

Authority Monitoring Report

April 2013 – March 2014

December 2014

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1. Introduction

- 1.1 This Authority Monitoring Report is based upon the monitoring period 1 April 2013 to 31 March 2014.
- 1.2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which policies in development plan documents are being successfully implemented.
- 1.3 The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing. Appendix 1 provides the requirements of the Authority Monitoring Report as set out in Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The monitoring report also provides a baseline of information for the Borough.
- 1.5 The Gedling Borough Replacement Local Plan was adopted in July 2005 replacing the 1990 Local Plan. The Gedling Borough Aligned Core Strategy was adopted in September 2014 and has replaced some of the saved policies in the Replacement Local Plan.
- 1.6 The monitoring report assesses progress against the Gedling Borough Aligned Core Strategy (2014).
- 1.7 Review and monitoring of the Local Plan should be undertaken on a continuous and pro-active basis and the monitoring report will be the main mechanism for assessing the Local Plan's performance and effects. This reflects the concept of 'plan, monitor, and manage' whereby the findings of monitoring feed directly into any review of policy that may be required.

2. Gedling Borough Replacement Local Plan

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

3. Local Plan Milestones

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

Local Development Scheme

- 3.2 The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan.
- 3.3 The current version of the Local Development Scheme came into force on 7 June 2013.

Statement of Consultation

- 3.4 The Council's Statement of Consultation was adopted by the Council in June 2014 (outside the monitoring period). This replaced the 2006 Statement of Community Involvement. All planning documents prepared by the Borough will need to follow the procedures for consultation and engagement set out in this document.
- 3.5 The revised document reflects changes to the planning system that have been introduced since 2006 and to reflect the increased use of online consultation systems and is intended to be more user-friendly. The Statement of Consultation does not significantly change how and when the Council will engage with the community.

Development Plan Documents

Aligned Core Strategy (Part 1 Local Plan)

- 3.6 Gedling Borough Council has been working closely with the other Greater Nottingham local planning authorities to align their Core Strategies. In particular, the Core Strategies for Broxtowe, Gedling and Nottingham City have been prepared on an aligned basis
- 3.7 The first stage of preparing the Aligned Core Strategies 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. The 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, Gedling and Nottingham City was published in June 2012.
- 3.8 In June 2013, the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City were submitted to the Planning Inspectorate which started the examination process. An independent planning inspector was appointed. Hearing sessions took place in October/November 2013 and February 2014 discussing specific issues.

- 3.9 A further consultation took place during March and April 2014 on the proposed Main Modifications to the Aligned Core Strategies. Following receipt of the Inspector's report in July 2014 (outside the monitoring period), the Gedling Borough Aligned Core Strategy was adopted on 10 September 2014.
- 3.10 Broxtowe Borough, Gedling Borough and Nottingham City have received a legal challenge to the Aligned Core Strategies under Section 113 of the Planning and Compulsory Purchase Act 2004. The legal challenge has been submitted by Calverton Parish Council. The three Councils are contesting the legal challenge, which will be subject to a High Court Hearing in March 2015.

Local Planning Document (Part 2 Local Plan)

- 3.11 Work has commenced on the Local Planning Document which will set out the Council's policies for the management of development (against which planning applications for the development and use of land will be considered) and allocate non-strategic sites for specific uses.
- 3.12 Public consultation took place on the Issues and Options document in October 2013. The next stage in the preparation of the Local Planning Document will involve drafting policies and identifying specific sites for allocation in order to produce a draft version of the final document.
- 3.13 The next stage of the Local Planning Document has been delayed due to new evidence required for the preparation of the Local Planning Document (retail and employment commissions which the information will be used to identify new employment and retail sites) and the legal challenge on the Aligned Core Strategy.
- 3.14 The next stages in the preparation of the Local Planning Document are as follows:-

Stage	Date
Consultation on publication draft plan	Autumn 2015
Submission of document to Secretary of State	Winter 2015
Independent Examination	Spring 2016
Adoption	Summer 2016

Policies Map

- 3.15 The June 2013 Local Development Scheme confirms that the Proposals Map (now known as Policies Map) is to be revised as each document is adopted. The Policies Map document (dated August 2014) for the Aligned Core Strategies identifies how the existing Replacement Local Plan Proposals Map will be altered by the strategic allocations in the Aligned Core Strategies. These changes will be made to the Council's interactive map once the legal challenge on the Aligned Core Strategy has been determined. A more comprehensive review of the Local Plan Policies Map will be undertaken following adoption of the Local Planning Document.

