning inspector was subsequently appointed and hearing sessions were held in March 2015 to examine the Gedling Borough Council Revised Draft Community Infrastructure Levy Charging Schedule.
- 5.5 In May 2015 the Inspector issued her report which concluded that the Gedling Borough Council Revised Draft Community Infrastructure Levy Charging Schedule provided an appropriate basis for the collection of the levy in the Borough.
- 5.6 The Charging Schedule was approved by Council for adoption on 15 July 2015 with the implementation of the CIL confirmed for 16 October 2015. The Regulation 123 List identified four strategic projects for funding via CIL:-
 - Gedling Access Road (GAR);
 - Secondary School Contributions related to the Gedling Colliery Strategic Site;
 - Secondary School Contributions related to the Top Wighay Farm Strategic Site; and
 - Gedling Colliery Country Park Visitor Centre.
- 5.7 In the monitoring period from 16 October to 31 March 2016 £0 (zero) CIL receipts were collected or spent from CIL Liable developments.
- 5.8 Outside of the monitoring period, up until 27 October 2016, Gedling Borough Council has collected a total of £29,593.00 from CIL Liable developments. No CIL expenditure has occurred to date in this period.

Reporting

- 5.9 The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the Authority Monitoring Report must give details of the CIL receipts and expenditure during the monitoring period. The Council have produced a report detailing its CIL receipts and expenditure for the 2015/16 monitoring period, which is attached as Appendix 4.

Duty to Cooperate

- 6.1 The Duty to Cooperate was introduced in the Localism Act 2011. The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the monitoring report must give details of actions that the Council has taken during the monitoring period.

Local Planning Authorities

- 6.2 Extensive joint working took place between the Borough Council, Broxtowe Borough and Nottingham City Councils on the Aligned Core Strategies, adopted by Gedling Borough Council in September 2014 (see Section 3 of the monitoring report). For details on how the Councils complied with the duty to cooperate in the preparation of the Aligned Core Strategies, the Councils' Statement of Compliance with the Duty to Cooperate (June 2013) can be accessed online at the following web link:
<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=43214&p=0>.
- 6.3 During the preparation of the Aligned Core Strategies Ashfield District Council raised concerns that the necessary discussions about the impact of strategic sites in Gedling (adjoining Hucknall) had not taken place. The issue was debated extensively at the Aligned Core Strategies' hearing sessions and the Inspector confirmed that she was satisfied that the Council had worked closely with neighbouring planning authorities, the County Council and other relevant agencies in a constructive, active and ongoing fashion in the preparation of the Aligned Core Strategy. She therefore concluded that the legal requirements of the duty to cooperate had been met. Gedling Borough has continued to cooperate with Ashfield District Council in relation to the strategic sites in Gedling Borough (adjoining Hucknall). Meetings have taken place involving Ashfield District, Nottinghamshire County Council and Linby Parish Council in relation to the preparation of a revised development brief for Top Wighay Farm. Ashfield District Council has been consulted and made comments on the draft development brief. The revised development brief for Top Wighay Farm is due to be adopted as a Supplementary Planning Document early in 2017.
- 6.4 In order to provide clarity over the delivery of future infrastructure, a protocol addressing cross boundary impacts of major development sites was approved by Gedling Borough Council in June 2014. The Planning Obligations Protocol includes input from neighbouring local authorities and sets out the process by which cross boundary impacts will be addressed through S106 contributions and/or CIL. Gedling Borough Council is committed to working with neighbouring local authorities to ensure that development sites can be delivered within Gedling Borough with the necessary supporting services and infrastructure to be provided cross boundary where required.
- 6.5 For details on how Gedling Borough Council has complied with the duty to cooperate in the preparation of the emerging Local Planning Document, the Council's Detailed Report on the Duty to Cooperate (December 2016) can be accessed online at the following web link:
<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanni>

[ngdocument/EX-11%20Detailed%20Report%20on%20the%20Duty%20to%20Co-operate%20on%20the%20Local%20Planning%20Document.pdf](#)

6.6 The Borough Council has been responding to and having dialogue in relation to Local Plans prepared by other local authorities:-

- Ashfield Local Plan – Preferred options (March 2016) and Publication Draft (November 2016);
- Nottinghamshire County Council Minerals Local Plan – Submission Draft (March 2016); and
- Rushcliffe Local Plan – Local Plan Part 2: Land and Planning Policies (March 2016).
- Nottingham City Local Plan – Publication Draft (January – March 2016), additional site at Thane Road (October 2016).

Environmental Agency

6.7 The Borough Council has an ongoing collaborative relationship with the Environment Agency. The Agency had directly shaped the Aligned Core Strategies via a partnership approach and its role in jointly commissioning key evidence base studies and participation in theme based working groups. The Agency has been directly involved in policy development and site allocations for the Local Planning Document, through attendance at workshops and ongoing correspondence. The Environment Agency has also been involved in the Sustainability Appraisal of the Local Planning Document.

Natural England

6.8 Discussions with Natural England have provided support and input in the context of the Habitat Regulations Assessment for the Aligned Core Strategies and the Local Planning Document. Natural England has also been involved in the Sustainability Appraisal of the Local Planning Document.

Historic England

6.9 Historic England (formerly English Heritage) had been directly involved in policy development for the Aligned Core Strategies and is currently involved in policy development and site allocations for the Local Planning Document, through attendance at workshops and ongoing correspondence. Historic England has also been involved in the Sustainability Appraisal of the Local Planning Document.

Highways England

6.10 Broxtowe, Gedling and Nottingham City Councils have been working closely with Highways England (formerly Highway Agency) in developing the transport evidence base for the Aligned Core Strategies and the Local Planning Document.

Homes and Communities Agency

6.11 The Borough Council has an ongoing collaborative relationship with the Homes and Communities Agency and other key partners. This collaborative working has greatly assisted in the following projects:

- The implementation of the Gedling Country Park now open to the public;
- A package of support for the construction of the new Gedling Access Road which has planning consent and construction due to commence in 2017; and
- The Gedling Colliery Chase Farm development site which Gedling Borough has resolved to grant planning permission for up to 1050 new homes subject to the signing of a Section 106 Planning Agreement.

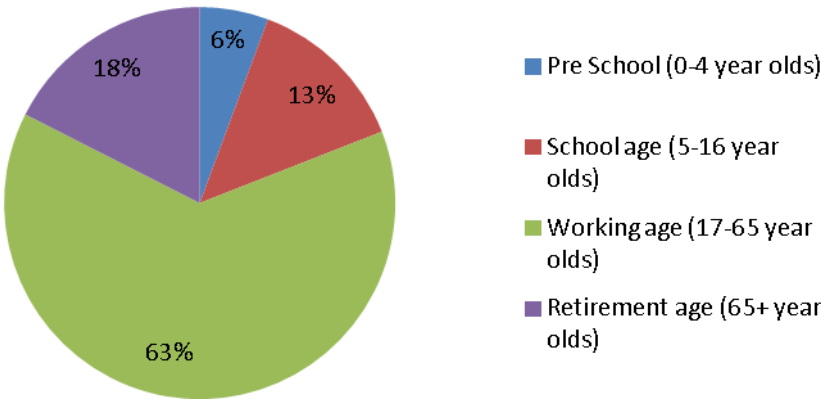
Demographic Structure of the Borough

- 7.1 The “Gedling Now” report updated every year provides the key evidence base to inform the new long-term vision and priorities for the Council.
- 7.2 The 2011 Census took place on 27 March 2011. The UK Census collects information about the population that is essential for planning and allocating resources. The Census is undertaken every ten years. For further information on the 2011 Census, please visit the following website <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>.
- 7.3 Some of the 2011 Census statistics are available from the Council’s Gedling Insight website <http://www.gedlinginsight.org.uk>.

Population

- The population mid-2015 estimate is 115,889 adding 2,866 individuals since the 2011 Census. This represents a 2.35 per cent increase since the last census in 2001.
- The population gender split remains at 49 per cent male and 51 per cent female.
- The 2011 Census results show that the Borough has an ageing population with residents who are over 60 representing 25 per cent of the overall resident population. There are 5,700 people aged over 80 representing 5.2 per cent of the total population.
- The total population aged 65+ between 2001 and 2011 increased by 10.6 per cent.
- Based on the 2015-16 based projections, the population within Gedling Borough is predicted to increase to 125,000 by 2026.

2011 Census - Gedling's Population



Ethnicity

- According to the 2011 Census, 8.9 per cent of Gedling's population are from a 'Black and Minority Ethnic' group, including those people defined as 'White Other'. This has risen from 5.2 per cent in 2001.
- According to the 2011 Census, the largest ethnic group in the Borough is Asian or Asian British at 3.3 percent, followed by Mixed/Multiple ethnic group (2.3 per cent), White Other (1.9 per cent) and Black or Black British (1.5 per cent).

White: English/Welsh/Scottish/Northern Irish/British	90.3 %
White: Irish	0.8 %
White: Gypsy or Irish Traveller	0 %
White: Other White	1.9 %
Mixed/multiple ethnic group: White and Black Caribbean	1.3 %
Mixed/multiple ethnic group: White and Black African	0.2 %
Mixed/multiple ethnic group: White and Asian	0.5 %
Mixed/multiple ethnic group: Other Mixed	0.3 %
Asian/Asian British: Indian	1.2 %
Asian/Asian British: Pakistani	0.8 %
Asian/Asian British: Bangladeshi	0.1 %
Asian/Asian British: Chinese	0.4 %
Asian/Asian British: Other Asian	0.5 %
Black/African/Caribbean/Black British: African	0.3 %
Black/African/Caribbean/Black British: Caribbean	1.0 %
Black/African/Caribbean/Black British: Other Black	0.1 %
Other ethnic group: Arab	0.1 %
Other ethnic group: Any other ethnic group	0.2 %

Deprivation

- Gedling Borough has seen its national deprivation ranking improve from 199 in 2010 to 203 in 2015, out of the 326 local authority areas in England.
- The most deprived super output area¹, in Killisick, has seen its national overall deprivation ranking worsen since 2007 and continues to appear in the top 10 per cent most deprived areas nationally.

¹ The Indices of Multiple Deprivation are measured across geographical areas called Super Output Areas. Each Super Output Area is ranked nationally by a deprivation score for each of the following themes – Income, Employment, Health Deprivation and Disability, Education, Skills and Training, Barriers to Housing and Services, Crime, and Living Environment. The scores obtained by each Super Output Area for all seven themes are then combined to give an overall Indices of Multiple Deprivation score. Super Output Areas are used to break down wards according to the size of their population. It is therefore possible for wards to constitute one or numerous Super Output Areas. For example, in Gedling Borough the Bestwood Village ward has just one Super Output Area, whilst the Carlton Hill ward has five. Within Gedling Borough, there are 77 Super Output Areas across the 22 wards.

