

Authority Monitoring Report

April 2011 – March 2012

**AMR
December 2012**

Contents

1. Executive Summary.....	3
2. Introduction.....	5
3. Gedling Borough Replacement Local Plan	7
4. Local Development Scheme Milestones.....	8
Local Development Scheme	8
Statement of Community Involvement	8
Development Plan Documents.....	8
Supplementary Planning Documents	10
5. Neighbourhood Planning	12
Neighbourhood Development Plan	12
Neighbourhood Development Orders	12
6. Community Infrastructure Levy.....	13
7. Contextual Characteristics of the Borough.....	14
Demographic Structure	14
Economy.....	16
Natural and Built Environment.....	17
Community Facilities	17
Housing and Households	18
Travel and Transport	18
Energy and Climate Change	18
Crime and Disorder	19
8. Monitoring Indicators	20
Business Development and Town Centres	20
Housing	24
Environmental Quality	32
9. Conclusions	35
 Appendix 1: Authority Monitoring Report Requirements	 37
Appendix 2: Descriptions of Indicators.....	38
Appendix 3: Housing Trajectories	42
Appendix 4: Deliverability Notes.....	48
Appendix 5: Access to Key Facilities	50

1. Executive Summary

- 1.1 This Authority Monitoring Report covers the period 1 April 2011 to 31 March 2012.
- 1.2 The report forms part of the Local Development Framework and it contains information on the implementation of the Local Development Scheme and the extent to which the policies set out in the Gedling Borough Replacement Local Plan (2005) and the East Midlands Regional Plan (2009) are being achieved.
- 1.3 Next year's Authority Monitoring Report will consider progress against indicators set within the emerging Aligned Core Strategy.
- 1.4 The report also provides details of general social, environmental and economic effects as background information about conditions within the Borough.

Key Issues of the Local Development Scheme

- 1.5 Broxtowe, Gedling and Nottingham City Councils are working together to produce the Aligned Core Strategies. The Publication Version of the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'. The Aligned Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City are due to be submitted for independent examination in late spring/early summer 2013.
- 1.6 The Publication Version of the Aligned Core Strategies included a document to identify how the existing adopted Proposals Map will be altered by the strategic allocations contained within the policies and proposals of the Aligned Core Strategies.
- 1.7 Work on Generic Development Management Policies and Site Specific Allocations documents had been on hold in light of the review of the Aligned Core Strategies. However, work has now commenced on a combined document. The emerging 2013 Local Development Scheme states the consultation on the issues and option will take place in October 2013 with proposed publication of the submission document in October 2014, subsequent examination in April 2015 and adoption anticipated in December 2015.

Key Findings of the Authority Monitoring Report

- 1.8 The 2011 Census took place on 27 March 2011. The 2011 Census states Gedling's population is 113,543. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population. 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001
- 1.9 The Borough's unemployment rate has increased significantly in the last two years.

- 1.10 The proportion of residents who travel to work by bus is 9.2% which is lower than 15% recorded in 2001.
- 1.11 There was no new employment floorspace constructed in the Borough and no retail, office or leisure development constructed in Arnold town centre. Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the then Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 33.1 hectares. This is being reviewed through the Aligned Core Strategy.
- 1.12 The housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026. There have been 1,837 net dwelling completions since 2006. 65 per cent of net housing completions have taken place within the urban area and 35 per cent were within the rural area. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession.
- 1.13 The most common completed new build dwelling types were four or more bedroom houses followed by two-bedroom flats. The proportion of new affordable dwellings has increased from 14% in 2010/11 to 20% in 2011/12.
- 1.14 Brownfield development has accounted for 44 per cent of new dwellings (gross). The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the number of dwelling completions that are coming forward on greenfield allocated sites.
- 1.15 The total figure of land designated as Site of Importance for Nature Conservation (SINCs) increased from 1,198.06 ha to 1,227.27 ha due to two new sites being identified and a boundary review for two existing sites.
- 1.16 Arnot Hill Park was awarded a Green Flag for the sixth time in 2012.
- 1.17 Future progress of the Aligned Core Strategy will be discussed in future monitoring reports.

2. Introduction

- 2.1 This Authority Monitoring Report is based upon the monitoring period 1 April 2011 to 31 March 2012.
- 2.2 The Authority Monitoring Report forms part of the Local Development Framework and aims to assess the implementation of the Local Development Scheme and the extent to which policies in development plan documents are being successfully implemented.
- 2.3 Previously, local planning authorities were required to publish annual reports to the Secretary of State about the implementation of their Local Development Schemes and local development policies. The Localism Act 2011 has amended this so that local planning authorities are now required to publish the information direct to the public at least yearly in the interests of transparency and are no longer required to send a report to the Secretary of State.
- 2.4 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.
- 2.5 In March 2011, the Department for Communities and Local Government wrote to all local planning authorities to announce the withdrawal of the guidance of local plan monitoring. The letter states that it is 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. Gedling Borough Council will continue to report on the indicators used in previous Annual Monitoring Reports.
- 2.6 The Authority Monitoring Report also provides a baseline of information for the Borough. The Gedling Borough Replacement Local Plan was adopted in July 2005, replacing the 1990 Local Plan. At the regional level, the East Midlands Regional Plan (also known as the Regional Spatial Strategy for the East Midlands) was adopted in March 2009 replacing the Nottinghamshire and Nottingham Joint Structure Plan (2006). The Regional Plan provides a broad development strategy for the East Midlands up to the year 2026.
- 2.7 In July 2010, the Secretary of State for Communities and Local Government announced the abolition of Regional Spatial Strategies and introduced legislation in the Localism Bill to allow their lawful revocation. The Localism Bill was given Royal Assent in November 2011 becoming an Act. It is the Government's intention to revoke existing regional strategies but this is subject to the outcome of environmental assessments and will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the assessments. In October 2012 (outside the monitoring period), a consultation document on the likely significant environmental effects of revocation of the East Midlands Plan and the Regional Economic Strategy (which together form the Regional Strategy) was published.

- 2.8 This monitoring report assesses progress against the Gedling Borough Replacement Local Plan (2005) and the East Midlands Regional Plan (2009). Next year's Authority Monitoring Report will consider progress against indicators set within the emerging Aligned Core Strategy and any other relevant planning documents.
- 2.9 Review and monitoring of the Local Development Framework should be undertaken on a continuous and pro-active basis and the Authority Monitoring Report will be the main mechanism for assessing the Framework'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.

3. Gedling Borough Replacement Local Plan

- 3.1 For the purposes of this report, the Replacement Local Plan (2005) has been used, as this was the adopted plan for the monitoring period 2011/12.
- 3.2 As a result of the Planning and Compulsory Purchase Act (2004) the policies in the Replacement Local Plan were due to 'expire' on 12th 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 Borough Council submitted a list of policies, and their intentions for them, to the Government Office for the East Midlands in January 2008.
- 3.3 The Department of Community and Local Government took eleven issues into account in deciding whether to agree to 'save' policies, but primarily the issue was whether the policies "are necessary and do not merely repeat national or regional policy". Policies should also not conflict with national or regional policy unless there is special justification.
- 3.4 The Secretary of State's Direction was received in July 2008 which stated that all of the policies proposed by the Council to be saved should indeed be saved. Those policies not proposed not to be saved therefore expired on 11 July 2008.
- 3.5 In due course, the saved policies will be replaced by new policies in Development Plan Documents. The work being undertaken to progress the Aligned Core Strategy will identify those policies in the Replacement Local Plan that will be deleted on adoption of the Aligned Core Strategy.

4. Local Development Scheme Milestones

- 4.1 The Local Development Framework system, introduced in 2004, takes the form of a folder of documents which is intended to make the planning process quicker by allowing each document to be completed individually on a rolling programme. As documents prepared under the new system are adopted, they will gradually replace parts of the Replacement Local Plan.
- 4.2 This section looks at how progress was made against each document during the monitoring period 2011/12.

Local Development Scheme

- 4.3 The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Development Framework.
- 4.4 The Council's first Local Development Scheme was approved in March 2005 and since then there have been three revised versions of the Local Development Scheme; in June 2006, March 2007 and March 2010. A fourth revised Local Development Scheme was approved in January 2013 and is expected to come into force in March 2013.
- 4.5 The progress of the Aligned Core Strategy has direct implications as to the progress of the remaining development plan documents.

Statement of Community Involvement

- 4.6 The Council's Statement of Community Involvement was adopted on 11 October 2006. All Local Development Documents prepared by the Borough will need to follow the procedures for consultation and engagement set out in this document.
- 4.7 However the adopted Statement of Community Involvement document will need to be refreshed in light of the National Planning Policy Framework and this work is likely to be undertaken during Spring/Summer 2013.

Development Plan Documents

Aligned Core Strategy

- 4.8 All the Greater Nottingham local planning authorities (Ashfield District Council¹, Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) previously agreed to align their Core Strategies. However, following the election of the coalition government and their decision to abolish Regional Strategies, all the authorities re-examined how they would meet their housing requirements and progress their Local Development Frameworks.

¹ For the Hucknall area only.

- 4.9 Rushcliffe Borough Council is taking a different approach to determining housing figures for their Borough and as a result is developing its own Core Strategy. Erewash Borough Council is also working on its own Core Strategy but has omitted Policy 5: Nottingham City Centre (which does not directly relate to Erewash) and included minor amendments to other policies to make them more locally specific. However, the policies are still in full alignment with the Aligned Core Strategies and allow for a consistent approach to housing provision.
- 4.10 There have been four Aligned Core Strategies public consultations so far. The first stage was the Issues and Options consultation which took place in the summer of 2009. This was followed by the Option for Consultation in February 2010. This third consultation took place in the summer of 2011 on Housing Provision Position Paper, Policy 1: Climate Change, and Locally Distinct Housing Issues for Gedling Borough. The Publication Version of the Aligned Core Strategies for Broxtowe, Erewash, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'.
- 4.11 The Aligned Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City are due to be submitted for independent examination in late spring/early summer 2013.

Generic Development Management Policies and Site Specific Allocations

- 4.12 Work on these documents had been on hold in light of the review of the Aligned Core Strategies to take on board changes to strategic planning at the national level. However, work has now commenced on a combined document. The emerging 2013 Local Development Scheme states the consultation on the issues and option will take place in October 2013 with proposed publication of the submission document in October 2014, subsequent examination in April 2015 and adoption anticipated in December 2015.