Supplementary Planning Documents

- 3.16 Supplementary Planning Documents are not included in the Local Development Scheme. The Borough Council may produce Supplementary Planning Documents to give further guidance on their adopted policies. They may cover a range of issues, which may be either thematic (e.g. affordable housing or open space provision) or site specific (e.g. development briefs for allocations).
- 3.17 Adopted Supplementary Planning Documents are available on Gedling Borough's website which will also be updated regularly to provide the latest timetable for preparing new Supplementary Planning Documents.

4. Neighbourhood Planning

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

Neighbourhood Development Plan

- 4.2 A neighbourhood development plan is a plan which sets out policies in relation to the development and use of land of the whole or any part of a particular neighbourhood area specified in the plan.
- 4.3 Neighbourhood plans are developed by the community and set out planning policies concerning the development and use of land in the neighbourhood area. They are about supporting growth and must be consistent with national planning policy and the policies in the Aligned Core Strategy.
- 4.4 In October 2012, 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 Calverton Neighbourhood Area was designated in January 2013.
- 4.5 For further details on the Calverton Neighbourhood Area and their Neighbourhood Plan, please contact Calverton Parish Council using contact details provided on their website <http://www.calvertonpc.co.uk>.

Neighbourhood Development Orders

- 4.6 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.
- 4.7 There are currently no Neighbourhood Development Orders within the Borough.

5. Community Infrastructure Levy

- 5.1 The Community Infrastructure Levy (CIL) 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.
- 5.2 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.
- 5.3 Before the levy can be charged, Gedling Borough Council needs to prepare a CIL Charging Schedule which sets out how much will be charged in different locations. In October 2012, there was a public consultation on the Preliminary Draft Charging Schedule. All responses were fully considered in preparing a Draft Charging Schedule.
- 5.4 In October 2013, there was a public consultation on a Draft Charging Schedule. Following this consultation, there have been further changes to the Regulations which came into force in February 2014. In addition, the distribution of housing across the Borough has been reviewed through the examination of the Aligned Core Strategy. It was therefore decided to issue a Revised Draft Charging Schedule for a further round of consultation in July 2014 (outside the monitoring period). All responses will be fully considered before it is submitted for examination (anticipated early 2015). If the Community Infrastructure Levy is approved at the examination, it should come into effect in summer 2015.
- 5.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the monitoring report must give details of the CIL receipts and expenditure during the monitoring period. The Council will therefore report on the receipts and expenditures once the Community Infrastructure Levy is adopted.

6. Duty to Cooperate

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

Local Planning Authorities

- 6.2 The Borough Council has been working together with Broxtowe and Nottingham City Councils on the Aligned Core Strategies. Further details on the progress of the Broxtowe, Gedling and Nottingham City Aligned Core Strategies are set out in Section 3 of the monitoring report. For details on how the Councils have complied with the duty to cooperate in the preparation of the Aligned Core Strategies, the Councils' Statement of Compliance with the Duty to Cooperate (June 2013) can be accessed online at the following web link: <http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=43214&p=0>.
- 6.3 Ashfield District Council has expressed concern that the necessary discussions about the impact of strategic sites in Gedling (adjoining Hucknall) has not taken place and considers that Gedling Borough has not fulfilled the duty to cooperate. A number of meetings to discuss the impacts of strategic site allocations within Gedling Borough on the infrastructure and services in Hucknall have taken place. The Borough Council has made available all relevant evidence on its website and has also provided Ashfield District Council with extracts from key parts of the evidence base and provided written answers to questions when requested to do so by Ashfield District Council. The issue was debated extensively at the Aligned Core Strategies' hearing sessions and the Council prepared a Statement of Common Ground at the request of the Inspector. The Inspector's Report issued in July 2014 confirmed that she was satisfied that the Council had worked closely with neighbouring planning authorities, the County Council and other relevant agencies in a constructive, active and ongoing fashion in the preparation of the Aligned Core Strategy. She therefore concluded that the legal requirements of the duty to cooperate had been met.
- 6.4 In order to provide clarity over the delivery of future infrastructure, a protocol addressing cross boundary impacts of major development sites was approved by Gedling Borough Council in June 2014 (outside the monitoring period). The protocol includes input from neighbouring local authorities and sets out the process by which cross boundary impacts will be addressed through S106 contributions and/or CIL. Gedling Borough is committed to working with neighbouring local authorities to ensure that development sites can be delivered within Gedling with the necessary supporting services and infrastructure to be provided cross boundary where required.
- 6.5 The Borough Council has been responding to and having dialogue in relation to Core Strategies prepared by other local authorities, in particular the Rushcliffe Core Strategy and the Erewash Core Strategy and also the Ashfield Local Plan.