Monitoring the Local Plan

- 8.1 In March 2011, the Department for Communities and Local Government withdrew the guidance on local plan monitoring. It is now a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.
- 8.2 The Aligned Core Strategy was adopted on 10 September 2014. The plan period is 2011 to 2028 and the monitoring report will report on the indicators as set out in the Aligned Core Strategy from 1 April 2011 as the start date of the plan period.
- 8.3 The monitoring report will also report on the indicators as set out in Appendix 1 of the Sustainability Appraisal Adoption Statement which accompanies the Aligned Core Strategy. A detailed description of the indicators is provided in Appendix 2.
- 8.4 It is anticipated that new indicators will be developed over time to reflect the monitoring needs of the Local Plan.

Climate Change

- 8.5 The Borough Council has been actively working to reduce emissions. The Council adopted a Sustainability Strategy in early 2013 which sets out the ambition to reduce the emission levels. To date, the Council has carried out the following:
- Solar PVs installed at Civic Centre, Jubilee House, the Depot and Richard Herrod Leisure Centre in 2012;
 - Acquired a new electric van in 2013;
 - Installed two electric vehicle charging points at Jubilee House (to serve the Council's electric van) and the car park in Arnold (which is accessible to the public) in 2013;
 - Granted planning permission for a 5.5 MWp solar farm at Gedling Country Park; and
 - Granted planning permission for 5 separate wind turbines within the Borough (see paragraph 8.13 below).
- 8.6 For further details on the Council's approach to sustainability, please visit the Council's web page <http://www.gedling.gov.uk/wasterecyclingenvironment/sustainability>.

Air Quality Management

- 8.7 Gedling Borough has particular problems with air quality which is mainly caused by 'tail-pipe' emissions from vehicles. This has led to the designation of part of Mansfield Road (A60) in Arnold as an Air Quality Management Area due to the high level of nitrogen dioxide in the area. As a result of this, the Council has prepared new guidance 'Air Quality and Emissions Mitigation:

Guidance for Developers'. As part of the Action Plan required by the designation of the Air Quality Management Area, the guidance has been prepared to set out the measures which will be taken to help reduce vehicle emissions which occur as a result of development proposals. The guidance will apply across the whole Borough in order to improve air quality and avoid other areas having to be designated as Air Quality Management Areas. The guidance has been incorporated into Policy LPD11 of the emerging Local Planning Document.

- 8.8 Parts of Gedling Borough also fall within the Nottingham Urban Area agglomeration zone (UK0008), which is one of five zones that are predicted to exceed the limit value for NO₂ in 2020. The Government has published an Air Quality Plan for the zone which includes the creation of a Clean Air Zone (CAZ); the geographic extent of any CAZ has yet to be determined.

Carbon Dioxide Emissions

- 8.9 Policy 1 of the Aligned Core Strategy sets a target to reduce per capita carbon dioxide emissions. The greatest carbon dioxide emissions in the Borough remained within the domestic sector followed by industry and commercial sector and transport sector. Per capita data for 2014, 2015 and 2016 is not yet available. The measures calculated for the statistics change every year and therefore they should not be used for comparison purposes.

Table 1: Per capita carbon dioxide emissions estimates: industry, domestic and transport sectors (t CO₂ per person)

	Industry and Commercial	Domestic	Transport	Total
2011	1.5	2.2	0.9	4.6
2012	1.6	2.3	0.9	4.9
2013	1.4	2.3	0.9	4.6

Energy per Meter by Type

- 8.10 The Department of Energy & Climate Change releases data on the amount of electricity and gas consumed by domestic and industrial/commercial users per meter. Data for 2015 and 2016 is not yet available. The measures calculated for the statistics change every year and therefore they should not be used for comparison purposes.

Table 2: Average electricity and gas use per meter in kilowatt hours (kWh)

	Electricity use per meter		Gas use per meter	
	By domestic users	By industrial/ commercial users	By domestic users	By industrial/ commercial users
2011	3,986	61,662	15,529	880,835
2012	3,916	59,185	15,475	1,021,650
2013	3,844	57,875	14,915	765,064
2014	3,843	67,155	14,542	795,008

Energy Consumed by Type

8.11 The Department of Energy & Climate Change also releases data on the amount of energy consumption by type. Data for 2015 and 2016 is not yet available. The measures calculated for the statistics change every year and therefore they should not be used for comparison purposes.

Table 3: Energy consumption by type in gigawatt hours (GWh)

	Coal	Manufactured fuels	Petroleum products	Gas	Electricity	Bioenergy & wastes
2011	13.9	54.7	430.4	1,053.2	359.2	6.9
2012	14.0	60.6	430.1	1,101.8	355.5	8.8
2013	16.0	63.0	428.4	985.3	352.9	10.4
2014	13.6	72.2	435.6	968.8	380.7	10.2

Renewable Development

8.12 Policy 1 of the Aligned Core Strategy sets a target to increase renewable power generation. Policies LPD1 and LPD2 of the emerging Local Planning Document relate to wind turbines and other renewable energy schemes respectively.

8.13 In 2012/13, planning permission was granted for a single wind turbine with a generating capacity of 0.1 mw at the Burntstump landfill site in Calverton. In 2013/14, planning permission was granted for a single wind turbine with a generating capacity of 2.5 mw at the Severn Trent Water site in Stoke

Bardolph. In 2014/15, planning permission was granted for a single wind turbine with a generating capacity of 0.5 mw at the Barracks Farm in Papplewick. In 2015/16, planning permission was granted for a single turbine with a generating capacity of 1.5 mw at Newstead and Annesley Country Park. In 2015/16, planning permission was granted for the retention of a wind turbine with a generating capacity of 330 kW in Woodborough.

- 8.14 Planning permission was also granted for a solar farm on part of the former Gedling Colliery site. This comprises a solar photovoltaic (PV) farm with an installed electricity generation capacity of 5.5 MWp (p-peak production) generating approximately 5,000,000 kWh of electricity per annum. This was implemented during 2014/15.

New Waste Management Facilities

- 8.15 Since 1 April 2011, there has been a number of sites granted planning permission for waste management facility as shown in Table 4.

Table 4: New waste management facilities

Site	Status
Private Road No 2, Colwick Industrial Estate	Planning permission to change the use of the land and buildings to allow a waste management facility to handle a variety of wastes including metals, end of life vehicles and their associated parts including plastics & waste electrical components, aggregates and non hazardous wastes.
Hollinwood Lane, Calverton	Change of use to allow for the construction and operation of a Roadsweeper Waste Reception (N.B. not strictly a new site but amendments to the existing Household Waste Recycling Centre.).
Private Road No.4, Colwick Industrial Estate	Planning permission to cease the maggot farm operation, remove all the buildings and development an anaerobic digestion (AD). This is now understood to be operational but may not be working at full capacity.

Flooding and Water Quality

- 8.16 Policy 1 of the Aligned Core Strategy sets a target of no planning permissions being granted contrary to Environment Agency advice on flooding. Since the beginning of the plan period (2011), this target has been achieved.
- 8.17 The Borough Council takes due regard of advice provided by the Environment Agency concerning flooding and takes a strong line in respect of development likely to be at risk from or to exacerbate flooding concerns. Within areas at potential risk from flooding where there is already existing development, for example in close proximity to the River Trent, the Environment Agency issue advisory notes to applicants indicating how flooding concerns can be minimised. This advice does not constitute an objection to a planning application and is passed onto applicants.

Households in Flood Zones 2 and 3

8.18 The Environment Agency provides data on households in flooding zones. Since 2011, there has been an increase in the area of Environment Agency's Flood Zones 2 and 3 within Gedling Borough and the number of households that fall within these Zones has also increased.

Table 5: Flood Zones 2 and 3

	Area in Flood Zones 2 or 3	No. of Households in Flood Zones 2 or 3
2011	1,189.47 ha	4,600
2012	1,233.00 ha	5,154
2013	1,233.00 ha	5,154
2014	1,233.00 ha	5,154
2015	1,233.00 ha	5,154

Sustainable Drainage Systems

8.19 Policy 1 of the Aligned Core Strategy sets a target to increase the number of Sustainable Drainage Systems (SuDS). All large developments granted permission since 1 April 2011 have either incorporated Sustainable Drainage Systems or a condition was attached in the decision requesting details for the disposal of surface water to be approved before commencement of the development.

Natural Environment

Green Belt

8.20 The area of the Green Belt in Gedling Borough is 9,010 hectares which makes up approximately 75 per cent of the Borough.

8.21 Policy 3 of the Aligned Core Strategy sets a target to release Green Belt land in line with the needs set out in the Aligned Core Strategy. Since 1 April 2011, no area of land has been removed from the Green Belt.

8.22 The Local Planning Document will allocate non-strategic sites for housing and involve the release of Green Belt land. The location and area of land to be removed from the Green Belt will be considered through the Local Planning Document process.

Sites of Special Scientific Interest

8.23 There is 1 Site of Special Scientific Interest within Gedling Borough and this is Linby Quarries in Linby.

8.24 Policy 17 of the Aligned Core Strategy sets a target to improve the management of biodiversity sites, including the number of Sites of Special Scientific Interest in a favourable condition. According to Natural England's survey compiled September 2014, the condition of the Linby Quarries site is 81.24 % 'favourable' and 18.76 % 'unfavourable'.

National Nature Reserves

8.25 There are no National Nature Reserves within the Borough.

Local Nature Reserves

8.26 There are 4 Local Nature Reserves within the Borough:-

- Gedling House Woods (designated 1992);
- Gedling House Meadow (designated 2007);
- Netherfield Lagoons (designated 2007); and
- The Hobbucks (designated 2015).

8.27 Policy 16 of the Aligned Core Strategy sets targets to increase the quality of open spaces and to improve the management of biodiversity sites, including Local Nature Reserves. Gedling House Woods and Meadow are managed by the Friends of Gedling House Woods (formed in 2003) with management plans in place. Netherfield Lagoons are managed by the Gedling Conservation Trust (formed in 2005) and also have a management plan in place.

8.28 The Council consulted with Natural England with regard to the proposals of the designation of the Hobbucks as a Local Nature Reserve under the National Parks and Access to the Countryside Act 1949. On 2 July 2015, Cabinet endorsed the declaration of the Hobbucks as a Local Nature Reserve. The Hobbucks is jointly managed by Gedling Borough Council and the Friends of the Hobbucks Group and there is a management plan in place.

Local Wildlife Sites

8.29 General information about Local Wildlife Sites is maintained by the Nottinghamshire Biological and Geological Record Centre.

8.30 Policy 16 and Policy 17 of the Aligned Core Strategy set targets to increase the quality of open spaces, retain areas of biodiversity importance and improve the management of biodiversity sites, including Local Wildlife Sites under positive conservation management.