Proposals Map

- 4.13 The Local Development Scheme notes that the Proposals Map is to be revised as each document is adopted. The consultation on the Publication Version of the Aligned Core Strategies included a document to identify how the existing adopted Proposals Map will be altered by the strategic allocations contained within the policies and proposals of the Aligned Core Strategies.

Arnold Town Centre Action Plan

- 4.14 Due to changing circumstances and the unfavourable economic climate, work on this has not been progressed. Given the continuing uncertainties, Gedling Borough is reviewing whether an Area Action Plan is the best approach to the future planning of the town centre and will keep this matter under review. As a consequence a programme for preparing an Area Action Plan for Arnold Town Centre will not feature in the emerging 2013 Local Development Scheme.

Supplementary Planning Documents

- 4.15 Supplementary Planning Documents do not form part of the Local Development Scheme. The Borough Council may also produce Supplementary Planning Documents to give further guidance on their adopted policies. Supplementary Planning Documents 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).
- 4.16 Supplementary Planning Documents that are adopted are available on Gedling Borough's website which will also be updated regularly to provide the latest timetable for preparing new Supplementary Planning Documents.

Affordable Housing SPD (2009)

- 4.17 The Council has prepared an Affordable Housing Supplementary Planning Document to address the issue of affordable housing provision in the Borough. This document aims to secure affordable housing through the planning system by providing land owners, developers and Registered Providers of Affordable Housing with clear and detailed advice for the provision of affordable housing. The document offers a revised framework that can be used in negotiations with developers as part of the pre-application discussions and at the planning application stage.
- 4.18 The Affordable Housing Supplementary Planning Document was approved by the Council in December 2009. It should be noted that affordable housing issues are also addressed as part of the Aligned Core Strategy.

Parking Provision for Residential Developments SPD (2012)

- 4.19 The Supplementary Planning Document on Parking Provision for Residential Development was adopted in May 2012.
- 4.20 This document addresses the issue of parking provision in the Borough. It provides clear, detailed advice on the Council's requirement for parking provision to serve new housing developments within the Borough.
- 4.21 The key purpose of the Supplementary Planning Document is to ensure that new development is supported by the appropriate level of parking provision to accommodate demand, without exceeding demand which would lead to poorly designed developments that are dominated by the car, and without resulting in a shortfall which could lead to potential problems for highway safety. In achieving an appropriate level of parking provision, the design, location and layout of spaces will be important as well as the number of spaces provided.

Design – Residential Extensions SPD

- 4.22 The Council intends to prepare a new Supplementary Planning Document on Design – Residential Extensions. Consideration is being given to the format and timing of this document.

Design – Residential Layout SPD

- 4.23 The Council intends to prepare a new Supplementary Planning Document on Design – Residential Layout. Consideration is being given to the format and timing of this document.

5. Neighbourhood Planning

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

Neighbourhood Development Plan

- 5.2 A neighbourhood development plan is a plan which sets out policies in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.
- 5.3 Neighbourhood plans are developed by the community and set out planning policies concerning the development and use of land in the neighbourhood area. Neighbourhood plans are about supporting growth and must be consistent with national planning policy and the policies in the Aligned Core Strategy.
- 5.4 In October 2012 (outside the monitoring period), a formal application was received from Calverton Parish Council requesting that Calverton Parish be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012. Following a period for consultation, the Neighbourhood Area was designated in January 2013.

Neighbourhood Development Orders

- 5.5 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 class specified in the order.
- 5.6 There are currently no Neighbourhood Development Orders within the Borough.

6. Community Infrastructure Levy

- 6.1 The Community Infrastructure Levy is a new method for collecting financial contributions from developers towards the provision of infrastructure needed as a result of development. This can include public transport, road schemes, flood defences, schools, health and social care facilities and open space.
- 6.2 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 must be based on robust evidence.
- 6.3 Before the levy can be charged, Gedling Borough Council needs to prepare a Community Infrastructure Levy Charging Schedule which sets out how much will be charged in different locations. In October 2012 (outside the monitoring period), there was a public consultation on the Preliminary Draft Charging Schedule. All responses will be fully considered before a Draft Charging Schedule is prepared for independent examination.
- 6.4 Consultation on the Draft Charging Schedule was anticipated to take place in early 2013. However there has been an element of delay due to the work on the Community Infrastructure Levy needing to follow the timescale for the Aligned Core Strategies so it is now likely that the next consultation stage will take place in late spring/early summer 2013, prior to independent examination in July 2013. If the Community Infrastructure Levy is approved at the examination, it should come into effect by winter 2013.

7. Contextual Characteristics of the Borough

- 7.1 The key contextual characteristics of the Borough in this section are informed by the Council's Gedling Now evidence base and other sources. These provide the baseline information for assessing the environment, social and economic structures of the Borough. It was considered that for this report it was important to set the scene but for future monitoring reports a procedure will be in place to ensure that annual changes resulting from implementation of the Local Development Framework and associated performance of the policies can be monitored.
- 7.2 The Gedling Now reports provide the key evidence base to inform new long-term vision and priorities for the Council.
- 7.3 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. The Office for National Statistics (ONS) is in the process of analysing the returns and the first results were published in July 2012. Due to the depth of the 2011 Census results, the statistics are being released in four stages:-
- First release (July – November 2012). Age and sex, and occupied households estimates for England and for Wales, information about second addresses by age, sex, and type of second address;
 - Second release (December 2012 – February 2013). Key and Quick statistics, and postcode estimates;
 - Third release (March 2013 – June 2013). Local Characteristics; and
 - Fourth release (July 2013 – October 2013). Detailed Characteristics, Themes and Armed Forces.
- 7.4 For further information on Census 2011, please visit the following website <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>.

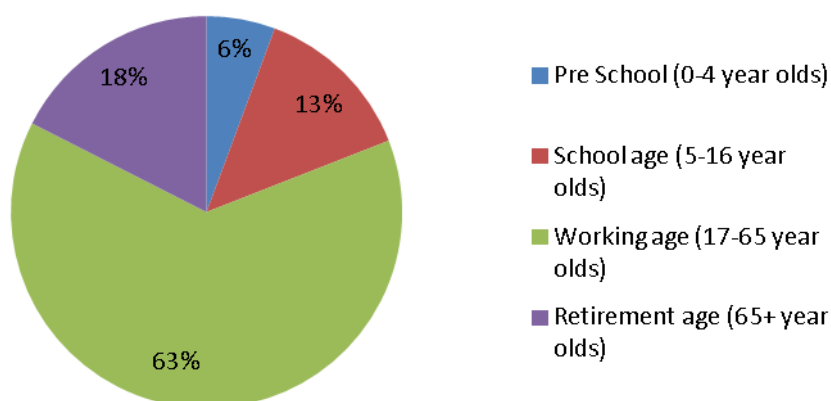
Demographic Structure

Population

- The population as at the 2011 Census is 113,543, this represents a 2 per cent increase since the last census in 2001, adding 1,800 residents. This is also 600 more than the mid-term population estimate for June 2010. This is the smallest population increase seen in any district authority within Nottinghamshire.
- 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, 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 2010-based projections, the population within Gedling Borough is predicted to increase to 120,636. The over 60 population of Gedling Borough is set to rise further by a further 5 per cent by 2021.

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 worsen from 208 in 2007 to 199 in 2010, out of the 354 local authority areas in England.
- The most deprived super output area², in Killisick, has seen its national overall deprivation ranking worsen since 2007 and now falls in the top 10 per cent most deprived areas nationally.

Economy

Unemployment

- The Borough's unemployment rate has increased significantly in the last two years. At October 2012 it stood at 3.4 per cent, 0.1 percentage points lower than October 2011, but remains high compared to 1.6 per cent in December 2007. This is below the regional, national and Nottinghamshire County averages.
- In October 2012 Gedling had 5 wards appearing within the 25 wards with the highest levels of unemployment in the Nottinghamshire County area - Killisick, Daybrook, Netherfield and Colwick, Bonington and Valley wards. Killisick had the sixth highest rate within Nottinghamshire at 6.4 per cent, significantly higher than the regional (3.6%) and national (3.8%) levels.

Labour Supply

- In 2011/12, the highest proportion (35.5%) of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations', 'Administrative and Secretarial' and 'Skilled Trade Occupations' sectors.
- In 2008, the majority of residents in employment were within full time work. 61.2 per cent of employees worked full time and 38.8 per cent worked part-time. Most jobs were in the service industry, with public administration, education and health making up the largest sector, followed by distribution, hotels and restaurants.
- There was a slight increase in the proportion of economically active people who were of working age in the Borough during 2011/12 at 78.7 per cent.

² 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.

Education, Skills and Learning

- Deprivation according to education, skills and training in Gedling Borough is quite high when compared with the national picture with all of its top ten most deprived areas in the Borough, falling within the top 20 per cent most deprived nationally.
- Areas in Valley, Bonington and Calverton wards fall within the top 10 per cent most deprived for education, skills and training nationally, while Killisick has a super output area in the 5 per cent most deprived areas across the country.
- The proportion of working age residents within the Borough qualified to NVQ 4 and above has improved in 2011 to being above the Great Britain average³.

Natural and Built Environment

Natural Environment

- The Green Belt area in Gedling Borough is 9,010 hectares which makes up approximately 75 per cent of the Borough.
- There are four Country Parks in the Borough and they are Bestwood Country Park, Burntstump Country Park, Colwick Country Park and Newstead Abbey.
- Gedling Borough has a diverse range of natural habitats, which includes a number of sites important for nature conservation and biodiversity:-
 - 1 Site of Special Scientific Interest (SSSI)
 - 3 Local Nature Reserves (LNRs)
 - 87 Sites of Importance for Nature Conservation (SINCs) (Biological)
 - 11 Mature Landscape Areas (MLAs)

Built Environment

- There are six Conservation Areas in the Borough and they are in Bestwood, Calverton, Lambley, Linby, Papplewick, Woodborough villages.
- There are:
 - 188 Listed Buildings in the Borough (6 Grade I, 15 Grade II* and 167 Grade II)
 - 9 Scheduled Ancient Monuments
 - 4 Registered Parks and Gardens.
- However some of these heritage assets are at risk, with 3 Listed Buildings (including Newstead Abbey) and 1 Scheduled Ancient Monument included on the national Heritage at Risk register.