- 6.6 Other activities include responding to the Nottinghamshire County Council's Minerals Local Plan and Waste Local Plan. For the Minerals Local Plan, the Borough Council responded to the consultation on the Issues and Options document in March 2012 as well as the Preferred Approach document in December 2013. Outside the monitoring period, the Council responded to the additional consultation on sand and gravel provision preferred approach in July 2014.
- 6.7 For the Waste Local Plan, the Borough Council responded to several consultations including the Issues and Options (2006), Further Issues and Options (2010) and Preferred Approach (2011). The Council has also responded to the consultations on the Proposed Submission in April 2012, Proposed Changes in November 2012, presented evidence at the hearing sessions in May 2013 and responded to the Modifications Consultation in July 2013. The County Council adopted the Waste Core Strategy in December 2013.

Environmental Agency

- 6.8 The Borough Council has an ongoing collaborative relationship with the Environment Agency. The Agency has directly shaped the Aligned Core Strategies via a partnership approach and its role in jointly commissioning key evidence base studies and participation in theme based working groups.

English Heritage

- 6.9 English Heritage has been directly involved in policy development for the Aligned Core Strategies.

Natural England

- 6.10 Discussions with Natural England have been ongoing in the context of the Habitat Regulations Assessment for the Aligned Core Strategies.

Homes and Communities Agency

- 6.11 The Borough Council has an ongoing collaborative relationship with the Homes and Communities Agency (as well as other partners) to secure a package to implement a new Gedling Country Park on the former Gedling Colliery/Chase Farm site and to progress the Gedling Access Road and the Gedling Colliery/Chase Farm site for residential and employment uses.

Highway Agency

- 6.12 Broxtowe, Gedling and Nottingham City Councils have been working closely with the Highway Agency in developing the transport evidence base for the Aligned Core Strategies.

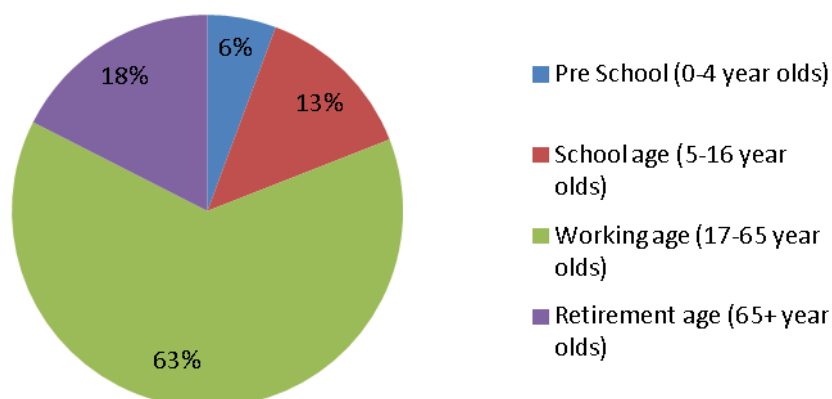
7. Demographic Structure of the Borough

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

Population

- The population mid-2012 estimate is 114,052 adding 509 individuals since the 2011 Census which represents a 2.02 per cent increase since the last census in 2001.
- The population gender split remains at 49 per cent male and 51 per cent female.
- The 2011 Census results show that the Borough has an ageing population with residents who are over 60 representing 25 per cent of the overall resident population. There are 5,700 people aged over 80 representing 5.2 per cent of the total population.
- The total population aged 65+ between 2001 and 2011 increased by 10.6 per cent.
- Based on the 2009-10 based projections, the population within Gedling Borough is predicted to increase to 130,600 by 2031.

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 area¹, 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.

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

8. Monitoring the Local Plan

- 8.1 In March 2011, the Department for Communities and Local Government withdrew the guidance on local plan monitoring. It is now a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.
- 8.2 The Aligned Core Strategy was adopted on 10 September 2014 which is outside the monitoring period. Although the Aligned Core Strategy was not adopted within the monitoring period, the monitoring report will report on the indicators as set out in the Aligned Core Strategy. The plan period for the Aligned Core Strategy is 2011 to 2028 and the monitoring report will be report on the indicators from 1 April 2011 as the start date of the plan period.
- 8.3 The monitoring report will also report on the indicators as set out in Appendix 1 of the Sustainability Appraisal Adoption Statement which accompanies the Aligned Core Strategy. A detailed description of the indicators is provided in Appendix 2.
- 8.4 It is anticipated that new indicators will be developed over time to reflect monitoring needs of the Local Plan.