- 8.31 In 2015, the total area of Local Wildlife Sites increased to 1,250.53 ha from 1,232.09 ha in 2014. This net gain results from the boundary extension at the 'Gedling Colliery and Dismantled Railway' site (5/211) and the boundary conflict between the 'Newstead Park (including River Leen System)' site (1/34) with the adjacent site.

Table 6: Local Wildlife Sites

	Area (ha)
2011	1,198.06 ha
2012	1,227.27 ha
2013	1,227.48 ha
2014	1,232.09 ha
2015	1,250.53 ha
2016	1,250.53 ha

- 8.32 In 2014/15, 33.8 % of the Local Wildlife Sites within Gedling Borough were established as being under positive conservation management. This compares to 35.3 % in 2011/12. No data is available for 2015/16.

Table 7: Local Wildlife Sites under positive management (Single Data List 160)

	Score	Percentage
2011/12	24 out of 68	35.3 %
2012/13	24 out of 71	33.8 %
2013/14	31 out of 74	41.9 %
2014/15	29 out of 86	33.8 %

Sherwood Forest Special Protection Area

- 8.33 During the preparation of the Aligned Core Strategies, it was found the Aligned Core Strategy could result in potentially significant effects on the prospective Sherwood Forest Special Protection Area. In January 2012, a Habitats Regulations Appraisal Screening Record was undertaken to assess whether the level of proposed development around Bestwood Village, Calverton and Ravenshead would result in potential significant effects on the prospective Special Protection Area. It was concluded that there would be no significant effects at Bestwood Village and Ravenshead but that significant effects could not be ruled out at Calverton unless a mitigation package was put in place. This mitigation package was agreed with Natural England following an additional assessment in January 2013 and is set out in the Infrastructure Delivery Plan.

- 8.34 A decision on the extent of any possible Special Protection Area is still awaited. Policy 17 of the Aligned Core Strategy sets a target for the designation of Sherwood Forest Special Protection Area and thereafter to maintain or improve it.

Woodland and Ancient Woodland

- 8.35 According to the 2011 data from the Forestry Commission, Gedling Borough includes 1,791.19 hectares of woodland.
- 8.36 Natural England's 2011 data reveals that there are 68.94 hectares of ancient woodland within Gedling Borough.

Green Flag Award

- 8.37 Policy 16 of the Aligned Core Strategy sets a target to increase the quality of open spaces. The Green Flag Award scheme began in 1996 as a means of recognising and rewarding the best parks and green spaces in the country. Following a grant from Heritage Lottery, the introduction of Park Rangers, the establishment of the Friends of Arnot Hill Park and the continued support of the Grounds Maintenance Staff, Arnot Hill Park in Arnold was awarded a Green Flag for the first time in 2007.
- 8.38 Since 2007, a number of projects have been completed including: improvements to the lake; providing a new refreshment kiosk; development of a skate park and a new play area; restoring the rose and sensory gardens; various planting schemes; reinstating the walls around the park; refurbishing the gatekeepers lodge; improvements to the lighting and security through CCTV cameras; a new landscaped area installed to the front entrance of the park; new tree sculptures added to the existing art pieces; a new bench installed on the nature trail; and new willow sculptures in the sensory garden and on the island in the lake. Arnot Hill Park in Arnold retained the title for its tenth consecutive year in 2016.
- 8.39 Burton Road Jubilee Park in Carlton has been awarded a Green Flag for the first time in 2014. The park has recently benefited from a complete refurbishment with many new facilities installed. Much of the funding has been successfully acquired from external sources such as Waste Recycling Environmental, Gedling Homes Public Realm Funds and Nottinghamshire County Council Local Improvement Scheme. In 2012, the Friends of Burton Road Jubilee Park was formed and they regularly work in partnership with the Council to organise environmental activities in the park such as bulb and tree planting. New developments during 2015 have included a wildflower area, an art sculpture and work has started on the nature trail, making it easier to access with a new footpath. Burton Road Jubilee Park won the award for its third consecutive year in 2016.
- 8.40 A year after opening, Gedling Country Park was awarded a Green Flag in 2016 and is now officially one of the best parks in Britain alongside two other parks within the Borough.

Country Parks

8.41 There are four Country Parks in the Borough: Bestwood Country Park; Burntstump Country Park; Gedling Country Park; and Newstead Abbey.

8.42 At the end of March 2015 following successful development works, Gedling Country Park was officially opened to the public. Completed development works included improved drainage of the whole site, boundary fencing, several kilometres of footpaths, construction of vehicular access from Spring Lane and a car park. In Autumn 2016 a temporary toilet block will be added along with children's play facilities and planning permission has been granted for a visitor's centre which will be constructed in 2017.

Open Space

8.43 The target for Policy 16 of the Aligned Core Strategy also includes the number of s106 contributions related to open space. During the monitoring period, s106 agreements were signed for residential developments in Carlton, Woodborough, Mapperley and Linby.

Table 8: New open space committed from s106 agreements

	Site	Area of open space	Off-Site Contributions
2015/16	Land off Cavendish Road, Carlton	-	£33,364.10
2015/16	147 Main Street, Woodborough	-	Capital - £8,081.92 Maintenance - £3,351.60
2015/16	Land North of Papplewick Lane, Linby	4.8 ha Ecology Park 1.54 ha Open Space (estimate of 10% figure)	-
2015/16	Bradstone Drive off Spring Lane, Mapperley	0.98 ha Open Space Maintenance - £235,510	-
2015/16	Land at Wighay Road, Linby	-	Capital - £94,522.42 Maintenance - £39,385.16

Green Infrastructure

8.44 Policy 16 of the Aligned Core Strategy sets a target of increasing the percentage of population with access to Green Infrastructure assets and states that indicators will be set locally. The Local Planning Document does not include indicators for Green Infrastructure due to the lack of available base data.

Greenfield Land Loss to New Development

8.45 Since 2011, four greenfield sites have been lost to new large housing developments (of 10 dwellings and above) as shown in Table 9. Both Ashwater Drive and Howbeck Road sites were allocated for housing development in the Replacement Local Plan. The Hollinwood Lane site was allocated as safeguarded land in the Replacement Local Plan. Development on part of the Top Wighay Farm site (which is a strategic site allocated in the Aligned Core Strategy) commenced in March 2015 and is currently under construction for 38 homes. Development on the Bradstone Drive site commenced in April 2016 and this site is currently allocated for housing in the emerging Local Planning Document (known as “Spring Lane”).

Table 9: Amount of greenfield land lost to housing and other uses

	Site Name	Type of development	Area lost
2011/12	Ashwater Drive	Residential	4.58 ha
2012/13	Howbeck Road	Residential	1.50 ha
2012/13	Main Street and Hollinwood Lane, Calverton	Residential	3.76 ha
2013/14	No greenfield loss during this year	-	-
2014/15	Top Wighay Farm (38 homes)	Residential	1.47 ha
2015/16	Bradstone Drive (“Spring Lane”)	Residential	9.88 ha

NB: Land considered lost upon commencement of development

Historic Environment

Heritage Assets

8.46 Within the Borough, there are:-

- 189 Listed Buildings in the Borough (6 Grade I, 15 Grade II* and 168 Grade II);
- 9 Scheduled Ancient Monuments; and
- 4 Registered Parks and Gardens (covering a total area of 15.35 hectares).

8.47 An existing Listed Building has been added to the List for Gedling Borough. The Grade II Listed Building “Boer Memorial”² was designated in 1984 and originally located in Serlby Park, Blyth in Bassetlaw District. It was then moved to Carlton TA Centre, Cavendish Drive in Carlton in Gedling Borough in 2002. Historic England amended the List entry to reflect its current location in late 2014.

8.48 Policy 11 of the Aligned Core Strategy sets a target of decreasing the number of heritage assets at risk. According to Historic England, four heritage assets,

² <http://www.historicengland.org.uk/listing/the-list/list-entry/1238960>

or two per cent of heritage assets, within Gedling Borough are at risk and included on the national Heritage at Risk 2016 register:

- Church of the Good Shepherd, Arnold (Grade II* Listed Building);
- The Cannon Fort and adjoining dock, Newstead (Grade II* Listed Building);
- Newstead Abbey and adjoining boundary wall, Newstead (Grade I Listed Building); and
- Round Hill, Lambley (Scheduled Monument).

Table 10: Heritage assets at risk

	Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
2012	3	0	1	0
2013	3	0	1	0
2015	3	0	1	0
2016	3	0	1	0

Conservation Areas

8.49 There are six Conservation Areas in the Borough at: Bestwood Village; Calverton; Lambley; Linby; Papplewick; and Woodborough.

8.50 Policy 11 of the Aligned Core Strategy sets a target of increasing the number of Conservation Area Appraisals. Conservation Area Appraisals have been carried out for Bestwood Village (adopted May 2005), Calverton (adopted February 2007), Lambley (adopted September 2007) and Linby (adopted August 2011). The remaining villages (Papplewick and Woodborough) do not have Conservation Area Appraisals but work has started on both of these Appraisals and it is intended that both will be completed during 2016/17. A consultation exercise on a draft Woodborough Conservation Area Appraisal is taking place between 16 November and 16 December 2016.

Homes

Housing Requirement

8.51 Policy 2 of the Aligned Core Strategy sets a housing requirement of 7,250 new homes for the plan period 2011 to 2028. The Aligned Core Strategy sets out the broad spatial distribution of new homes around the Borough as shown in Table 11. The Aligned Core Strategy allocates three strategic sites (Teal Close, North of Papplewick Lane and Top Wighay Farm) and identifies Gedling Colliery/Chase Farm as strategic location. The emerging Local Planning Document contains a policy (Policy LPD63) setting out the housing distribution for non-strategic sites as well as site allocation policies. The proposed housing sites for the urban area and edge of Hucknall are outlined in Policy LPD64. For the key settlements, housing sites in Bestwood Village are outlined in Policy LPD65, Calverton in Policy LPD66 and Ravenshead in

Policy LPD67. Other villages, are covered by Policy LPD68 (Burton Joyce), Policy LPD69 (Newstead) and LPD70 (Woodborough).

Housing Completions

8.52 1,308 new homes (net) have been built between 1 April 2011 and 31 March 2016. 77 per cent of the new homes built were in the urban area and the remaining 23 per cent were in the rural area.

Table 11: Housing requirement and completions (net)

	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document Publication Draft housing distribution	Completions 2011-2016
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,330	1,004
Around Hucknall:- North of Papplewick Lane Top Wighay Farm	Approx 1,300 homes including:- Up to 300 homes 1,000 homes	1,265 homes	0 0
Key Settlements for Growth:- Bestwood Village Calverton Ravenshead	Up to 560 homes Up to 1,055 homes Up to 330 homes	1,515 homes including:- 525 homes 740 homes 250 homes	52 149 72
Other villages:- Burton Joyce Lambley Linby Newstead Papplewick Stoke Bardolph Woodborough	Up to 260 homes	140 homes including:- 55 homes 55 homes	5 11 3 1 3 0 8
Total			1,308

Communal Uses

8.53 Since 1 April 2011, five large communal developments were built, extended or converted into care homes within the urban area. In 2015/16, planning permission was granted for extension to the Braywood Gardens Elderly Persons Homes on Millbrook Drive, Carlton to provide an extra 12 bedrooms.