Community Facilities

Accessibility

- The Countryside Agency's Rural Services Survey in 2005 is a useful source of data for assessing access to a range of different services within the Gedling Borough area. The results from this survey show that access to services such

³ e.g. HND, Degree and Higher Degree level qualifications or equivalent

as banking facilities, doctor surgeries, libraries, petrol stations, post offices, schools and supermarkets is generally good to excellent for households in the Borough.

- However, figures show that access to these services is less good in some rural areas, mostly notably in Woodborough and Newstead wards when a comparison of all services is considered.
- The Condition of Nottinghamshire report in 2009 ranks Gedling Borough's wards according to distance, public transport use and travel time to essential facilities. It highlights that accessibility is less good in the wards of Woodborough, Lambley, Newstead, Bestwood Village and Ravenshead.

Housing and Households

Household Types and Tenure

- Census 2011 shows 49,349 households with at least one usual resident⁴ in the Borough. The majority of households live in the urban areas of Arnold, Carlton, Gedling and Netherfield. The remaining households are in rural parish areas (based on 2008 data).
- In 2011, the average size of households in Gedling Borough was 2.3 people.
- Census 2011 shows 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).
- Census 2011 figures suggest that households within Gedling Borough are predominantly occupied by childless couples or single occupiers.

Travel and Transport

Car Usage

- In 2011, the proportion of residents who travel to work by bus, at 9.2 per cent, this 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.

Energy and Climate Change

Resource Use and Climate Change

- In 2007, Gedling Borough had the second lowest energy consumption out of all the Nottinghamshire local authority areas.
- In 2007, Gedling Borough had the lowest total carbon dioxide emissions by end user out of all the Nottinghamshire local authority areas.

⁴ An usual resident of the UK is anyone who, on census day, was in the UK and had stayed or intended to stay in the UK for a period of 12 months or more, or had a permanent UK address and was outside the UK and intended to be outside the UK for less than 12 months.

- The greatest energy consumption and CO² emissions in the Borough were by domestic users. The Borough had the highest domestic energy consumption and CO² emissions in the County behind Nottingham City.
- Gedling Borough is currently 7th position in the UK microgeneration rankings with a capacity 2.344MWe (anaerobic digestion 2130 kWe, photovoltaic 213kWe and micro CHP 1kWe). This represents 1.46 per cent of total UK microgeneration⁵.

Crime and Disorder

Community Safety

- The decrease in recorded crime in most areas of the Borough seen since 2003 continues. The level of overall crime in 2011/12 shows a 6.5 per cent reduction in all crime when compared to 2010/11 (420 fewer offences), continuing the downward trend.

⁵ Based on Ofgem microgeneration data on schemes that have applied for Feed-in Tariff accreditation. See AEA website: <http://www.ricardo-aea.com/microgenerationindex/topten>.

8. Monitoring Indicators

- 8.1 The preparation of the Aligned Core Strategy is ongoing and at present it is not possible to monitor progress in meeting indicators set within the Aligned Core Strategy and other planning documents.
- 8.2 In March 2011, the Department for Communities and Local Government wrote to all local planning authorities to announce the withdrawal of the guidance of local plan monitoring. The letter states that it is 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. This report will continue to report on the indicators used in previous Annual Monitoring Reports.
- 8.3 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 monitoring needs of the Local Development Framework.

Business Development and Town Centres

Employment Land Uses

- 8.5 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

- 8.6 There is no employment land requirement set out in East Midlands Regional Plan (2009). Policy 20 of the Regional Plan states that local authorities should work together to undertake employment land reviews to inform the allocation of employment land.
- 8.7 In June 2006, Roger Tym and Partners and Lambert Smith Hampton were commissioned by local authorities within Greater Nottingham on behalf of the Greater Nottingham Partnership (Nottinghamshire County Council, Nottingham City Council, Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council and Rushcliffe Borough Council) to undertake an employment land study. The Nottingham City Region Employment Land Study was published in January 2007 and now forms part of the evidence base to inform preparation of the Local Development Framework. The aims of the study were:-
- to assess if there was enough employment land to meet current and future employment needs to 2026;

- to assess if more employment land was required; and
- to see if identified employment allocations and existing sites should be transferred to other uses.

8.8 The study concluded that there was a significant oversupply of industrial and warehouse land and that there was scope to release some land to other uses including residential and office use. Four sites within the Borough were put forward for consideration for release:-

- Sherbrook Road (Daybrook)
- Catton Road (Arnold)
- Brookfield Road/Rolleston Drive (Arnold)
- Mansfield Road (Daybrook)

8.9 In October 2008, the Borough Council considered the study's recommendations and agreed to the principle of retaining the Sherbrook Road site, Catton Road site and part of the Brookfield Road/Rolleston Drive site (Brookfield Road/John Lewis warehouse land) as protected employment sites and of removing the employment protection for the remaining part of Brookfield Road/Rolleston Drive site (Rolleston Drive/County Council offices land) and Mansfield Road site. These changes will be formally made through the Local Development Framework process.

8.10 Policy 4: Employment Provision and Economic Development in the Aligned Core Strategies Publication Version identifies 22,800 sq m new office and research development and a minimum of 10 hectares for new and relocating industrial and warehouse uses B1(c), B2 and B8 in Gedling Borough for the period 2011 to 2028.

Employment Completions

8.11 There was no new employment floorspace over than threshold⁶ during the monitoring period.

8.12 There was 1 employment site loss for residential development during the monitoring period, as shown in Table 1. The offices, car parking and storage areas on the Sol Construction Ltd site (0.69 ha) in Carlton were demolished for new residential development of 44 dwellings.

Table 1: Employment Losses

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Losses of employment land in employment/regeneration areas	0 ha	0 ha	0 ha	0 ha	0 ha	0 ha
Losses of employment land in local authority area	1.03 ha	0 ha	0 ha	0 ha	0 ha	0.69 ha
Amount of employment land lost to residential development	0 ha	0 ha	0 ha	0 ha	0 ha	0.69 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.

⁶ Threshold: 0.4 hectares or 1000 sqm (gross internal floorspace).

Employment Land Availability

Table 2: Employment Land Availability

	B1a	B1b	B1c	B2	B8	B1-B8	Total
Employment land available on sites allocated for employment uses in the Replacement Local Plan	0 ha	0 ha	0 ha	0 ha	0 ha	33.10 ha	33.10 ha
Employment land available on sites for which planning permission has been granted for employment uses	0 ha	0 ha	0 ha	0 ha	0 ha	0 ha	0 ha

Threshold: 0.4 hectares or 1000 sqm (gross internal floorspace).

8.13 Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land to address the then Nottinghamshire Structure Plan Review (1996) requirement.

8.14 As at 31 March 2012, 3 allocated sites are completed; Victoria Park, North of Hazelford Way and Calverton Colliery. Part of the Hillcrest Park site is completed. The remaining employment land available is 33.10 hectares.

Table 3: Allocated Employment Sites

Allocated Employment Sites	Status at 31 March 2012
Top Wighay Farm	No planning permission. 9 ha remaining
Victoria Park	Site completed (open storage of vehicles)
Gedling Colliery	No planning permission. 6 ha remaining
North of Hazelford Way	Site completed (mixed units)
Calverton Colliery	Site completed (storage and distribution of scaffolding). Majority of site lost of sui generis use
Teal Close	No planning permission. 17 ha remaining
Hillcrest Park	1.90 ha completed (light industrial and warehouse units). 1.10 ha remaining

Town Centre Uses

8.15 Town Centre Uses are defined as Use Class Orders A1, A2, B1a and D2 of the Town and Country Planning (Use Classes) Order 1987. This includes:-

- Retail shops (A1);
- Financial and Professional Services (A2);
- Offices (B1a); and
- Assembly and Leisure (D2).

Retail, Office and Leisure Completions

8.16 There was no completed retail, office or leisure development in Arnold town centre over the threshold⁷ during the monitoring period. Also there was no completed retail, office or leisure development within Gedling Borough and outside Arnold town centre.

Retail Shopping Centres

8.17 The Replacement Local Plan (July 2005) defines district and local centres in the Borough:-

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

8.18 The Greater Nottingham Retail Study (2007) states the status of each retail centre according to Javelin Group's 'Venuescore' ranking:-

- Arnold and Carlton Square as Town Centres
- Mapperley Plains and Netherfield as Local Centres

8.19 Policy 6: Role of Town and Local Centres in the Aligned Core Strategies Publication Version identifies the network and hierarchy of centres across Greater Nottingham. The proposed policy includes the following centres for the Borough:-

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

8.20 The hierarchy has been developed using evidence from shopping studies and will help guide new development to appropriate sized centres and help ensure balanced growth across the area.

Shopping Centre Surveys on District Shopping Centres

8.21 The shopping centre surveys for the district shopping centres are regularly updated to enable Policy S2: Non-Retail Uses in District Shopping Centres of the Replacement Local Plan to be implemented.

8.22 Policy S2 (b) permits proposals for development, redevelopment or change of use for non (A1) retail uses provided it does not exceed 35 per cent of the frontage in the shopping centre. Table 4 reveals the findings of the shopping centre survey and compares the percentage of total ground floor frontage of

⁷ Threshold: 2500 sqm and 1000 sqm (gross internal floorspace for use classes A1 and A2 respectively. 0.4 hectares or 1000 sqm (gross internal floorspace) for B1a and D2.

non-A1 units between 2010 and 2012. The table shows there has been a slight decrease in the percentage of non-A1 units in Mapperley Plains.

Table 4: Non-A1 Units in District Shopping Centres

	March 2010	April 2011	Summer 2012
Arnold (Primary Area)	25 %	25 %	24 %
Carlton Square	32 %	32 %	32 %
Mapperley Plains	38 %	37 %	36 %
Netherfield	57 %	57 %	56 %

8.23 Although there is no policy requirement for a percentage of vacant units, the shopping centre surveys also monitor vacant units in district shopping centres. Table 5 shows an increase in percentage of vacant units within Carlton Square and a slight decrease percentage of vacant units within both Arnold (Primary Area) and Mapperley Plains. Netherfield saw a drop from 17 per cent in 2011 to 12 per cent in 2012.