Climate Change

- 8.5 The Borough Council has been actively working to reduce the Borough's emissions. The Council adopted a Sustainability Strategy in early 2013 which sets out the ambitions to reduce the emission levels. To date, the Council has carried out the following:
- Solar PVs installed at Civic Centre, Jubilee House, the Depot and Richard Herrod Leisure Centre in 2012.
 - Acquired a new electric van in 2013.
 - Installed two electric vehicle charging points at Jubilee House (to serve the Council's electric van) and the car park in Arnold (which is accessible to the public) in 2013.
- 8.6 For further details on the Council's sustainability, please visit the Council's web page <http://www.gedling.gov.uk/wasterecyclingenvironment/sustainability>.

Air Quality Management

- 8.7 Gedling Borough has particular problems with air quality which is mainly caused by 'tail-pipe' emissions from vehicles. This has led to the designation of part of Mansfield Road (A60) in Arnold as an Air Quality Management Area due to the high level of nitrogen dioxide in the area. As a result of this, the Council has prepared new guidance 'Air Quality and Emissions Mitigation: Guidance for Developers'. As part of the Action Plan required by the designation of the Air Quality Management Area, the guidance has been prepared to set out the measures which will be taken to help reduce vehicle

emissions which occur as a result of development proposals. The guidance will apply across the whole Borough in order to improve air quality and avoid other areas having to be designated as Air Quality Management Areas. It is proposed to incorporate the guidance into the emerging Local Planning Document.

Carbon Dioxide Emissions

- 8.8 Policy 1 of the Aligned Core Strategy sets a target to reduce per capita carbon dioxide emissions. According to the latest statistics released by the Department of Energy & Climate Change, the per capita carbon dioxide emissions figure has increased from 5.0 in 2011 to 5.4 in 2012. The greatest carbon dioxide emissions in the Borough remained within the domestic sector followed by industry and commercial sector and transport sector. Data for 2013 and 2014 is not yet available. The measures calculated for the statistics change every year and therefore they should not be used for comparison purposes.

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

	Industry and Commercial	Domestic	Transport	Total
2011	1.9	2.2	0.9	5.0
2012	2.1	2.4	0.9	5.4

Energy per Meter by Type

- 8.9 The Department of Energy & Climate Change releases data on the amount of electricity and gas consumed by domestic and industrial/commercial users per meter. Data for 2013 and 2014 is not yet available.

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

	Electricity use per meter		Gas use per meter	
	By domestic users	By industrial/commercial users	By domestic users	By industrial/commercial users
2011	3,984	61,703	15,527	888,740
2012	3,917	59,459	15,484	1,023,777

Energy Consumed by Type

- 8.10 The Department of Energy & Climate Change also releases data on the amount of energy consumption by type. Data for 2013 and 2014 is not yet available.

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

	Coal	Manufactured fuels	Petroleum products	Gas	Electricity	Bioenergy & wastes
2011	15.8	50.4	701.8	1,053.2	359.2	3
2012	15.4	55.1	667.3	1,107.6	355.6	2.9

Renewable Development

- 8.11 Policy 1 of the Aligned Core Strategy sets a target to increase renewable power generation. During the monitoring period, planning permission was granted for a single wind turbine with a generating capacity of 2.5 mw at the Severn Trent Water site in Stoke Bardolph. Planning permission was granted for a solar farm on part of the former Gedling Colliery site. This comprises a solar photovoltaic (PV) farm with an installed electricity generation capacity of 5.5 MWp (p-peak production) generating approximately 5,000,000 kWh of electricity per annum.

New Waste Management Facilities

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

Table 4: New waste management facilities

Site	Status
Private Road No 2, Colwick Industrial Estate	Planning permission to change the use of the land and buildings to allow a waste management facility to handle a variety of wastes including metals, end of life vehicles and their associated parts including plastics & waste electrical components, aggregates and non hazardous wastes.
Hollinwood Lane, Calverton	Change of use to allow for the construction and operation of a Roadsweeper Waste Reception.
Private Road No.4, Colwick Industrial Estate	Planning permission to cease the maggot farm operation, remove all the buildings and develop an anaerobic digestion (AD).