Table 12: Communal uses

Site Name	Type of communal	No of bedrooms	Status
Mansfield Road (738)	People with dementia and related illness	31 bed	New development. Completed in April 2012.
The Maid Marian (Coppice Road)	Elderly	64 bed	New development. Completed in June 2012.
Grey Goose	Elderly	52 bed	New development. Completed in November 2013.
St Andrews House	Elderly	32 bed	Conversion of sheltered housing to apartments. Completed in May 2015.
Braywood Gardens (Millbrook Drive)	Elderly	12 bed (from 82 to 94)	Extension of care home. Completed in June 2016 (outside monitoring period).

Strategic Sites for Housing Development

8.54 During the monitoring period, progress has been made on the Gedling Colliery/Chase Farm site and other sites as shown in Table 13.

Table 13: Strategic sites for housing

Site	Status
Teal Close	Outline planning permission for up to 830 homes was granted in June 2014.
North of Papplewick Lane	Planning Committee resolved to grant outline permission for up to 300 homes subject to a section 106 agreement. S106 signed in October 2015.
Top Wighay Farm	Part of the site currently under construction for 38 homes. No current timetable for planning application for wider site. Revised development brief is in preparation.
Gedling Colliery/Chase Farm	Planning application for Gedling Access Road granted in December 2014. A planning application for 1,050 homes submitted in November 2015 – detailed planning application for phase 1 (506 homes) and outline permission for subsequent phases. In May 2016 (outside monitoring period), Planning Committee resolved to grant permission subject to a section 106 agreement.

Non-Strategic Sites for Housing Development

8.55 The emerging Local Planning Document allocates non-strategic housing sites for the urban area and edge of Hucknall (Policy LPD64), the key settlements of Bestwood Village (Policy LPD65), Calverton (Policy LPD66) and Ravenshead (Policy LPD67) and the other villages of Burton Joyce (Policy LPD68), Newstead (Policy LPD69) and Woodborough (Policy LPD70).

Table 14: Non-Strategic Sites for Housing Development

Site	Status
Rolleston Drive	Informal planning guidance being prepared
Brookfields Garden Centre	-
Willow Farm	-
Linden Grove	-
Lodge Farm Lane	-
Spring Lane	Reserved Matters 2015/1024. Granted December 2015. Currently under construction – 2 homes completed - 56 Plots commenced but not completed - 92 plots unimplemented i.e. not started
Howbeck Road/Mapperley Plains	-
Killisick Lane	-
Gedling Colliery/Chase Farm	2015/1376 = full permission for phase 1 (506 homes) and outline permission for subsequent phases. Planning Committee approval 18 May 2016 – awaiting for s106 to be signed
Hayden Lane	-
The Sycamores, Bestwood Village	Full (appeal allowed) 2007/0887. 2012/0479 – Lawful Development Certificate (to confirm that planning permission had been implemented) was granted in June 2012
Westhouse Farm, Bestwood Village	Outline 2014/0238. Planning Committee approval for 101 homes – awaiting s106 to be signed
Bestwood Business Park, Bestwood Village	Outline 2014/0214, granted March 2015. Reserved application not yet submitted
Dark Lane, Calverton	Reserved Matters 2012/1503, granted August 2013 for 72 homes.
Main Street, Calverton	-
Park Road, Calverton	-
Longdale Lane A, Ravenshead	-
Longdale Lane B, Ravenshead	-
Longdale Lane C, Ravenshead	Outline 2013/0836. Granted October 2014. Reserved application not yet submitted
Millfield Close, Burton Joyce	Outline 2015/0424. Planning approval for up to 23 homes in November 2016 (outside of the monitoring period) – awaiting s106 to be signed
Orchard Close, Burton Joyce	-
Station Road, Newstead	-
Ash Grove, Woodborough	Full 2007/0831. Granted November 2007. 2009/1043DOC report - "development has begun"
Broad Close, Woodborough	

Completions on Allocated and Non-Allocated Sites

8.56 46 per cent of new homes (net) were built on unallocated sites between 1 April 2011 and 31 March 2016. 54 per cent of new homes were built on sites allocated in the Replacement Local Plan. During the monitoring period, no new homes have yet been built on the strategic sites allocated in the Aligned Core Strategy, although sites have been completed on part of the Top Wighay Farm site outside of the monitoring period.

Table 15: New homes (net) completed on allocated and unallocated sites

	Completions	Allocated	% allocated	Unallocated	% unallocated
2011/12	275	134	49 %	141	51 %
2012/13	227	170	75 %	57	25 %
2013/14	321	195	61 %	126	39 %
2014/15	311	154	50 %	157	50 %
2015/16	174	48	28 %	126	72 %
TOTAL	1,308	701	54 %	607	46 %

Completions on Previously Developed Land (Brownfield Land)

8.57 Paragraph 111 of the National Planning Policy Framework states that planning policy should encourage the effective use of land by re-using previously developed land and set a locally appropriate target for the use of brownfield land although this is not mandatory. Currently there is no local target for brownfield land for Gedling Borough. The key priority is to deliver sustainable development and ensure a balance between social, environmental and economic factors which is recognised in the Aligned Core Strategy.

8.58 During the monitoring period, 28 per cent of new homes (gross) were constructed on previously developed land. The percentage of brownfield development is low for two reasons; the designation of residential garden land as greenfield and the increase in the percentage of new homes built on greenfield allocated sites. Over recent years, the sites allocated in the Replacement Local Plan have been developed and most of them are greenfield sites.

Table 16: New homes completed on previously developed land (gross)

	New build	Conversion	Change of Use	Total	All completions	PDL %
2011/12	117	3	9	129	295	44 %
2012/13	19	3	5	25	233	11 %
2013/14	54	23	12	89	327	27 %
2014/15	31	5	15	51	319	16 %
2015/16	37	5	11	53	192	28 %

PDL = previously developed land

Completions on Residential Garden Land

8.59 Paragraph 53 of the National Planning Policy Framework enables local planning authorities to consider whether policies resisting the inappropriate development of residential gardens are justified. Given the issues arising from

the loss of residential garden land, the lack of specific policies in the national policy or Aligned Core Strategy and the concerns expressed about this type of development by local residents, it was considered necessary to include a policy in the emerging Local Planning Document. The policy only allows development involving the loss of residential gardens if specific criteria are met.

8.60 Since 1 April 2011, 14 % of new homes were constructed on residential garden land.

Table 17: New homes completed on residential garden land

	Net completions	Completions on garden land	%
2011/12	275	59	21 %
2012/13	227	32	14 %
2013/14	321	35	11 %
2014/15	311	29	9 %
2015/16	174	32	18 %
TOTAL	1,308	187	14 %

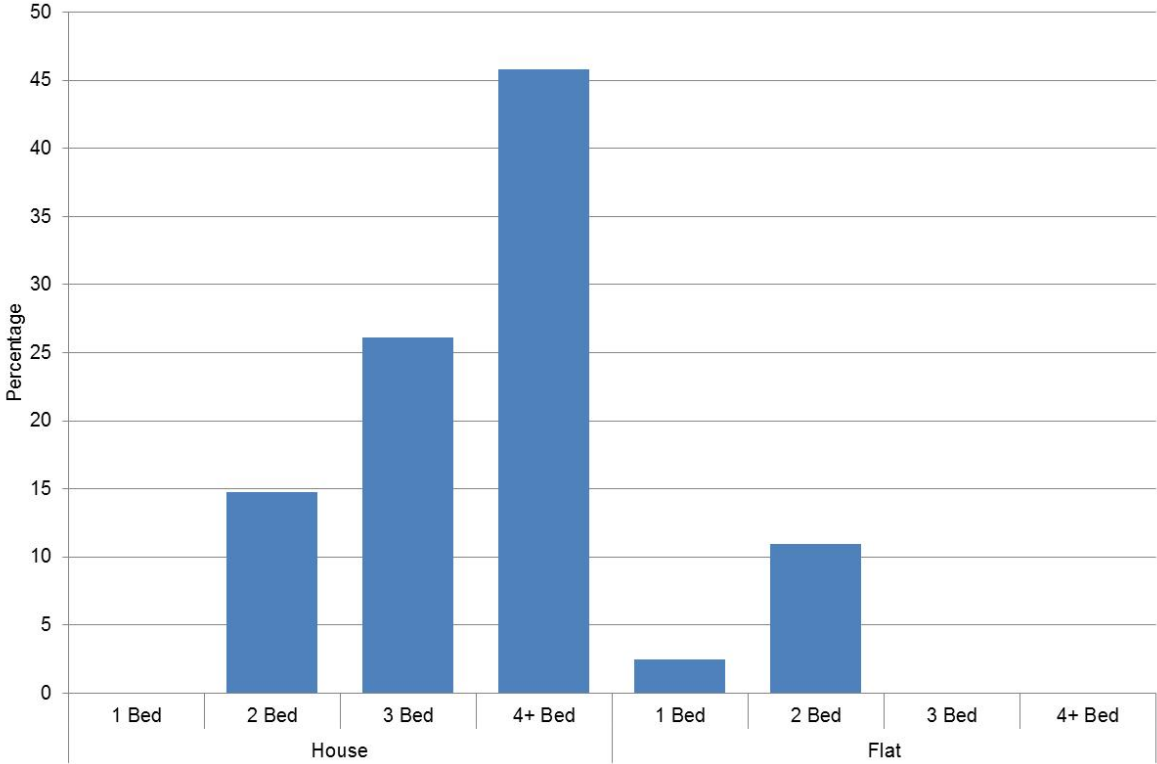
Dwelling Types

8.61 Policy 8 of the Aligned Core Strategy sets a target of maintaining an appropriate mix of house type, size and tenure.

8.62 The 2011 Census shows that Gedling Borough has a higher proportion of detached properties (38.3 per cent), followed by semi-detached properties (34.8 per cent), terraced houses (15.6 per cent) and flats (10.8 per cent).

8.63 Between 1 April 2011 and 31 March 2016, the highest proportion of new build homes (gross) completed was for four or more bedroom houses followed by three bedroom houses, two bedroom houses and two bedroom flats, which reflects demands in the housing market.

Figure 1: Types of new build homes completed (gross)



Density

8.64 Paragraph 47 of the National Planning Policy Framework requires local planning authorities to set out their own approach to housing density to reflect local circumstances. The Aligned Core Strategy does not set a housing density and will be appropriately addressed locally through the Local Planning Document. Policy LPD33 of the emerging Local Planning Document sets different density targets for different areas of the Borough. This will be monitored in future Authority Monitoring Reports once the Local Planning Document is adopted.