Table 5: Vacant Units in District Shopping Centres

	March 2010	April 2011	Summer 2012
Arnold (Primary Area)	3 %	8 %	6 %
Carlton Square	18 %	21 %	24 %
Mapperley Plains	11 %	4 %	3 %
Netherfield	18 %	17 %	12 %

Housing

Housing Requirement

8.24 The East Midlands Regional Plan (2009) states that the housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026, of which at least 4,600 should be within or adjoining the Nottingham Principal Urban Area, including sustainable urban extensions as necessary.

8.25 The Greater Nottingham councils have decided to review housing provision levels to be included in the Aligned Core Strategies. The Housing Provision Position Paper looks at the revised housing provision levels and went out for public consultation in summer 2011. Gedling Borough Council has also consulted on a paper which looks at how the housing requirement for the Borough Council should be accommodated. Policy 2: The Spatial Strategy of the Aligned Core Strategies requires 7,250 dwellings to be provided during the period 2011 to 2028.

Housing Completions

8.26 The net dwelling completions figure for 1 April 2011 to 31 March 2012 is 275. Of these, 183 net housing completions (67 per cent) were within the Nottingham Principal Urban Area.

Table 6: Net Dwellings Completed

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
PUA	239	320	118	183	155	183
Non PUA	57	127	86	91	186	92
TOTAL	296	447	204	274	341	275

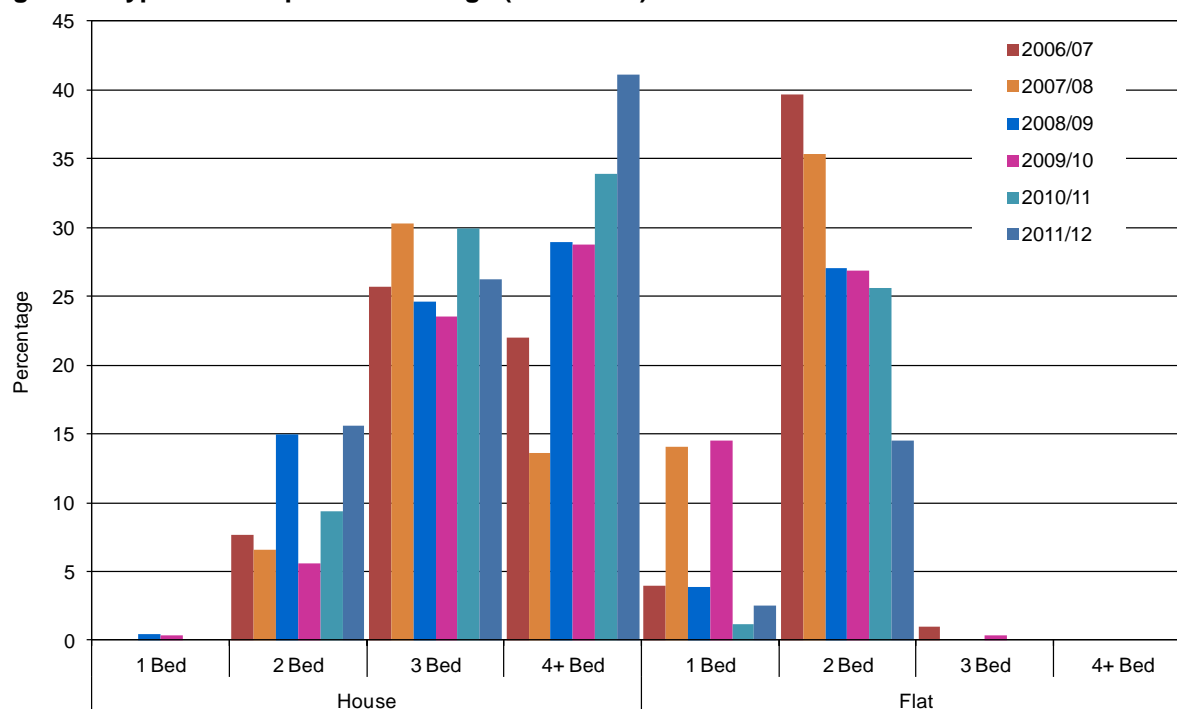
8.27 There were 1,837 net dwelling completions since April 2006. 65 per cent of net housing completions were within the Nottingham Principal Urban Area and 35 per cent were within the Non Principal Urban Area (i.e. rural area).

8.28 There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. Housing delivery has slowed or stopped on a number of sites. Following a sharp fall in 2008/09, dwelling completions gradually increased over the following two years but then reduced again in 2011/12 to 275 dwellings. It is anticipated that dwelling completions will increase in the next monitoring period 2012/13 but it is not certain that the annual requirement of 400 dwellings will be met.

New Build Dwelling Types

8.29 Since 2006/07, the highest proportion of completed new build dwelling types was for four or more bedroom houses followed by two bedroom flats, which reflects demands in the housing market.

Figure 1: Types of Completed Dwellings (2006-2012)



Density of New Housing

8.30 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. Policy H8 of the Replacement Local Plan (2005) sets a density target of at least 30 dwellings per hectare for sites of 0.4 ha or above.

8.31 The density of new housing shows that the majority of dwellings on large sites (more than 10 dwellings) were completed on sites above 30 dwellings per hectare.

Table 7: Density of New Housing (on sites of more than 10 dwellings)

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Less than 30 dph	22 %	2 %	13 %	11 %	8 %	0 %
Between 30 and 50 dph	23 %	42 %	63 %	39 %	71 %	60 %
Above 50 dph	55 %	56 %	24 %	50 %	20 %	40 %

dph = dwellings per hectare

New Housing on Previously Developed Land (Brownfield) Land

8.32 Government guidance (Planning Policy Statement 3: Housing) previously stated that at least 60 per cent of new housing should be provided on previously developed land (brownfield land). The National Planning Policy Framework which came into effect in March 2012 and removed the national

target. Paragraph 111 of the National Planning Policy Framework states that planning 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. Currently there is no local target for brownfield land for Gedling Borough.

- 8.33 During the monitoring period, 44 per cent of new dwellings (gross) were constructed on previously developed land. The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the number of dwelling completions coming forward on greenfield allocated sites. Historically, a reasonable proportion of new dwellings built on garden land was recorded as previously developed land because the definition of previously developed land identified garden land as brownfield land. In 2010, the Government amended the definition of previously developed land by excluding garden land. Over recent years, the sites allocated in the Replacement Local Plan are coming forward and most of them are greenfield sites.

Table 8: New Dwellings on Previously Developed Land

2010/11		2011/12	
148	38 %	129	44 %

Affordable Homes Delivered

- 8.34 Policy H18 of the Replacement Local Plan (2005) set a target of 20 per cent of new housing provision (where appropriate) to be 'affordable'. The Affordable Housing Supplementary Planning Document was approved by the Council in December 2009 to address the issue of affordable housing provision in the Borough. The document contains 3 key elements which will 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.
- Commuted sums - affordable housing will normally be delivered on site. However, under certain circumstances, this may be waived in favour of a commuted sum.

- 8.35 It should be noted that affordable housing issues will also be addressed as part of the Aligned Core Strategy.

- 8.36 The percentage of new affordable dwellings completed has increased from 14 per cent in 2006/07 to 21 per cent in both 2007/08 and 2008/09. The percentage has returned to 14 per cent in 2010/11 before increasing to 20 per cent in 2011/12.

Table 9: Number of Affordable Homes Delivered (gross)

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Social rent homes	8	47	37	21	48	42
Intermediate homes	33	48	6	27	1	12
Transfers and acquisitions *	n/a	n/a	n/a	2	7	10
TOTAL	41	95	43	50	56	64

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

Table 10: Percentage of Affordable Homes Delivered

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Percentage	14 %	21 %	21 %	18 %	14 %	20 %

Allocated Housing Sites

8.37 As at 31 March 2012, there are six sites allocated in the Replacement Local Plan (2005) with planning permission or are under construction, as identified in Table 11. Two allocated sites (Park Road in Bestwood Village and Flatts Lane in Calverton) were completed during 2011/12.

Table 11: Allocated Housing Sites

Allocated Housing Sites	Status at 31 March 2012
Ashwater Drive/Spring Lane	Under construction for 147 dwellings
Former Newstead Sports Ground	No planning permission
Gedling Colliery/Chase Farm	Planning application submitted but not yet granted.
Park Road, Bestwood	Site completed (180 dwellings built)
Stockings Farm	Under construction for 350 dwellings
Wood Lane	No planning permission
Chartwell Grove	Under construction for 48 dwellings
Flatts Lane, Calverton	Site completed (156 dwellings built)
Teal Close	No planning permission
North of Victoria Park	No planning permission
Dark Lane, Calverton	Planning application submitted but not yet granted. Permission was granted outside the monitoring period (during 2012/13).
Howbeck Road	Detailed permission for 49 dwellings. Construction started outside the monitoring period (during 2012/13).

Plains Road/Arnold Lane (South) (80 dwellings)	Under construction for 79 dwellings
Regina Crescent, Ravenshead (140 dwellings)	Under construction for 138 dwellings
Top Wighay Farm (595 dwellings)	No planning permission

Strategic Housing Land Availability Assessment (SHLAA)

8.38 Gedling Borough Council undertakes a regular Strategic Housing Land Availability Assessment in conjunction with the five local authorities that make up the Nottingham Core Housing Market Area and Hucknall. This assessment will form an important part of the evidence base in the preparation of the Local Development Framework.

8.39 The purpose of the assessment is to identify and assess sites within Gedling Borough which may have the potential to accommodate new housing development as required by the National Planning Policy Framework (paragraph 47). This will determine if potential housing sites are suitable, available and deliverable. It is important to note that the assessment does not allocate land for development and is a technical document aimed at providing options for the Local Development Framework. Any decision to allocate land will be taken through the Local Development Framework process and will be subject to extensive consultation.

8.40 The Strategic Housing Land Availability Assessment was updated in late 2012 and will be monitored on an annual basis. The assessment will help inform which sites should be developed in the future and those which should be protected from development. The assessment will also inform the Housing Trajectory and the Five Year Housing Land Supply Assessment.