Flooding and Water Quality

- 8.13 Policy 1 of the Aligned Core Strategy sets a target of no planning permissions being granted contrary to Environment Agency advice on flooding. Since the beginning of the plan period (2011), this target has been achieved.
- 8.14 The Borough Council takes due regard of advice provided by the Environment Agency concerning flooding and takes a strong line in respect of development likely to be at risk from or to exacerbate flooding concerns. Within areas at potential risk from flooding where there is already existing development, for example in close proximity to the River Trent, the Environment Agency issue advisory notes to applicants indicating how flooding concerns can be

minimised. This advice does not constitute an objection to a planning application and is passed onto applicants.

Households in Flood Zones 2 and 3

- 8.15 The Environment Agency provides data on households in flooding zones. Since 2011, there has been an increase in the area of Environment Agency's Flood Zones 2 and 3 within Gedling Borough and the number of households that fall within these Zones has also increased. Data for 2013 and 2014 is not yet available.

Table 5: Flood Zones 2 and 3

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

Sustainable Drainage Systems

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

Natural Environment

Green Belt

- 8.17 The area of the Green Belt in Gedling Borough is 9,010 hectares which makes up approximately 75 per cent of the Borough.
- 8.18 Policy 3 sets a target to release Green Belt land in line with the needs set out in the Aligned Core Strategy. Since 1 April 2011, no area of land has been removed from the Green Belt.
- 8.19 The emerging Local Planning Document will allocate non-strategic sites and involve the release of the Green Belt land. The location and area of land to be removed from the Green Belt will be considered through the Local Planning Document process.

Sites of Special Scientific Interest

- 8.20 There is 1 Site of Special Scientific Interest within Gedling Borough and this is Linby Quarries in Linby.
- 8.21 Policy 17 of the Aligned Core Strategy sets a target to improve the management of biodiversity sites, including the number of Sites of Special

Scientific Interest in a favourable condition. According to Natural England's survey compiled September 2014 (outside the monitoring period), the condition of the Linby Quarries site is 81.24 % 'favourable' and 18.76 % 'unfavourable'.

National Nature Reserves

8.22 There are no National Nature Reserves within the Borough.

Local Nature Reserves

8.23 There are 3 Local Nature Reserves within the Gedling:-

- Gedling House Wood (designated 1992)
- Gedling House Meadow (designated 2007)
- Netherfield Lagoons (designated 2007)

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

Local Wildlife Sites

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

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

8.27 In 2014, the total area of Local Wildlife Sites increased to 1,232.09 ha from 1,227.48 ha in 2013. This net gain results from the identification of a new Local Wildlife Site 'River Trent: Burton Joyce to Lowdham' (5/3414).

Table 6: Local Wildlife Sites

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

- 8.28 In 2013/14, 41.9 % of the Local Wildlife Sites within Gedling Borough² were established as being under positive conservation management. This compares to 35.3 % in 2011/12.

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

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

Sherwood Forest Special Protection Area

- 8.29 During the preparation of the Aligned Core Strategies, it was found the Aligned Core Strategy could result in potentially significant effects on the prospective Sherwood Forest Special Protection Area. In January 2012, a Habitats Regulation Appraisal Screening Record was undertaken to assess whether development around Bestwood Village, Calverton and Ravenshead would result in potential significant effects on the prospective Special Protection Area. It was concluded that there would be no significant effects at Bestwood Village and Ravenshead but that significant effects could not be ruled out at Calverton unless a mitigation package was put in place. This mitigation package was agreed with Natural England following an additional assessment in January 2013 and is set out in the Infrastructure Delivery Plan.
- 8.30 At the time of adoption of the Aligned Core Strategy, a decision on the extent of any possible Special Protection Area was not yet known. Policy 17 of the Aligned Core Strategy sets a target for the designation of Sherwood Forest Special Protection Area and thereafter to maintain or improve it.

Woodland and Ancient Woodland

- 8.31 According to the 2011 data from the Forestry Commission, Gedling Borough includes 1,791.19 hectares of woodland.
- 8.32 English Nature's 2011 data reveals that there are 68.94 hectares of ancient woodland within Gedling Borough.

Green Flag Award

- 8.33 Policy 16 of the Aligned Core Strategy sets a target to increase the quality of open spaces. The Green Flag Award scheme began in 1996 as a means of recognising and rewarding the best parks and green spaces in the country. Following a grant from Heritage Lottery, the introduction of Park Rangers, the establishment of the Friends of Arnot Hill Park and the continued support of

² In some cases Local Wildlife Sites cross local authority boundaries and some of the sites may be or may not be included in the years' figures which may be the cause of variation in the figures. However the number will be very small and will not affect the calculations significantly.

the Grounds Maintenance Staff, Arnot Hill Park in Arnold was awarded a Green Flag for the first time in 2007.