8.65 The density of new homes completed shows that the majority of new homes on large sites³ were completed on sites above 30 dwellings per hectare.

Table 18: Density of new homes completed on sites of more than 10 dwellings (gross)

	Less than 30 dph	Between 30 and 50 dph	Above 50 dph
2011/12	0 %	60 %	40 %
2012/13	1 %	88 %	11 %
2013/14	1 %	89 %	10 %
2014/15	2 %	91 %	7 %

³ More than 10 dwellings.

2015/16	7 %	93 %	0 %
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dph = dwellings per hectare

Five Year Housing Land Supply

- 8.66 Policy 2 of the Aligned Core Strategy sets a target for the Council to have a five year supply of deliverable housing sites (with an additional buffer of 5% or 20% as appropriate).
- 8.67 The Council's Five Year Housing Land Supply Assessment 2016 considers the Borough's supply of housing land against the housing requirement set by the Aligned Core Strategy. The assessment shows that against the housing requirement, Gedling Borough does not have a five year supply of land for housing. It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy and also the adoption of the Local Planning Document which will bring forward additional housing sites.
- 8.68 Please see Gedling Borough's Five Year Housing Land Supply Assessment 2016 report for further details.

Brownfield Land Register

- 8.69 In order to increase the number of new homes built, the Housing and Planning Act 2015 requires local planning authorities to set up and maintain a register of brownfield land that is suitable for residential development. Gedling Borough Council has been working with other Greater Nottingham authorities as part of a pilot scheme for the Brownfield Register to test the preparation of the register. The Council is currently awaiting the final guidance from Government on how to produce Brownfield Registers before produce the first 'full' version of the register next year.
- 8.70 For further details on the Council's Brownfield Register, please visit the Council's web page
<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/shlaa>.

Self Build and Custom Homes Register

- 8.71 The Government wants to enable more people to build or commission their own home and have published national guidance which sets out how councils should manage the demand for self-build and custom housebuilding. A key element of the guidance is the requirement to keep a register of interested individuals and associations which will provide an indication of the demand for self/custom build locally in Greater Nottingham. The register allows individuals and associations to choose within which area(s) they are interested in building in. The information held by the register will allow the Councils to develop their housing and planning policies to support the kinds of self and custom build projects that would be most appropriate. Erewash Borough Council is hosting the register on behalf of all the Councils making up Greater

Nottingham, including Gedling Borough Council. The register went live on 1 April 2016 (which is just outside of the monitoring period). For further details, please visit the Council's web page <http://www.gedling.gov.uk/planningbuildingcontrol/planningdevelopmentmanagement/selfbuildandcustombuildregister>.

8.72 Policy LPD41 of the emerging Local Planning Document looks at self build and custom homes. It is proposed to support the policy with a Supplementary Planning Document for developers which will provide details on how to deliver self build and custom plots.

Affordable Homes

8.73 Policy 8 of the Aligned Core Strategy sets a target of 1,450 affordable homes in Gedling Borough. 212 affordable homes were delivered between 1 April 2011 and 31 March 2016.

Table 19: Number of affordable homes delivered

	Social rent homes	Affordable rent homes	Intermediate homes	Transfers and acquisitions *	TOTAL
2011/12	42	n/a	12	10	64
2012/13	7	17	12	0	36
2013/14	7	28	21	0	56
2014/15	0	23	15	0	38
2015/16	0	12	6	0	18

* transfers and acquisitions are not included in the percentage of new affordable dwellings completed
n/a = data not collected

Table 20: Percentage of affordable homes delivered

	Net completions	Affordable homes delivered	Affordable %
2011/12	275	54	20 %
2012/13	227	36	16 %
2013/14	321	56	17 %
2014/15	311	38	12 %
2015/16	174	18	10.5 %

8.74 The Affordable Housing Supplementary Planning Document was adopted in December 2009 to address the issue of affordable housing provision in the

Borough. The document contains 3 key elements which affect the delivery of affordable housing within the Borough:-

- Threshold – the Borough Council will seek the provision of affordable housing on sites of 15 dwellings or greater;
- Percentage of affordable housing required – the Borough Council will require the provision of 10%, 20% or 30% affordable housing in different sub markets within the Borough; and
- Commuted sums – affordable housing will normally be delivered on site. However, under certain circumstances, this may be waived in favour of a commuted sum.

8.75 The emerging Local Planning Document contains Policy LPD36 – Affordable Housing, which requires the provision of these percentages of affordable housing.

Homelessness

8.76 The Council prevents homelessness in the vast majority of cases, using a wide range of methods, such as advocating on behalf of tenants, mediating between young people and their parents, and assisting people to find private rented and social rented housing. The Council has a joint homelessness strategy with Broxtowe and Rushcliffe Borough Councils and this is currently being updated. This includes an action plan to improve local services, which is managed through the South Nottinghamshire Interagency Homelessness Forum. In spite of the Council’s focus on homelessness prevention, the number of acceptances has increased from 2014/15. The continued focus on prevention will be a key area of activity over the coming year.

Table 21: Number of homelessness acceptances

	Homelessness acceptances
2011/12	63
2012/13	56
2013/14	51
2014/15	74
2015/16	75

Empty Homes

8.77 Whilst recognising that properties become and remain empty for a range of reasons, at a time of increasing need for affordable housing, long term empty homes are a wasted resource and can in the worst cases impact on the quality of the local environment and create a poor image of the area. Whilst the trend in the number of long term empty homes in the Borough has reduced over the

last few years the Council is committed to working with owners and taking and using its range of enforcement powers where necessary where properties are causing a nuisance to the area. The Council has also reduced the discounts on Council Tax that empty homes can benefit from, and introduced a premium of an additional 50% Council Tax on properties that have been empty for two years or longer. The Council operates an online “matchmaker” to match up people with empty properties to sell and investors looking for a development project and is currently exploring additional opportunities to reduce the number of longer term empty homes in the Borough. The Council is currently developing an Empty Property Strategy which will set the priorities around this area of work to 2021.

8.78 The number of empty homes in the Borough has decreased from 1,737 in 2012 to 1,391 in 2016.

Table 22: Number of empty homes

	Private	Local Authority	Registered Provider of Social Housing *
2012	1,703	1	33
2013	1,735	3	31
2014	1,431	3	53
2015	1,490	0	34
2016	1,268	1	122

* formerly known as Registered Social Landlord

House Prices

8.79 The average house prices in Gedling have increased from £130,000 in 2011 to £163,084 in 2016⁴.

Table 23: Average house prices based on UK House Price Index data

	House price
August 2011	£132,754
August 2012	£133,511
August 2013	£136,283
August 2014	£143,279
August 2015	£154,199

⁴ Statistics from <http://landregistry.data.gov.uk/app/ukhpi>

August 2016	£163,182
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Gypsies, Travellers and Travelling Showpeople

- 8.80 Policy 9 of the Aligned Core Strategy sets a target to meet the needs of Gypsies, Travellers and Travelling Show people.
- 8.81 A ‘Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire Local Authorities (except Bassetlaw)’ was undertaken and the final report was published in May 2007. This assessment stated that there are 3 sites within the Borough, totalling 13 pitches. However, it has not been possible to confirm the existence of two of these sites, so the assumption has been made that there are only 4 pitches for travelling showpeople in the Borough. The assessment concluded that an additional 4 permanent pitches needed to be provided between 2007 and 2011.
- 8.82 The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) was undertaken to establish the additional permanent pitch provision requirements for the Gypsy and Traveller population in Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough between 2014 and 2029. The assessment indicates that 3 additional pitches are required in Gedling Borough up to 2029. Further consideration and implementation of these recommendations is being undertaken through the preparation of the Local Planning Document, which does not identify specific sites for Gypsy and Travellers for a number of reasons (as set out in the Housing Background Paper). Rather, future provision will be dealt with through responding to proposals as they come forward. Any small scale proposals that emerge will be considered against Aligned Core Strategy Policy 9 (Gypsies, Travellers and Travelling Showpeople), as well as other relevant Local Plan policies. This approach is consistent with that taken by other local authorities with a similar level of identified need, including Nottingham City Council. Notwithstanding the decision not to allocate a specific site within the Local Planning Document, consideration will be given, as appropriate, to working with neighbouring local authorities to provide a joint site, if a site accommodating three pitches is not deemed to be sustainable.
- 8.83 Since April 2011, no additional pitches were delivered for gypsy and traveller communities in the Borough.

Regeneration

- 8.84 Policy 7 of the Aligned Core Strategy sets a target to deliver major schemes promoted in Policy 7 which includes the Gedling Colliery/Chase Farm site. See Housing and Employment sections for progress on the Gedling Colliery/Chase Farm site.

Employment

8.85 Employment land relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. This involves:-

- Offices (B1a), Research and Development (B1b), and Light Industry (B1c);
- General Industry which includes manufacturing (B2); and
- Storage or Distribution Centres (B8).

Employment Land Requirement

8.86 Policy 4 of the Aligned Core Strategy sets out the following employment requirements for the plan period 2011 to 2028:-

- Office development (B1(a) and (b)) = 23,000 square metres
- Industrial and warehouse uses (B1(c), B2 and B8) = 10 hectares

8.87 The emerging Local Planning Document allocates two non-strategic employment sites Gedling Colliery and Hillcrest Park in Calverton. The proposed employment sites are in Policies LPD64 (Urban Area) and LPD66 (Calverton).

Office Development

8.88 There was no new office floorspace over the 1,000 sqm or 1 ha threshold during the monitoring period.

Industrial and Warehouse Development

8.89 There was no new industrial and warehouse floorspace over the 1,000 sqm or 1 ha threshold during the monitoring period.

Strategic Sites for Employment Development

8.90 During the monitoring period, the Teal Close site was granted permission for up to 18,000 square metres. No progress has been made regarding employment uses on the other sites.

Table 24: Strategic sites for employment

Site	Status
Teal Close	Planning permission for employment uses (up to 18,000 square metres) granted in June 2014.
Top Wighay Farm	No planning permission.
Gedling Colliery/Chase Farm	1 ha developed for coal mine methane exploratory borehole and site is currently operational. No planning permission for the remainder of the site (5 ha).

Non-Strategic Sites for Employment Development

8.91 The emerging Local Planning Document allocates non-strategic employment sites for the urban area (Policy LPD64) and Calverton (Policy LPD66).

Table 25: Non-Strategic sites for employment

Site	Status
Gedling Colliery	1 ha developed for coal mine methane exploratory borehole and site is currently operational. No planning permission for the remainder of the site (5 ha).
Hillcrest Park	-

Assessed Employment Need

8.92 Councils across both the Nottingham Core Housing Market area⁵ and the Nottingham Outer Housing Market Area⁶ commissioned Nathaniel Lichfield and Partners to undertake an assessment of employment land needs based on updated economic forecasts. This work was published as the Employment Land Forecasting Study in August 2015. In this context, the economic and job forecasts contained within the Nottingham City Region Employment Land Study 2007 and its update 2009 which underpin the Aligned Core Strategies predated the economic crash of 2007/08 and were considered to be increasingly out of date. The study provides an overview of the local economy, the state of the office and industrial property market and provides updated economic and jobs forecasts to assess future business floorspace needs to 2033. The study is a key component of the evidence base supporting Local Plans and Local Plan Part 2 documents which are in preparation across the two Housing Market Areas.