Housing Trajectory

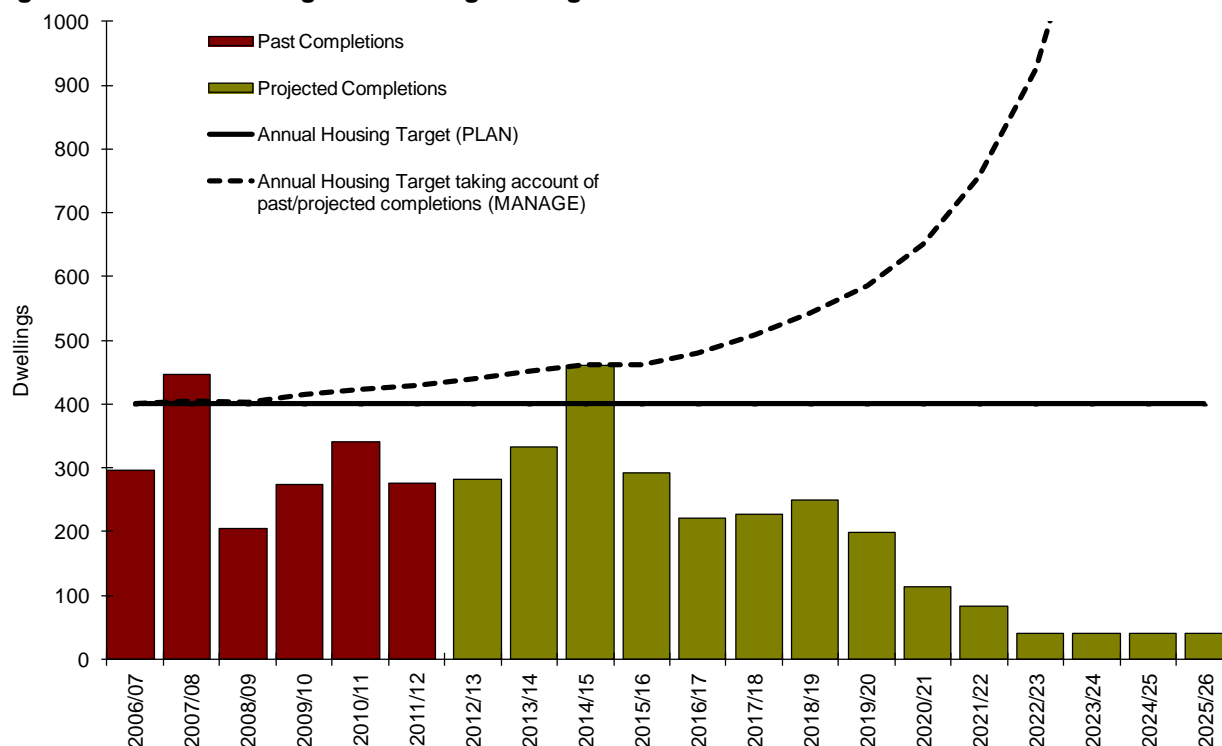
8.41 All sites included in the housing trajectory have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). Using the data it is possible to look at the likely point at which the housing requirement will be met. Appendix 3 shows the housing trajectories for the plan period of the Regional Plan, including housing trajectories for Nottingham Principal Area and Non-Principal Area.

8.42 The projected completions take account of anticipated completions from the allocations in the Replacement Local Plan, sites with planning permission and brownfield sites from the Strategic Housing Land Availability Assessment.

8.43 The East Midlands Regional Plan (2009) sets a housing requirement for Gedling Borough of 8,000 dwellings between the period 2006 and 2026. There have been 1,837 net dwelling completions since the start of the Regional Plan period (2006-2012). The 'manage' line (or 'annual housing target'), as shown in Figure 2 represents the annual number of completions needed to get the development plan back 'on track' to meet the Regional Plan target. The line is calculated by using the overall housing requirement minus the cumulative rate

of completions to date divided by the number of years a development plan has left to run. At the end of the monitoring period (i.e. 2011/12), based on the past completions, the annual average number of dwellings needed to meet overall housing requirement is 440 dwellings⁸ compared to the original annual requirement of 400 dwellings.

Figure 2: Plan and Manage for Gedling Borough



8.44 It should be noted that the projected completions rates reflect the viability of a site location where delivery information has not been provided by the developer. Details on this are set out in Appendix 4.

8.45 It is emphasised that the housing trajectory is not intended to produce a perfect forecast of the future for Gedling Borough. The emerging Aligned Core Strategy includes a separate housing trajectory which will demonstrate how the housing requirement set by the Aligned Core Strategy will be met.

Five Year Housing Land Supply Assessment (2012)

8.46 The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment.

8.47 Gedling Borough's Five Year Housing Land Supply Assessment (as at 31 March 2012) report considers the Borough's supply of housing land against the housing requirement for the Borough currently set by the East Midlands Regional Plan (2009). The assessment shows that against the housing

⁸ $8,000 \text{ (housing requirement)} - 1,837 \text{ net completions (2006-2012)} = 6,163 \text{ dwellings}$ divided by 14 remaining years in the plan period = 440 dwellings.

requirement of the East Midlands Regional Plan (2009), Gedling Borough Council does not have a five year (plus a 5% buffer) supply of land for housing.

- 8.48 Please see Gedling Borough's Five Year Housing Land Supply Assessment report for further details.

Gypsy and Traveller Sites

- 8.49 The Local Development Framework planning system provides for an evidence-based, strategic and regional system, in which the needs and wider demand of Gypsy and Traveller communities⁹ for suitable accommodation can be considered and met equally and fairly alongside other sectors of the community. A 'Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire Local Authorities (except Bassetlaw)' was undertaken and the final report was published in May 2007. The assessment stated that there are 3 sites within the Borough, totalling 13 pitches, although it has not been possible to confirm the existence of two of these sites, so the assumption is now 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 but, given the revision to the existing sites, this requirement is under review.
- 8.50 As the Council has only a limited provision, it has explored the potential for joint provision with neighbouring local authorities, in order to deliver a site that is large enough to be worth managing. However, no firm plans for a site have yet been brought forward.
- 8.51 During the monitoring period no additional pitches were delivered for gypsy and traveller communities in the Borough.

Housing Quality – Building for Life Assessments

- 8.52 Building for Life is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods. Cabi at the Design Council, Design for Homes and the Home Builders Federation have introduced an updated version of Building for Life called "Building for Life 12". The Building for Life 12 reflects the vision of what new housing developments should be: attractive, functional and sustainable places. It is based on the National Planning Policy Framework and the Government's commitment to build more homes, better homes and involve local communities in planning.
- 8.53 The Council has started to monitor the quality of new housing developments and this will be reported in future monitoring reports.

⁹ 'Gypsies and Travellers' means "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such" (ODPM Circular 01/2006 'Planning for Gypsy & Traveller Caravan Sites' (2006))

Travelling Time to Key Services

8.54 Table 12 provides the summary of large residential development within 30 minutes travelling time of key services. For monitoring purposes, new development has been divided into large sites (more than 10 dwellings) and small sites (less than 10 dwellings). Out of 295 gross dwelling completions, 225 dwellings were on large sites.

8.55 Large development sites include sites where less than 10 dwellings were completed within the monitoring period, providing that the development site overall has planning permission for 10 or more dwellings (e.g. 2 completions within the monitoring period from a site with permission for 15 dwellings in total would be included). Table 12 shows that the majority of the large residential developments are within 30 minutes travelling time of key services.

Table 12: Access to Key Facilities

Large Residential Development within 30 minutes Public Transport time of:						
GP Surgery	Hospital	Primary School	Secondary School	Employment (500+ jobs)	Community Centre	Leisure Centre
100 %	92 %	100 %	100 %	93 %	100 %	100 %

8.56 The background information concerning how the accessibility of large residential development was calculated is contained in Appendix 5. The appendix contains details of the locations of key facilities and charts and the accessibility to those services from all large housing completions within the Borough within 30 minutes by public transport.

Environmental Quality

Flooding and Water Quality

8.57 Within the monitoring period, no planning application was granted permission against the advice of the Environment Agency on flood defence grounds or water quality.

Table 13: Number of Planning Permissions Granted Contrary to Environment Agency Advice

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Flood grounds	0	0	2	0	0	0
Water quality grounds	0	0	0	0	0	0
Flood and water quality grounds	0	0	2	0	0	0

8.58 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.

Biodiversity

8.59 General information about other changes to areas designated for their intrinsic environmental value is maintained by the Nottinghamshire Biological and Geological Record Centre.

Table 14: Sites of Importance for Nature Conservation

2008	2009	2010	2011	2012
1,181.35 ha	1,184.93 ha	1,199.20 ha	1,198.06 ha	1,227.27 ha

8.60 In 2011, there was a total of 1,198.06 ha of Sites of Importance for Nature Conservation in Gedling Borough. During the monitoring period, the total figure of SINCs area has increased to 1,227.27 ha. This net gain results from a boundary review for two sites ('Mill Pond Plantation' (2/353) site and 'Netherfield Dismantled Railway Sidings' (5/210)) and two additional new sites 'Calverton Colliery Yard' and (5/3387) 'Dover Beck Wetland' (5/3379).

Table 15: Change in Areas of Biodiversity Importance

	2008	2009	2010	2011	2012
Loss	0 ha	0 ha	-10.22 ha	-2.95 ha	-0.16 ha
Gain	+41.32 ha	+5.43 ha	+27.09 ha	+0.05 ha	+29.39 ha
Total	+41.32 ha	+5.43 ha	+16.87 ha	-2.90 ha	+29.23 ha

Renewable Energy

8.61 During the monitoring period, planning permission was granted for 1 medium sized turbine with a generating capacity of 330kw (0.33 mw) at Woodborough Park in Woodborough.

8.62 In February 2012, planning permissions were granted for the installation of solar photovoltaic panels to the roofs of the Council's office buildings (Civic Centre and Jubilee House), a large garage sited within the Council's depot and the Richard Herrod Centre in Carlton. In March 2012, the two 7kW solar PV panels were installed to the roof of the office buildings and two 9kW panel PV panels installed to the garage. In late 2012, the 79kW solar PV panels were installed on the roof of the Richard Herrod Centre. The expected annual generation figure for all sites is 95,585 kWh of electricity.