- 8.34 Since 2007, a number of projects have been completed including: improvements to the lake; providing a new refreshment kiosk; development of a skate park and a new play area; restoring the rose and sensory gardens; various planting schemes; reinstating the walls around the park; refurbishing the gatekeepers lodge; improvements to the lighting and security through CCTV cameras; a new landscaped area installed to the front entrance of the park; new tree sculptures added to the existing art pieces; a new bench installed on the nature trail; and new willow sculptures in the sensory garden and on the island in the lake. Arnot Hill Park in Arnold has been awarded a Green Flag for the eighth time during 2014.
- 8.35 Burton Road Jubilee Park in Carlton has been awarded a Green Flag for the first time in 2014. The park has recently benefited from a complete refurbishment with many new facilities installed. Much of the funding has been successfully acquired from external sources such as Waste Recycling Environmental, Gedling Homes Public Realm Funds and Nottinghamshire County Council Local Improvement Scheme. In 2012, the Friends of Burton Road Jubilee Park was formed and they regularly work in partnership with the Council to organise environmental activities in the park such as bulb and tree planting.

Country Parks

- 8.36 There are three Country Parks in the Borough: Bestwood Country Park; Burntstump Country Park; and Newstead Abbey.
- 8.37 In April 2013, planning permission was granted for the creation of Gedling Country Park on the site of the former Gedling Colliery site including a new access road, a car park and surfaced paths. Construction has begun on the new Country Park and should be completed by winter 2014/15 with a projected opening date in early spring 2015. Phase 2 (children's play area) will occur immediately after the opening of the park.

Open Space

- 8.38 The target for Policy 16 of the Aligned Core Strategy also includes the number of s106 contributions related to open space. During 2012/13, s106 agreements related to open space were signed for two large residential developments in Calverton. During the monitoring period, there were no further s106 contributions.

Table 8: New open space committed from s106 agreements

	Site	Area of open space
2011/12	No new open space committed during this year	-
2012/13	Main Street and Hollinwood Lane, Calverton	0.39 ha

2012/13	Dark Lane, Calverton	0.25 ha
2013/14	No new open space committed during this year	-

Green Infrastructure

8.39 Policy 16 of the Aligned Core Strategy sets a target to increase the percentage of population with access to Green Infrastructure assets and states that indicators will be set locally.

Greenfield Land Loss to New Development

8.40 Since 2011, three greenfield sites were lost to new large housing developments as shown in Table 9. Both Ashwater Drive and Howbeck Road sites were allocated for housing development in the Replacement Local Plan. The Hollinwood Lane site was allocated as safeguarded land in the Replacement Local Plan.

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

	Site Name	Type of development	Area lost
2011/12	Ashwater Drive	Residential	4.58 ha
2012/13	Howbeck Road	Residential	1.50 ha
2012/13	Main Street and Hollinwood Lane, Calverton	Residential	3.76 ha
2013/14	No greenfield loss during this year		-

NB: Land considered lost upon commencement of development

Historic Environment

Heritage Assets

8.41 Within the Borough, there are:-

- 188 Listed Buildings in the Borough (6 Grade I, 15 Grade II* and 167 Grade II);
- 9 Scheduled Ancient Monuments; and
- 4 Registered Parks and Gardens.

8.42 Policy 11 of the Aligned Core Strategy sets a target to decrease the number of heritage assets at risk. According to English Heritage, four heritage assets within Gedling Borough are at risk and included on the national Heritage at Risk 2013 register:

- Church of the Good Shepherd, Arnold (Grade II* Listed Building);
- The Cannon Fort and adjoining dock, Newstead (Grade II* Listed Building);

- Newstead Abbey and adjoining boundary wall, Newstead (Grade I Listed Building); and
- Round Hill, Lambley (Scheduled Monument).

Table 10: Heritage assets at risk

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

Conservation Areas

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

8.44 Policy 11 of the Aligned Core Strategy sets a target to increase the number of Conservation Area Appraisals. Conservation Area Appraisals have been carried out for Bestwood Village (adopted May 2005), Calverton (adopted February 2007), Lambley (adopted September 2007) and Linby (adopted August 2011). The remaining villages Papplewick and Woodborough do not have Conservation Area Appraisals. Work has started on the Conservation Area Appraisal for Papplewick but due to other priorities the Council has been unable to progress this further.