8.93 The publication of the Employment Land Forecasting Study findings has led to a review of the strategic employment land requirements across the Nottingham Core Housing Market Area set out in the Aligned Core Strategies. The results of this work have been published as the Strategic Distribution of Employment Requirements Background Paper 2015 and this work sets out a modest redistribution of office floorspace for the Aligned Core Strategies and a slight increase in industrial and warehousing land. As such the Background Paper is also a key part of the evidence base supporting the Local Plan Part 2 documents in preparation across the Nottingham Core Housing Market Area. The Aligned Core strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) make provision to meet the assessed employment needs.

⁵ The Nottingham Core Housing Market Area comprises Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council.

⁶ The Nottingham Outer Housing Market Area comprises Ashfield District Council, Mansfield District Council; and Newark and Sherwood District Council.

Supply of Employment Land

8.94 As at 31 March 2016, there is one site with planning permission for employment uses above the 1,000 sqm or 1 ha threshold. The Teal Close site was granted permission for employment uses (up to 18,000 square metres) on 7 ha.

Table 26: Available supply of employment land

B1	B2	B8	Mixed	Total
0 ha	0 ha	0 ha	7 ha	0 ha

Threshold: 1,000 sqm or 1 ha

Employment Losses

8.95 There was no loss of employment land to residential development during the monitoring period.

Table 27: Employment losses

	Losses in employment/ regeneration areas	Losses in local authority area	Amount lost to residential development
2011/12	0 ha	0.69 ha	0.69 ha
2012/13	0.33 ha	0.33 ha	0.33 ha
2013/14	0 ha	0 ha	0 ha
2014/15	0.96 ha	0.96 ha	0 ha
2015/16	0 ha	0 ha	0 ha

Threshold: 0.1 hectares. Note that, to avoid double counting, losses are recorded when the loss is first implemented i.e. commencement of the first dwelling.

Labour Supply

8.96 Policy 4 of the Aligned Core Strategy sets a target to strengthen and diversify the economy and create 27,900 new jobs in Broxtowe, Gedling and Nottingham City, referred to as the plan area.

8.97 In 2015/16, the highest proportion (58.1 per cent) of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations. This is a higher proportion than regional and national averages.

8.98 In 2015, the majority of residents in employment were within full time work. 63.3 per cent of employees worked full time, this is an increase since 2008

when 61.2 per cent were full time. 36.7 per cent of residents worked part time, reducing from 38.8 per cent in 2008. Most jobs were in Wholesale and retail trade making up the largest sector at 20 per cent, followed by Manufacturing and Human Health and Social work activities, both at 13.3 per cent.

- 8.99 There was a reduction in the proportion of economically active people who were of working age in the Borough falling to 74.4 per cent during 2015/16 compared to 76.8 per cent during 2013/14 and 80.6 per cent during 2012/13.

Unemployment

- 8.100 The Borough's unemployment rate has started to reduce reaching 1.2 per cent in September 2016, down from 2.5 per cent in November 2013. This is higher than the regional average and is below the national and County averages.

Education, Skills and Learning

- 8.101 Policy 4 of the Aligned Core Strategy sets a target to improve skill levels of the working age population. The proportion of working age residents within the Borough qualified to NVQ 2 and above was 77.3 per cent in 2015 compared to 74.7 per cent in 2013/14.

Table 28: Qualifications by type (Jan 2015-Dec 2015)

	Gedling (Level)	Gedling (%)	East Midlands (%)	Great Britain (%)
Individual Levels				
NVQ4 And Above	28,100	39.0	31.8	37.1
NVQ3 And Above	43,500	60.4	52.4	55.8
NVQ2 And Above	55,800	77.3	72.4	73.6
NVQ1 And Above	63,200	87.6	85.3	84.9
Other Qualifications	#	#	6.7	6.5
No Qualifications	6,300	8.7	8.0	8.6

Earnings by Type

- 8.102 Based on the ONS annual survey of hours and earnings, Table 29 shows the Median earnings in pounds for employees living in the Borough. The table shows that the earnings for full-time workers have increased from £456.7 in 2011 to £516.1 in 2015.

Table 29: Earnings by residence (Gross Weekly Pay)

	Male Full-Time Workers	Female Full-Time Workers	Full-Time Workers
2011	£501.0	£387.1	£456.7
2013	£573.1	£421.7	£502.7
2015	£559.3	£470.7	£516.1

Retail and Town Centre Uses

8.103 The National Planning Policy Framework defines main town centre uses as:-

- retail development (including warehouse clubs and factory outlet centres);
- leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);
- offices; and
- arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

8.104 The above uses relate to the Use Class Orders A1 to A5, B1a, C1, D1 to D2 and sui generis of the Town and Country Planning (Use Classes) Order 1987.

8.105 Policy 6 of the Aligned Core Strategy sets a target to maintain or improve the vitality and viability of the centres.

Hierarchy of Centres

8.106 Policy 6 of the Aligned Core Strategy identifies the network and hierarchy of centres across Greater Nottingham. The policy includes the following centres for the Borough:-

- Town Centre – Arnold
- District Centre – Carlton Square
- Local Centres – Burton Joyce, Calverton, Carlton Hill, Gedling, Mapperley Plains, Netherfield and Ravenshead

8.107 The hierarchy has been developed using evidence from shopping studies and will help guide new development to appropriate sized centres and ensure balanced growth across the area. The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) reviewed the hierarchy and proposed a revision with the reclassification of Carlton Square as a Local Centre.

8.108 Policy LPD48 of the emerging Local Planning Document promotes Arnold as a Town Centre and the following centres are promoted as Local Centres: Burton Joyce, Calverton, Carlton Hill, Carlton Square, Gedling Colliery site, Gedling Village, Mapperley Plains, Netherfield and Ravenshead.

Planning Permissions for Retail and Other Town Centre Use Development

8.109 Since 1 April 2011, there has been a number of sites granted planning permission for retail and other town centre use development as shown in Table 30.

Table 30: Retail and other town centre use development

Site	Status
Victoria Retail Park (Unit 1)	Unit 1 demolished and re-developed for three new retail units
The White Hart	Former public house demolished and redeveloped for a new retail food store
Land South of Colwick Loop Road	Planning permission granted for new A4 public house and A3 restaurant or A5 hot food takeaway
Land South of Colwick Loop Road	Planning permission granted for A1 retail, petrol filling station and B1/B2/B8 employment uses
Teal Close	Planning permission granted for up to 28,000 square metres of retail, financial and professional services, food and drink, takeaway, non-residential institution and leisure uses. Condition applied to ensure that only 1,500 sqm of A1 floorspace and no single unit to be larger than 750 sqm.

Threshold: 1,000 sqm or 1 ha

Assessed Retail Need

8.110 The Greater Nottingham Retail Study was completed in 2008 and was based on evidence collected in 2007. A partial refresh based on the 2007 information was carried out in 2013. Due to changes in policy and the age of the evidence, consultants were commissioned to carry out a new study to

support the Local Planning Document. This has updated the information on the need for retail floorspace and on shopping habits through a new Household Survey. The tables below set out the conclusions of the Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) on additional retail floorspace required in Gedling Borough.

Convenience	2019	2024	2028
Arnold Town Centre	285 sqm	543 sqm	761 sqm
Carlton Square District Centre	180 sqm	343 sqm	474 sqm
Local Centres	141 sqm	269 sqm	374 sqm
Rest of Borough (residual floor space)	-5485 sqm	-4682 sqm	-4036 sqm
Total – Gedling Borough	-4879 sqm	-3527 sqm	-2427 sqm

Note: The negative figures relate to where there is more floorspace than required to meet the levels of expenditure identified in the Retail Study (2015).

Comparison Goods	2019	2024	2028
Arnold Town Centre	732 sqm	2091 sqm	3392 sqm
Carlton Square District Centre	57 sqm	159 sqm	266 sqm
Local Centres	75 sqm	210 sqm	345 sqm
Rest of Borough (residual floor space)	-2582 sqm	-1195 sqm	231 sqm
Total – Gedling Borough	-1715 sqm	1265 sqm	4234 sqm

Note: See previous note.

Office Development in Arnold Town Centre

8.111 There was no completed B1 office development over the 1,000 sqm or 1 ha threshold in Arnold town centre during the monitoring period.

Retail Development outside Defined Centres

8.112 As shown in Table 30 above, planning permission has been granted for retail and other town centre use development outside of defined centres. Permissions at the Victoria Retail Park and the White Hart sites have been implemented and the remainder of the sites are yet to be implemented.

Health of Centres

8.113 The Planning Practice Guidance suggests a number of indicators to assess the health of town centres. This monitoring report will monitor the diversity of uses and the proportion of vacant street level property in Arnold (Town Centre), Carlton Square (District Centre) and Burton Joyce, Calverton, Carlton Hill, Gedling, Mapperley Plains, Netherfield and Ravenshead (Local Centres).

8.114 Table 31 reveals the findings of the shopping centre surveys undertaken during the summer of 2016 and shows the percentage of the diversity of uses in the shopping centres.

Table 31: Diversity of uses

Shopping Centre	A1	A2	A3	A4	A5	Other
Arnold Town Centre (Primary)	71 %	16 %	3 %	2 %	4 %	4 %
Arnold Town Centre (Secondary)	41 %	8 %	5 %	4 %	7 %	35 %
Carlton Square District Centre	55 %	6 %	3 %	6 %	9 %	21 %
Burton Joyce Local Centre	47 %	7 %	0 %	0 %	13 %	33 %
Calverton Local Centre	37 %	5 %	5 %	0 %	16 %	37 %
Carlton Hill Local Centre	52 %	10 %	6 %	1 %	14 %	17 %
Gedling Local Centre	43 %	8 %	10 %	0 %	13 %	28 %
Mapperley Plains Local Centre	64 %	14 %	8 %	2 %	9 %	3 %
Netherfield Local Centre	48 %	6 %	1 %	1 %	12 %	31 %
Ravenshead Local Centre	47 %	27 %	0 %	0 %	13 %	13 %

8.115 Although there is no policy requirement to record the percentage of vacant units, the shopping centre surveys also monitor vacant units in shopping centres as shown in Table 32.