Household Waste

8.63 The percentage of waste recycled for the Borough in 2011/12 has increased to 38.34 per cent, as shown in Table 16.

Table 16: Percentage of Household Waste sent for Reuse, Recycling and Composting

2008/9	2009/10	2010/11	2011/12
37 %	36.5 %	38 %	38.34 %

Green Flag Award

8.64 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 was awarded a Green Flag in 2007.

8.65 Since 2007, a number of projects have been completed including improvements to the lake, providing a new refreshment kiosk, the 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 and making improvements to the lighting as well as improving security through CCTV cameras.

8.66 2012 has been a busy time for new developments in the park complimented enormously with partnership working. A new landscaped area has been installed to the front entrance of the park with the assistance from the park rangers and the Friends of Arnot Hill Park with funding secured by Nottinghamshire County Council Local Improvement Scheme.

8.67 Arnot Hill Park has been awarded a Green Flag for the sixth time during 2012.

9. Conclusions

- 9.1 All the Greater Nottingham local planning authorities (Ashfield District Council¹⁰, Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) previously agreed to align their Core Strategies. However, as a result of other councils taking different approaches, Broxtowe, Gedling and Nottingham City Councils are now proceeding with the Aligned Core Strategies. The Publication Version of the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'. The Aligned Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City are due to be submitted for independent examination in late spring/early summer 2013.
- 9.2 The Publication Version of the Aligned Core Strategies included a document to identify how the existing adopted Proposals Map will be altered by the strategic allocations contained within the policies and proposals of the Aligned Core Strategies.
- 9.3 Work on Generic Development Management Policies and Site Specific Allocations documents had been on hold in light of the review of the Aligned Core Strategies. However, work has now commenced on a combined document. The emerging 2013 Local Development Scheme states the consultation on the issues and option will take place in October 2013 with proposed publication of the submission document in October 2014, subsequent examination in April 2015 and adoption anticipated in December 2015.
- 9.4 The 2011 Census states Gedling's population is 113,543. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population. 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001. The Borough's unemployment rate has increased significantly in the last two years. The proportion of residents who travel to work by bus is 9.2% which is lower than 15% recorded in 2001.
- 9.5 There was no new employment floorspace constructed in the Borough and no retail, office or leisure development constructed in Arnold town centre. Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the then Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 33.1 hectares. This is being reviewed through the Aligned Core Strategy.
- 9.6 The housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026. There have been 1,837 net dwelling completions since 2006. 65 per cent of net housing completions have taken place within the urban area

¹⁰ For the Hucknall area only.

and 35 per cent were within the rural area. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession.

- 9.7 The most common completed new build dwelling types were four or more bedroom houses followed by two-bedroom flats. The proportion of new affordable dwellings has increased from 14% in 2010/11 to 20% in 2011/12. Brownfield development has accounted for 44 per cent of new dwellings (gross). The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the number of dwelling completions that are coming forward on greenfield allocated sites.
- 9.8 The Gedling Borough's Five Year Housing Land Supply Assessment report shows that against the housing requirement of the East Midlands Regional Plan (2009), Gedling Borough Council does not have a five year housing supply of land plus a 5% buffer as required by the National Planning Policy Framework. This will be addressed by the emerging Aligned Core Strategy which will demonstrate how the housing requirement set by the Aligned Core Strategy will be met and will provide a five year housing land supply.
- 9.9 The total figure of land designated as Site of Importance for Nature Conservation (SINCs) increased from 1,198.06 ha to 1,227.27 ha due to two new sites being identified and a boundary review for two existing sites. Arnot Hill Park was awarded a Green Flag for the sixth time in 2012.
- 9.10 Future progress of the Aligned Core Strategy will be discussed in future monitoring reports.

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: Descriptions of Indicators

Business Development and Town Centres

Total amount of new employment floorspace – by type	
Purpose	To show the amount and type of completed employment floorspace (gross and net).
Definition	<p>Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.</p> <p>Net employment floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.</p> <p>Floorspace is measured in 'gross internal' square metres (m2). 'Gross internal' floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, mezzanines, services accommodation e.g. toilets but excludes internal walls.</p> <p>Employment floorspace type is defined by Use Class Orders B1(a), B1(b), B1(c), B2 and B8.</p>
Formula	<p>For gross employment floorspace:- $a + b + c$ a = new floorspace completions (gross) b = change of use (gross gain) c = conversions (gross gain)</p> <p>For calculating gross internal from gross external floorspace:- $a - (a / 100) * b$ a = gross external floorspace figure b = the percentage difference between gross external and gross internal floorspace (3.75 %)</p> <p>For net floorspace:- $a - b + c + d$ a = new floorspace completions (gross) b = demolitions c = change of use (net gain) d = conversions (net gain)</p>
Threshold	0.4 hectares or 1000 sqm (gross internal floorspace).

Total amount of employment floorspace on previously developed land – by type	
Purpose	To show the amount and type of completed employment floorspace (gross) on previously developed land (PDL).
Definition	<p>Employment floorspace of the total gross on PDL.</p> <p>PDL is defined in Annex 2: Glossary of National Planning Policy Framework (2012).</p>
Formula	<p>For calculating the percentage of gross employment floorspace on PDL:- $(x / y) * 100$ x = floorspace completed on PDL (gross) y = total floorspace completed (gross)</p>
Threshold	0.4 hectares or 1000 sqm (gross internal floorspace).

Employment land available – by type	
Purpose	To show the amount and type of employment land available.
Definition	<p>Land available should include (i) sites allocated for employment uses in Development Plan Documents, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i).</p> <p>This should include sites which may be under construction but are not yet completed or available for use in the reporting year. Land should be measured as hectares.</p> <p>Employment land and uses are defined as Use Class Order B1(a), B1(b), B1(c), B2 and B8.</p>
Formula	<p>To convert square metres to hectares:-</p> (x / y) <p>x = square metre figure y = 10,000</p>
Threshold	0.4 hectares or 1000 sqm (gross internal floorspace).

Total amount of floorspace for town centre uses	
Purpose	To show the amount of completed floorspace (gross and net) for town centre uses within (i) Arnold town centre area and (ii) the local authority area.
Definition	<p>Completed floorspace for town centre uses within (i) Arnold town centre area and (ii) within the local authority area.</p> <p>The definition for gross internal floorspace (gross and net) is provided in the 'additional employment floorspace' table.</p> <p>Town centre uses are defined as Use Class Orders A1, A2, B1a and D2.</p> <p>B1(a) development entered should match that entered in the 'new employment floorspace' table.</p> <p>Where development is for A1, the amount (sqm) of net tradable floorspace of the total gross internal floorspace should be provided.</p>
Threshold	<p>Use Class A1 = 2500 sqm (gross internal floorspace).</p> <p>Use Class A2 = 1000 sqm (gross internal floorspace).</p> <p>Use Classes B1a and D2 = 0.4 hectares or 1000 sqm (gross internal floorspace).</p>

Housing

Net additional dwellings (in previous and future years)	
Purpose	To show levels of housing delivery for the plan period.
Definition	<p>Net additional dwellings are calculated as new build completions, minus demolitions, plus any gains or losses through change of use and conversions.</p> <p>A dwelling is completed when it is available for use.</p> <p>Definition of a dwelling used in Communities and Local Government Housing Flows Reconciliation (HFR) form:- <i>A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non self-contained household spaces at the same address.</i></p>

	<p><i>Ancillary dwellings (e.g. such as former ‘granny annexes’) should be included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. shared hallway) and there is no conditional restrictions on occupancy.</i></p> <p><i>Communal establishments are not counted in overall housing supply. Communal accommodation covers school, university and college student accommodation, hospital staff accommodation, hostels, care homes and defence establishments (not married quarters). Note that purpose-built, separate homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms) for students should be included.</i></p>
Formula	<p>For calculating net dwellings:-</p> $a - b + c + d$ <p>a = new build completions b = demolitions c = change of use (net gain) d = conversions (net gain)</p>
Threshold	No threshold.

New dwellings on previously developed land

Purpose	To show the number of gross new dwellings built on previously developed land (PDL).
Definition	<p>Gross completions (new build dwellings plus gain from change of use and conversions) on PDL as a total of all gross completions.</p> <p>PDL is defined in Annex 2: Glossary of National Planning Policy Framework (2012).</p>
Formula	<p>For calculating the percentage of gross new dwellings on PDL:-</p> $a + b + c$ <p>a = gross new build completions b = change of use (gross gain) c = conversions (gross gain)</p> $(x / y) * 100$ <p>x = number of dwellings completed on PDL (gross) y = total number of dwellings completed (gross)</p>
Threshold	No threshold.

Affordable homes delivered

Purpose	To show affordable housing delivery.
Definition	<p>Total supply of social rent housing and intermediate housing.</p> <p>Affordable housing is defined in Annex 2: Glossary of National Planning Policy Framework (2012).</p>
Formula	<p>To calculate total supply of affordable homes:-</p> $a + b + c + d$ <p>a = sum of social rented housing b = sum of intermediate affordable housing c = transfers and acquisitions</p> <p>For calculating the percentage of affordable homes delivered:-</p> $(a + b / y) * 100$ <p>y = total number of dwellings completed (gross) (transfers and acquisitions are not included in the percentage of new affordable homes delivered)</p>
Threshold	No threshold.

Gypsy and Traveller sites	
Purpose	To show the number of Gypsy and Traveller pitches delivered.
Definition	<p>A pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.</p> <p>Only authorised pitches should be counted.</p> <p>Pitches are considered completed when they are available.</p>
Formula	<p>For calculating net pitches:-</p> <p>$a - b$</p> <p>a = new pitches completed</p> <p>b = existing pitches lost as a result of development or closure</p>
Threshold	No threshold.