Housing

Housing Requirement

8.45 Policy 2 of the Aligned Core Strategy sets a housing requirement of 7,250 new homes for the plan period 2011 to 2028. Table 11 shows the breakdown of the housing requirement for the Borough.

Housing Completions

8.46 823 new homes (net) have been built between 1 April 2011 and 31 March 2014. 82 per cent of the new homes built were in the urban area and the remaining 18 per cent were in the rural area.

Table 11: Housing requirement and completions (net)

	Requirement 2011-2028	Completions 2011-2014
Urban area (Arnold and Carlton) *	2,615	678
Teal Close	830	0
Gedling Colliery/Chase Farm	At least 600	0
North of Papplewick Lane	Up to 300	0
Top Wighay Farm	1,000	0

Bestwood Village	Up to 500	33
Calverton	Up to 1,055	29
Ravenshead	Up to 330	62
Other villages	Up to 260	21
Total		823

* In the Aligned Core Strategy, the figure for the main built up area (i.e. urban area) includes both Teal Close and Gedling Colliery/Chase Farm sites. For the monitoring purposes, the Teal Close and Gedling Colliery/Chase Farm sites are subtracted from the urban area's figure in the table.

Communal Uses

8.47 Since 1 April 2011, three large communal developments were built within the urban area. At 31 March 2014, there were no live planning permissions for communal accommodation.

Table 12: Communal uses

Site Name	Type of communal	No of bedrooms	Status
Mansfield Road (738)	People with dementia and related illness	31 bed	Completed in April 2012
The Maid Marian (Coppice Road)	Elderly	64 bed	Completed in June 2012
Grey Goose	Elderly	52 bed	Completed in November 2013

Strategic Sites for Housing Development

8.48 During the monitoring period, one planning application was submitted on a strategic site (Teal Close) identified in the Aligned Core Strategy. Since 31 March 2014 (outside the monitoring period), the Teal Close site was granted permission for up to 830 homes and progress has been made on the other sites as shown in Table 13.

Table 13: Strategic sites for housing

Site	Status
Teal Close	Planning application submitted. Permission for up to 830 homes was granted in June 2014 (outside the monitoring period).
Gedling Colliery/Chase Farm	Being actively progressed. A planning application for Gedling Access Road was submitted in August 2014 (outside the monitoring period). A planning application for residential development is anticipated in 2015.
North of Papplewick Lane	Planning Committee resolved to grant permission for up to 300 homes subject to a section 106 agreement in August 2014 (outside the monitoring period).
Top Wighay Farm	No permission. A planning application for 38 dwellings on part of the site was submitted in August 2014 (outside the monitoring period).

Key Settlements for Growth

8.49 The Key Settlements of Bestwood Village, Calverton and Ravenshead are identified as strategic locations for growth in the Aligned Core Strategy which will deliver housing throughout the plan period. Specific sites in the Key Settlements will be allocated through the emerging Local Planning Document.

Completions on Allocated and Non-Allocated Sites

8.50 39 % of new homes (net) were built on unallocated sites between 1 April 2011 and 31 March 2014. 61 % of new homes were built on sites allocated in the Replacement Local Plan. No new homes have yet been built on the strategic sites allocated in the Aligned Core Strategy.

Table 14: New homes (net) completed on allocated and unallocated sites

	Completions	Allocated	% allocated	Unallocated	% unallocated
2011/12	275	134	49 %	141	51 %
2012/13	227	170	75 %	57	25 %
2013/14	321	195	61 %	126	39 %
TOTAL	823	499	61 %	324	39 %

Completions on Previously Developed Land (Brownfield Land)

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

8.52 During the monitoring period, 27 % of new homes (gross) were constructed on previously developed land. The percentage of brownfield development is low for two reasons; the designation of residential garden land as greenfield and the increase in the percentage of new homes built on greenfield allocated sites. Over recent years, the sites allocated in the Replacement Local Plan have been developed and most of them are greenfield sites.