Table 32: Proportion of vacant units

Shopping Centre	2011	2016
Arnold Town Centre (Primary)	9 %	7 %
Arnold Town Centre (Secondary)	6 %	6 %
Carlton Square District Centre	24 %	21 %
Burton Joyce Local Centre	0 %	0 %
Calverton Local Centre	5 %	0 %
Carlton Hill Local Centre	9 %	4 %
Gedling Local Centre	5 %	8 %
Mapperley Plains Local Centre	3 %	3 %
Netherfield Local Centre	13 %	5 %
Ravenshead Local Centre	0 %	0 %

Community Facilities and Services

Local Facilities

8.116 Only Gedling Borough owned community centres and leisure centres as well as Ravenshead Parish owned leisure centre are included in Table 33. The figure for private community centres and leisure centres is unknown. County owned libraries are included in the table. Out of the 21 GP practices in the Nottingham North and East Clinical Commissioning Group geographical area, 15 are within Gedling Borough. There are 3 GP practices in Hucknall (within Ashfield District).

Table 33: Number of facilities

	Total	Arnold and Carlton	Bestwood Village	Burton Joyce and Stoke Bardolph	Calverton	Lambley	Linby, Papplewick and Newstead	Ravenshead	Woodborough
Community centres	7	7	0	0	0	0	0	0	0
Leisure centres	6	4	0	0	1	0	0	1	0
Libraries	9	6	0	1	1	0	0	1	0
GP practices	15	12	0	2	1	0	0	0	0
Museums	3	0	0	0	1	0	1	1	0

Access to Facilities

8.117 Policy 12 of the Aligned Core Strategy sets a target to improve accessibility from residential development to key community facilities and services.

8.118 A range of infill / small-scale development is scattered throughout the Arnold/Carlton urban area. As this urban area contains a wide range of key services together with a substantial range of public transport services, an assumption is made that in practice any development within this area will be “sustainable”, insofar as this is likely to be within 30 minutes travel time of the range of community facilities and services. Therefore, this monitoring report will assess only large development sites (more than 10 dwellings).

8.119 Out of 192 new homes (gross) completed, 135 new homes were on large sites. Table 34 shows that the majority of the large residential developments have access to community facilities and services by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop.

Table 34: Access to services and facilities

	GP Surgery	Hospital	Primary School	Secondary School	Employment (500+ jobs)	Community Centre	Leisure Centre
Public transport	100 %	64 %	100 %	100 %	64 %	100 %	100 %
Walking	100 %	7 %	100 %	100 %	58 %	100 %	87 %
Cycling	100 %	100 %	100 %	100 %	100 %	100 %	100 %

8.120 Appendix 3 contains details of the locations of services and facilities.

Life Expectancy

8.121 Policy 12 of the Aligned Core Strategy sets a target for improvements in health. Life expectancy within the Borough for the period 2012-14 was 80.1 years for males (decreasing from 80.6 years in 2011-13) and 83.3 years for females (decreasing from 83.4 in 2011-13).

Major Sporting Facilities

8.122 Policy 13 of the Aligned Core Strategy sets a target for increased provision of major sporting facilities. There were no major sporting facilities developed during the monitoring period.

Residents participation in sport

8.123 One of the key objectives of the Aligned Core Strategy is improving the health and well-being of residents. Policy 12 sets a target to measure how many residents participate in sport. Table 35 shows the percentage of Gedling Borough residents aged 16 or over who participated in 3 x 30 minute sessions or more of moderate intensity activity per week, according to the Active People Survey carried out on behalf of Sport England.

Table 35: Adult (16+) participation in Sport and Active Recreation

	Adult (16+) participation by frequency
2011/12	23.4%
2012/13	26.8%
2013/14	30.1%
2014/15	24.1%
2015/16	22.9%

Design and Local Identity

8.124 Policy 10 of the Aligned Core Strategy sets a target to improve the standards of design and states that indicators will be set locally through the Local Planning Document and Supplementary Planning Documents.

Community Safety and Crime

8.125 The number of crimes has decreased since 2014 as shown in Table 36. The measures calculated for the statistics may change every year and therefore they should not be used for comparison purposes.

Table 36: Total number of crimes

	All crime	Burglary of a dwelling	Business crime	Criminal damage	Robbery	Violence against the person
2014	5,050	305	n/a	825	58	1,226
2015	4,537	245	n/a	776	49	1,315

n/a = no longer reported separately

Transport

Public Transport

8.126 Policy 14 of the Aligned Core Strategy sets a target to increase modal shift towards public transport, walking and cycling.

8.127 93 per cent of households within Gedling Borough have access to hourly or better daytime bus service to town, district or City Centre (based on August 2015 data). County Highways currently provides data on the number of public transport trips for Nottinghamshire. Data at a district level for 2011 to 2015 is not yet available.

Traffic Growth

8.128 County Highways provides data on traffic growth within Gedling Borough. Traffic data is expressed as percentage growth in comparison to the situation in 2010. The amount of traffic has increased by 2.8% since 2010.

Table 37: Traffic growth

2010	100.0 %
2011	99.9 %
2012	97.4 %
2013	99.3 %
2014	103.1 %
2015	102.8 %

Cycling

8.129 County Highways provides data on the number of cycle trips within Gedling Borough. Cycle data is expressed as percentage growth in comparison to the situation in 2010. The number of cycling trips has increased by 13.1% between 2010 and 2015. The table below shows that there has been an upward trend since 2010.

Table 38: Number of cycle trips

2010	100.0 %
2011	107.6 %
2012	99.8 %
2013	105.8 %

2014	111.2 %
2015	113.1 %

Travel Plans

8.130 Policy 14 of the Aligned Core Strategy sets a target to increase the number of developments supported by travel plans. In the 2015/16 monitoring period, travel plans were submitted as part of the planning applications (and subsequent approvals) for the residential developments at: Land North of Papplewick Lane, Linby; Land Off of Bradstone Drive; Spring Lane, Mapperley; and Land at Wighay Road, Linby.

Travel to Work

8.131 In 2011, the proportion of residents who travel to work by bus, at 9.2 per cent, is lower than 2001 where 15 per cent used this means of transport to travel to work. However, the 2011 level remains approximately twice the county and national average.

Railway Station Usage

8.132 The latest in the series of Estimates of Station Usage, for all stations in Great Britain, was published by the Office of Rail and Road (ORR) on 15 December 2015. The estimates of station usage consist of the total numbers of people travelling from or to the station (entries and exits). An increase of 24 per cent in passenger numbers was recorded at Carlton station between 2013 and 2014 due to strong growth around the Newark area. Similarly, the station at Newstead recorded an increase in passenger numbers of 19 per cent for the same period following Nottingham engineering work. Data for 2015 is not yet available and will be reported in next year's monitoring report.

Table 39: Estimates of Station Usage (entries and exits) in Gedling Borough

	Burton Joyce	Carlton	Netherfield	Newstead
2013	5,302	20,298	5,382	28,624
2014	5,372	25,168	6,050	33,938

Conclusions

- 9.1 The Aligned Core Strategy was adopted in September 2014 and has replaced some of the policies in the Replacement Local Plan.
- 9.2 The Local Planning Document has now reached the Publication Draft stage. This is the version of the document that the Council wishes to adopt. The Local Planning Document was made available for a six week period, from 23 May to 4 July 2016, to allow formal representations to be made. The responses to the consultation have now been considered and, where necessary, changes have been made. On 17 October 2016 the Local Planning Document was submitted to Government for examination.
- 9.3 The examination of the Community Infrastructure Levy Charging Schedule was held in March 2015 and in May 2015 the Inspector concluded that the Revised Draft Community Infrastructure Levy Charging Schedule provided an appropriate basis for the collection of the levy in the Borough. The Community Infrastructure Levy has been in place since October 2015 and up until 27 October 2016 (which is outside of the monitoring period), £29,593.00 has been collected.
- 9.4 The population mid-2015 estimate is 115,889 adding 2,866 individuals since the 2011 Census. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population. According to the 2011 Census, 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001.
- 9.5 The findings of the indicators as set out in the Aligned Core Strategy are as follows:

Climate Change (targets set by Policy 1 of the Aligned Core Strategy)

Target	Comment
To reduce per capita carbon dioxide emissions and increase renewable power generation	Per capita carbon dioxide emissions figure increased from 4.6 in 2011 to 4.9 in 2012 but decreased to 4.6 in 2013.
Zero planning permissions contrary to Environment Agency advice on flooding	None.
Increase the number of Sustainable Drainage Systems	All large developments granted permission have either incorporated Sustainable Drainage Systems or a condition was attached in the decision requesting details for the disposal of surface water to be approved before commencement of the development.

Natural Environment (targets set by Policies 3, 16 and 17 of the Aligned Core Strategy)

Target	Comment
Release Green Belt land in line with the needs set out in the Aligned Core Strategy	Since 1 April 2011, no area of land has been removed from the Green Belt.
Increase quality of open space	Green Flag awarded for Arnot Hill Park, Burton Road Jubilee Park, and Gedling Country Park.
Increase the percentage of population with access to Green Infrastructure assets	Indicators to be set locally.
Retain areas of biodiversity importance	No change in the total area of Local Wildlife Sites between 2015 and 2016.
Improve management of biodiversity sites	Total area of Local Wildlife Sites under positive conservation management has decreased from 35.3 % in 2011/12 to 33.8% in 2014/15. No data is available for 2015/16.
Designation of and thereafter maintain or improve condition of Special Protection Area	Decision on designation of Special Protection Area is awaited.

Historic Environment (targets set by Policy 11 of the Aligned Core Strategy)

Target	Comment
Decrease number of heritage assets at risk	4 assets included on the Heritage at Risk register (2015).
Increase the number of Conservation Area Appraisals.	Conservation Area Appraisals have previously been completed for Bestwood, Calverton, Lambley and Linby.

Housing (targets set by Policies 2 and 8 of the Aligned Core Strategy)

Target	Comment
Delivery of 7,250 new homes between 2011 and 2028	1,308 new homes built between 2011 and 2016.

5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	The 2016 assessment shows that against the housing requirement, Gedling Borough does not have a five year supply of land for housing. It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy and also the adoption of the Local Planning Document which will bring forward additional non-strategic sites.
Maintain an appropriate mix of house type, size and tenure	Since 1 April 2011, the highest proportion of new build homes completed was for four or more bedroom houses followed by three bedroom houses, two bedroom houses and two bedroom flats.
Provision of 1,450 affordable housing in Gedling Borough between 2011 and 2028	212 affordable homes built between 2011 and 2016.

Gypsies, Travellers and Travelling Showpeople (target set by Policy 9 of the Aligned Core Strategy)

Target	Comment
To meet the needs of Gypsies, Travellers and Travelling Show people	The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) indicates that 3 additional pitches are required in Gedling Borough up to 2029. Further consideration and implementation of these recommendations is being undertaken through the preparation of the Local Planning Document.