Appendix 3: Housing Trajectories

Table A3.1: Housing Trajectory for District (2012)

	Completions						Estimated Housing Supply													
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	296	447	204	274	341	275														
Projections – allocated sites							112	114	217	186	161	167	163	120	70	60	40	40	40	40
Projections – sites with permission unimplemented							44	143	175	81	48	30	40	29	20	6		1		
Projections – sites under construction							123	75	69	25	8	10								
Projections – unallocated brownfield sites							3				5	21	47	49	23	17				1
Total projected completions							282	332	461	292	222	228	250	198	113	83	40	41	40	41
Cumulative Completions	296	743	947	1221	1562	1837	2119	2451	2912	3204	3426	3654	3904	4102	4215	4298	4338	4379	4419	4460
Annual Housing Target	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Cumulative Housing Target	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000
No of dwellings above/below cumulative housing target	-104	-57	-253	-379	-438	-563	-681	-749	-688	-796	-974	-1146	-1296	-1498	-1785	-2102	-2462	-2821	-3181	-3540
Annual target taking account of past/projected completions	400	405	403	415	424	429	440	452	462	463	480	508	543	585	650	757	926	1221	1811	3581

The housing requirement for Gedling Borough is 8,000 dwellings (400 per annum) during the plan period 2006-2026.

At the end of the monitoring period (i.e. 2011/12), based on the past completions, the annual average number of dwellings needed to meet the overall housing requirement is 440 dwellings.

Figure A3.1: Plan and Manage for District (2012)

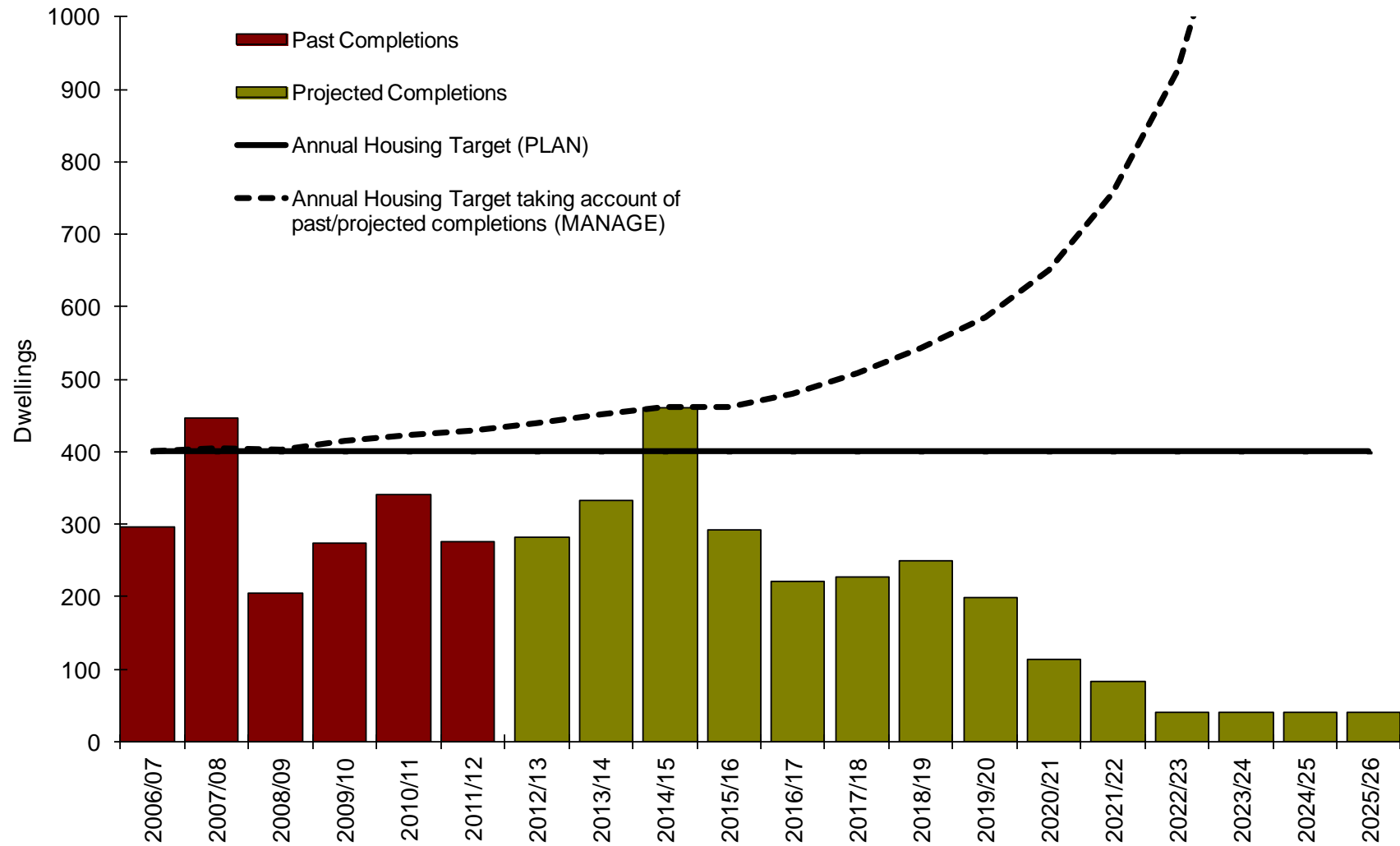


Table A3.2: Housing Trajectory for Principal Urban Area (2012)

	Completions						Estimated Housing Supply													
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	239	320	118	183	187	183														
Projections – allocated sites							98	99	202	166	139	127	103	60	10					
Projections – sites with permission unimplemented							14	80	91	49	22	18	34	23	20	6		1		
Projections – sites under construction							89	58	50	15										
Projections – unallocated brownfield sites							3				5	14	35	36	23	17				1
Total projected completions							204	237	343	230	166	159	172	119	53	23	0	1	0	1
Cumulative Completions	239	559	677	860	1047	1230	1434	1671	2014	2244	2410	2569	2741	2860	2913	2936	2936	2937	2937	2938
Annual Housing Target	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230
Cumulative Housing Target	230	460	690	920	1150	1380	1610	1840	2070	2300	2530	2760	2990	3220	3450	3680	3910	4140	4370	4600
No of dwellings above/below cumulative housing target	9	99	-13	-60	-103	-150	-176	-169	-56	-56	-120	-191	-249	-360	-537	-744	-974	-1203	-1433	-1662
Annual target taking account of past/projected completions	230	230	225	231	234	237	241	244	244	235	236	243	254	266	290	337	416	555	832	1663

The housing requirement for Gedling Borough is 400 per annum, of which at least 230 dwellings per annum should be within or adjoining Nottingham Principal Urban Area (PUA), including sustainable urban extensions as necessary. This means at least 4,600 dwellings should be within or adjoining Nottingham Principal Urban Area during the plan period 2006-2026.

At the end of the monitoring period (i.e. 2011/12), based on the past completions, the annual average number of dwellings needed to meet the overall housing requirement in the Nottingham Principal Urban Area is 241 dwellings.

Figure A3.2: Plan and Manage for Principal Urban Area (2012)