Regeneration (target set by Policy 7 of the Aligned Core Strategy)

Target	Comment
To deliver the Gedling Colliery/Chase Farm site promoted in Policy 7	Planning application for Gedling Access Road granted in December 2014. A planning application for 1,050 homes submitted in November 2015 – detailed planning application for phase 1 (506 homes) and outline permission for subsequent phases. In May 2016 (outside the monitoring period) Planning Committee resolved to grant permission subject to a section 106

	agreement.
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Employment (targets set by Policy 4 of the Aligned Core Strategy)

Target	Comment
Strengthen and diversify the economy and create new jobs	Highest proportion of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations in 2015/16.
Develop 23,000 sqm of office space	No new office floorspace (over the 1,000 sqm or 1 ha threshold) built during 2015/16.
Maintain a minimum amount of industrial and warehouse supply	The former Daybrook Laundry was partly developed for a large A1 retail development (0.96 ha).
Develop 10 hectares of industrial and warehouse uses	No new industrial and warehouse floorspace (over the 1,000 sqm or 1 ha threshold) built during 2015/16.
Improve skill levels of the working age population	Proportion of working age residents within the Borough qualified to NVQ 2 and above was 77.3 per cent in 2015.
Delivery of strategic sites	Teal Close site has planning permission for up to 18,000 square metres of employment uses. No progress has been made regarding employment uses on the Top Wighay Farm and the Gedling Colliery/Chase Farm sites.

Retail and Town Centre Uses (target set by Policy 6 of the Aligned Core Strategy)

Target	Comment
Maintain or improve the vitality and viability of the centres within the plan area	Percentages of the diversity of uses in Town Centre, District Centre and Local Centres show the majority of the units are A1 retail. No B1 office development (over the 1,000 sqm or 1 ha threshold) built in Arnold town centre during 2015/16.

Community Facilities and Services (targets set by Policy 12 of the Aligned Core Strategy)

Target	Comment
Improve accessibility from residential development to key community	Majority of the large residential developments have access to services

facilities and services	and facilities by public transport, walking and cycling within 30 minutes travel time.
Improvements in health	Life expectancy within the Borough for the period 2012-14 was 80.1 years for males and 83.3 years for females.

Design and Local Identity (target set by Policy 10 of the Aligned Core Strategy)

Target	Comment
Improve the standards of design	Indicators to be set locally.

Transport (targets set by Policy 14 of the Aligned Core Strategy)

Target	Comment
Increase modal shift towards public transport, walking and cycling	93 per cent of households within Gedling Borough have access to hourly or better daytime bus service to town, district or City Centre (based on August 2015 data). The number of cycling trips has increased by 13.1 % between 2010 and 2015.
Increase the number of developments supported by travel plans	Travel plans were submitted as part of the planning applications (and subsequent approvals) for the residential developments at: Land North of Papplewick Lane, Linby; Land Off of Bradstone Drive; Spring Lane, Mapperley; and Land at Wighay Road, Linby.

Appendix 1: Authority Monitoring Report Requirements

Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012 states:-

- (1) The authority's monitoring report must contain information on the local plans or supplementary planning documents specified in the Local Development Scheme (i.e. the timetable specified in the Local Development Scheme for the document's preparation; the stage the document has reached in its preparation; and if the document's preparation is behind the timetable the reasons for this; and where any local plan or supplementary planning document specified in the Local Development Scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval).
- (2) Where a local planning authority are not implementing a policy specified in a local plan, the authority's monitoring report must identify that policy and include a statement of the reasons why the local planning authority are not implementing the policy; and the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.
- (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned in the period in respect of which the report is made, and since the policy was first published, adopted or approved.
- (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.
- (5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.
- (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the authority's monitoring report must give details of what action they have taken during the period covered by the report.
- (7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available as soon as possible after the information becomes available.

Appendix 2: Definitions of Indicators

Large Development

Large development is defined in Part 2 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010⁷:

“major development” means development involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;*
- (b) waste development;*
- (c) the provision of dwellinghouses where —*
 - (i) the number of dwellinghouses to be provided is 10 or more; or*
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);*
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or*
- (e) development carried out on a site having an area of 1 hectare or more;*

New homes

For calculating net completions:-

$a - b + c + d$

a = new build completions

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

For calculating gross completions:-

$a + b + c$

a = new build completions

b = change of use (gross gain)

c = conversions (gross gain)

New floorspace for office development, industrial and warehouse uses, retail and town centre uses

For net floorspace:-

$a - b + c + d$

a = new floorspace completions (gross)

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

⁷ <http://www.legislation.gov.uk/uksi/2010/2184/article/2/made>

Appendix 3: Access to Community Facilities and Services

GP Surgeries / Health Centres

Nottingham North and East Clinical Commissioning Group (CCG) is one of the commissioning organisations in England which are responsible for making decisions about healthcare in the area. Nottingham North and East CCG comprises GP practices in Arnold, Burton Joyce, Calverton, Carlton, Colwick, Daybrook, Newthorpe, Gedling, Giltbrook, Hucknall, Lowdham, Mapperley, Netherfield.

Nottingham North and East CCG became a statutory NHS organisation from 1 April 2013.

Further information on healthcare facilities within Nottingham North and East CCG can be found using the following website <http://www.nottinghamnortheastccg.nhs.uk>.

Hospitals

There are two privately run hospitals in the Borough, both situated adjacent to Mansfield Road (A60):-

- The Nottingham Woodthorpe Hospital, Woodthorpe (<http://www.nottinghamhospital.co.uk>); and
- BMI The Park Hospital, Burntstump Country Park, Arnold (<http://www.bmihealthcare.co.uk/park>).

However these facilities do not provide healthcare that is available to all so they are therefore not considered to form key facilities for the purpose of monitoring sustainable development. In terms of NHS hospital facilities, there are several NHS Hospitals within the vicinity of Gedling Borough including:-

- Ashfield Community Hospital, Kirkby-in-Ashfield;
- King's Mill Hospital, Sutton-in-Ashfield;
- Newark Hospital, Newark;
- Nottingham City Hospital, Nottingham; and
- Queen's Medical Centre, Nottingham.

Further information on NHS Hospitals can be found using the following website: <http://www.nhs.uk>.

Primary and Secondary Schools

There are many primary schools situated throughout the Arnold / Carlton urban area, all extremely likely to be within 30 minutes public transport time of any new housing development. Similarly, all established villages within the Borough (except Stoke Bardolph) have a primary school within easy walking or cycling distance for that catchment.

In addition to the primary schools in the Borough, there are two Special Schools (Carlton Digby and Derrymount) serving special needs children from ages 2-19. However, due to the specialist nature of these establishments it is considered inappropriate to include these as relevant services when assessing the sustainability of schools.

There are far fewer secondary schools within Gedling Borough, serving far wider catchment areas than the various primary schools. There are other secondary schools (outside of Gedling Borough) which also serve the Borough's residents.

Further information on schools and colleges within Gedling Borough and surrounding local authorities can be found using the following website:

<http://www.nottinghamshire.gov.uk>.

Areas of Employment

Major work locations refer to the centroids of Lower Super Output Areas (LSOAs) with a workplace population of greater than 500 people. This is in line with the LDF guidance. The workplace population includes people who live within the LSOA and work within the LSOA, and people living outside of the LSOA but working within it.

Community Centres / Leisure Centres

Gedling Borough Council have seven community centres in Arnold, Carlton, Gedling and Mapperley offering a wide range of facilities:-

- Arnold Hill Community Centre;
- Pond Hills Lane Community Centre;
- Killisick Community Centre;
- Westdale Lane Community Centre.
- The Brickyard Community Centre;
- Burton Road Community Centre; and
- Haywood Road Community Centre.

In Gedling Borough, there are 5 leisure centres owned and managed by the Council offering a wide range of sports and activities:-

- Arnold Leisure Centre;
- Calverton Leisure Centre;
- Carlton Forum Leisure Centre;
- Redhill Leisure Centre; and
- Richard Herrod Centre.

There are other community centres and leisure centres not owned by the Council within the Borough.

Appendix 4: CIL Monitoring Report

Gedling
Borough Council



**Gedling Borough Council
Community Infrastructure Levy (CIL)**

**Regulation 62
Monitoring Report 2015/16**

Published for December 2016

1. Introduction

1.1. The Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 15th July 2015 and came into effect on the 16th October 2015. Planning applications decided on or after the 16th October 2015 may therefore be subject to CIL.

1.2. The Borough Council will use CIL to secure fund towards strategic infrastructure projects contained on the Council's Regulation 123 List.

1.3. Regulation 62 of the CIL Regulations (as amended) requires a Charging Authority to:

“Prepare a report for any financial year (“the reported year”) in which -

a) it collects CIL, or CIL is collected on its behalf; or

b) an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent.”

1.4. The financial year to which this document relates is 2015/16 and the information within it relates to the period from 16th October 2015 (when the charging schedule came into effect) to 31st March 2016.

2. Monitoring

2.1. Table 1 sets out the CIL Monitoring information as required by Regulation 62(4).

3. Further Information

3.1. Further information about the Gedling Borough CIL including the Charging Schedule, Instalment Policy, and Regulation 123 to be funded by CIL can be found on the Council's website at www.gedling.gov.uk/cil or by contacting the CIL Officer on 0115 901 3731 or by e-mail at alan.siviter@gedling.gov.uk.

Table 1 – Gedling Borough CIL Monitoring Information 2015/16

Regulation 62 Reference	Description	Amount Collected/ Project Title
(3)	<p>Land payments made in respect of CIL charged by the Borough Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year;-</p> <p>a) Development consistent with a relevant purpose has not commenced on the acquired land;</p> <p>or</p> <p>b) The acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.</p>	<p>Zero</p> <p>Zero</p>
4 (a)	Total CIL receipts for the reported year	£ Zero
4 (b)	Total CIL expenditure for the reported year	£ Zero
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	Not applicable as no CIL has been spent in the reporting period.
4 (c) (ii)	Amount of CIL expenditure on each item	£ Zero
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£ Zero
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	£ Zero
4 (c) (ca) (i)	The amount of CIL passed to any local council	£ Zero

	under regulation 59A or 59B	
4 (c) (ca) (ii)	The amount of CIL passed to any person under regulation 59(4)	£ Zero
4 (c) (cb)	<p>Summary details of the receipt and expenditure of CIL to which Regulation 59E or 59F applied during the reported year including:</p> <p>(i) The total CIL receipts that regulations 59E and 59F applied to</p> <p>(ii) The items to which the CIL receipts to which regulations 59E and 59F applied have been applied; and</p> <p>(iii) The amount of expenditure on each item</p>	<p>£ Zero</p> <p>None</p> <p>£ Zero</p>
4 (c) (cc) (ii)	<p>Summary details of any notices served in accordance with regulation 59E, including:</p> <p>(i) The total value of CIL receipts requested from each local council; and</p> <p>Any funds not yet recovered from each local council at the end of the reported year.</p>	<p>None</p> <p>None</p>
4 (d)	Total amount of CIL receipts retained at the end of the reported year.	£ Zero