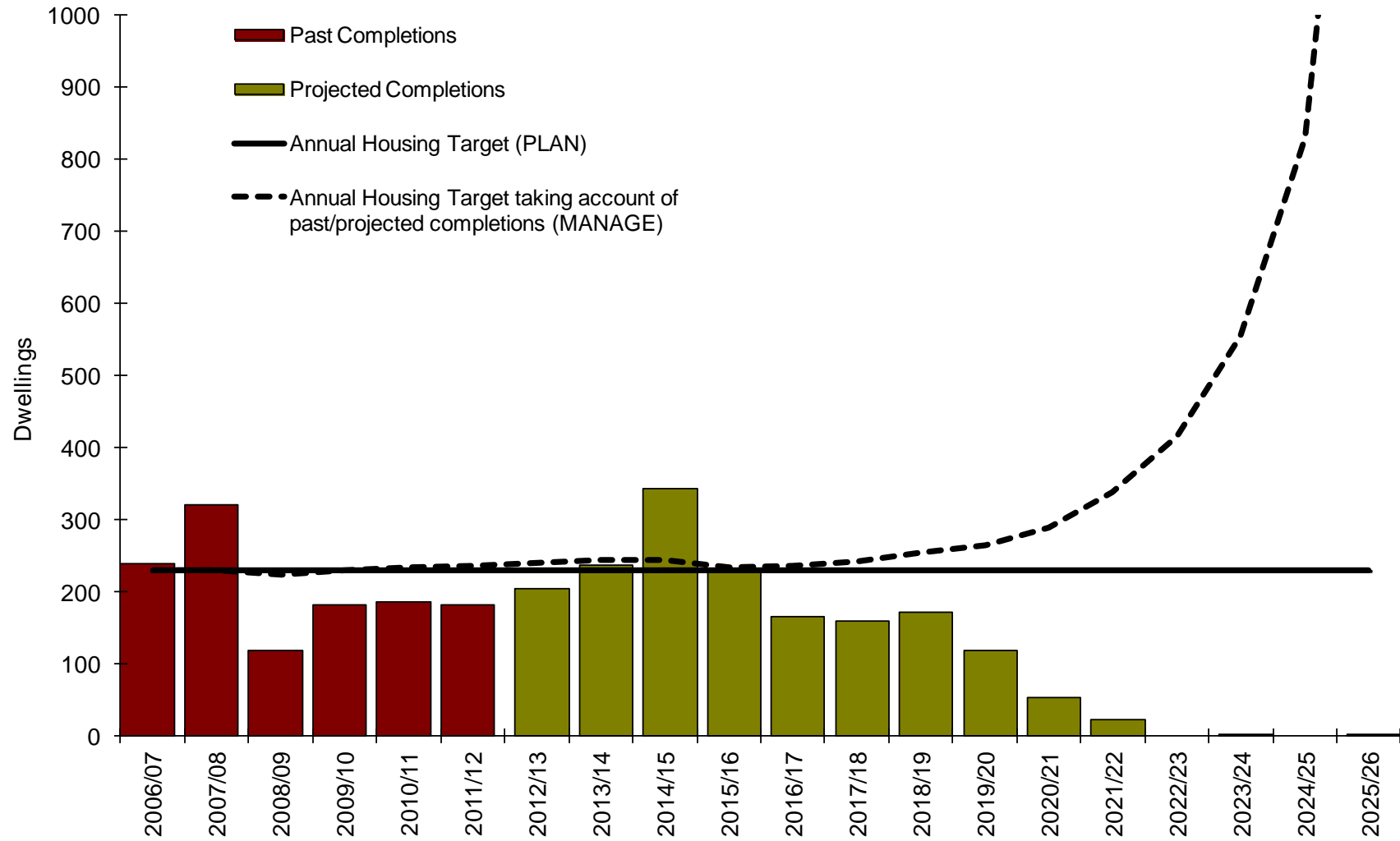


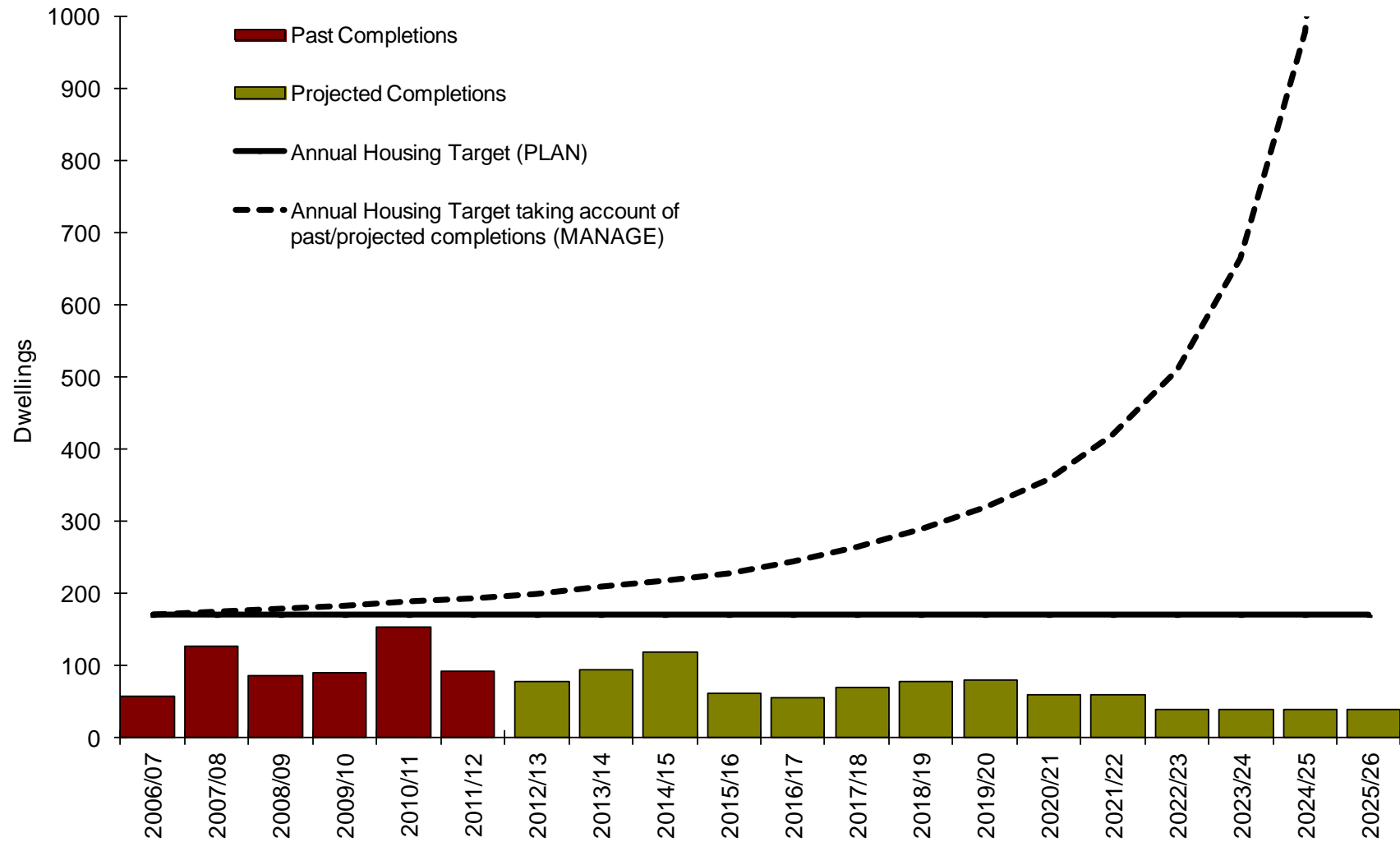
Table A3.3: Housing Trajectory for the Non Principal Urban Area (2012)

	Completions						Estimated Housing Supply													
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	57	127	86	91	154	92														
Projections – allocated sites							14	15	15	20	22	40	60	60	60	60	40	40	40	40
Projections – sites with permission unimplemented							30	63	84	32	26	12	6	6						
Projections – sites under construction							34	17	19	10	8	10								
Projections – unallocated brownfield sites												7	12	13						
Total projected completions							78	95	118	62	56	69	78	79	60	60	40	40	40	40
Cumulative Completions	57	184	270	361	515	607	685	780	898	960	1016	1085	1163	1242	1302	1362	1402	1442	1482	1522
Annual Housing Target	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170
Cumulative Housing Target	170	340	510	680	850	1020	1190	1360	1530	1700	1870	2040	2210	2380	2550	2720	2890	3060	3230	3400
No of dwellings above/below cumulative housing target	-113	-156	-240	-319	-335	-413	-505	-580	-632	-740	-854	-955	-1047	-1138	-1248	-1358	-1488	-1618	-1748	-1878
Annual target taking account of past/projected completions	170	176	179	184	190	192	200	209	218	227	244	265	289	320	360	420	510	666	979	1918

The housing requirement for Gedling Borough is 400 per annum, of which at least 230 dwellings per annum should be within or adjoining Nottingham Principal Urban Area (PUA), including sustainable urban extensions as necessary. This leaves 3,400 dwellings (170 dwellings per annum) to be accommodated outside the Nottingham Principal Urban Area during the plan period 2006-2026.

At the end of the monitoring period (i.e. 2011/12), based on the past completions, the annual average number of dwellings needed to meet the overall housing requirement in the Nottingham Principal Urban Area is 200 dwellings.

Figure A3.3: Plan and Manage for the Non Principal Urban Area (2012)



Appendix 4: Deliverability Notes

All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-

Sites in the planning system

- Sites that are allocated in the Replacement Local Plan
- Sites with planning permission

Sites not in the planning system

- Sites with lapsed planning permission
- Sites identified by the Council
- Sites submitted by developers

Sites that have planning permission or allocated in the Replacement Local Plan are assumed to be suitable and available as they have been through the planning application or development plan process. Sites with planning permission lapsed within the past five years are assumed to be suitable. The submitted and council identified sites have been fully assessed but they have not been through the planning application or development plan process. Some of those sites are assumed to be suitable subject to policy changes which will occur through the Aligned Core Strategy and Generic Development Management Policies and Site Specific Allocations documents.

Sites that are unlikely to be developed based on new information provided by developers or replaced by new planning permission for non-residential development are recorded as 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply.

Developers are asked to provide information on the delivery rates and start year of development through the SHLAA process. If these are not provided, then the Council's assumptions are applied.

Following discussions with the Home Builders Federation, it has been assumed that:-

- On sites up to 10 dwellings, the completion rate is 5 per year;
- On sites up to 100 dwellings, the completion rate is 20 per year;
- On sites up to 1,000 dwellings, the completion rate is 40 per year; and
- On sites over 1,000 dwellings, the completion rate is 100 per year.

Assumptions about when a site will start to be developed are made based on the strength of the site's sub-market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, 3 Dragons Viability Toolkit sub-market assessment and local knowledge. Table A4.1 provides the Council's assumptions for sites in the planning system and Table A4.2 provides the Council's assumptions for sites not in the planning system.

Table A4.1: Assumptions for sites in the planning system

Market Strength	Site	Assumed year development will start
Weak (Arnold/Bestwood, Colwick/Netherfield, Newstead)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 5 Year 6 Year 7 Year 8
Moderate (Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 4 Year 5 Year 6 Year 7
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 3 Year 4 Year 5 Year 6

Table A4.2: Assumptions for sites not in the planning system

Market Strength	Site	Assumed year development will start
Weak (Arnold/Bestwood, Colwick/Netherfield, Newstead)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 7 Year 8 Year 9 Year 10
Moderate (Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 6 Year 7 Year 8 Year 9
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings Up to 100 dwellings Up to 1,000 dwellings Over 1,000 dwellings	Year 5 Year 6 Year 7 Year 8

Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

Start years have been brought forward a year compared to the assumptions made in 2011 based on the information provided by Savills Residential Property Focus Q3 2012¹¹. This indicates that house price growth will go above 4.5% for the Prime 'Midlands/North' Market in 2015 and above 5% for Mainstream 'East Midlands' Market in 2016.

The Greater Nottingham Housing and Economic Prospects report (2012) prepared by GL Hearn¹² for the Aligned Core Strategy indicates that the market will return to long term average sales volumes between 2016-2018. This accords with the assumptions made based on Savills work.

NB:-

Year 0 is the current year (2012/13).

Year 1 is 2013/14. Year 5 is 2017/18.

¹¹ http://www.savills.co.uk/research_articles/141285/141750-0

¹² [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

Appendix 5: Access to Key Facilities

Key Facilities

GP Surgeries / Health Centres

Nottingham North and East Clinical Commissioning Group (CCG) is one of the new commissioning organisations in England which will be 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 will become a statutory NHS organisation from the 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 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;
- Killisick Community Centre;
- Pond Hills Lane Community Centre;
- The Brickyard Community Centre;
- Burton Road Community Centre;
- Haywood Community Centre; and
- Westdale Lane 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.

Assessment of 30 Minutes Travelling Time

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 public transport time of the full range of key services. Therefore, this report will assess only large development sites (more than 10 dwellings). Large development sites include sites where less than 10 dwellings were completed within the monitoring period, providing that the development site overall has planning permission for 10 or more dwellings (e.g. 2 completions within the monitoring period from a site with permission for 15 dwellings in total would be included).

Table A5.1 shows the majority of the large residential developments are within 30 minutes travelling time of key services.

Table A5.1: Access to Key Facilities

Large Residential Development within 30 minutes Public Transport time of:						
GP Surgery	Hospital	Primary School	Secondary School	Employment (500+ jobs)	Community Centre	Leisure Centre
100 %	92 %	100 %	100 %	93 %	100 %	100 %

Assumptions were used in the model including:-

- Fastest travel time achieved by public transport (includes rail and bus) on Mondays between 0700-0900 hours; and
- Fastest travel time includes walk time from origin point to bus stop / rail station, waiting time, actual on board vehicle time, and walk time from alighting bus stop to final destination.