Table 15: New homes completed on previously developed land (gross)

	New build	Conversion	Change of Use	Total	All completions	PDL %
2011/12	117	3	9	129	295	44 %
2012/13	19	3	5	25	233	11 %
2013/14	54	23	12	89	327	27 %

PDL = previously developed land

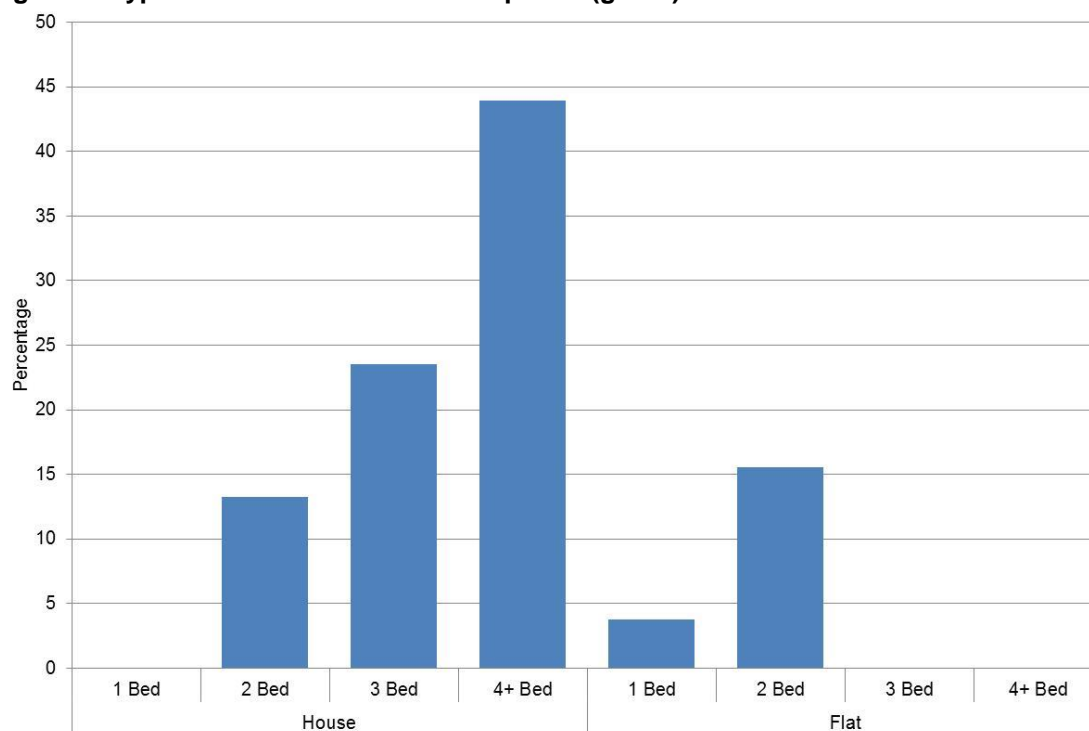
Dwelling Types

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

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

8.55 Between 1 April 2011 and 31 March 2014, the highest proportion of new build homes (gross) completed was for four or more bedroom houses followed by three bedroom houses and two bedroom flats, which reflects demands in the housing market.

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



Density

8.56 Paragraph 47 of the National Planning Policy Framework requires local planning authorities to set out their own approach to housing density to reflect local circumstances. The Aligned Core Strategy does not set a housing density and will be appropriately addressed locally through the emerging Local Planning Document.

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

³ More than 10 dwellings.

Table 16: Density of new homes completed on sites of more than 10 dwellings (gross)

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

dph = dwellings per hectare

Five Year Housing Land Supply

8.58 Policy 2 of the Aligned Core Strategy sets a target for the Council to have a five year supply of deliverable housing sites (with additional buffer of 5% or 20% as appropriate).

8.59 The Council's Five Year Housing Land Supply Assessment 2014 considers the Borough's supply of housing land against the housing requirement set by the Aligned Core Strategy. The 2014 assessment shows that against the housing requirement, Gedling Borough does not have a five year (plus a 5% buffer) supply of land for housing. It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy (including the Gedling Colliery/Chase Farm site) and also the adoption of the emerging Local Planning Document which will bring forward additional non-strategic sites.

8.60 Please see Gedling Borough's Five Year Housing Land Supply Assessment 2014 report for further details.

Affordable Homes

8.61 Policy 8 of the Aligned Core Strategy sets a target of 1,450 affordable homes in Gedling Borough. 156 affordable homes were delivered between 1 April 2011 and 31 March 2014.

Table 17: Number of affordable homes delivered

	Social rent homes	Affordable rent homes	Intermediate homes	Transfers and acquisitions *	TOTAL
2011/12	42	n/a	12	10	64
2012/13	7	17	12	0	36
2013/14	7	28	21	0	56

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

Table 18: Percentage of affordable homes delivered

	Net completions	Affordable homes delivered	Affordable %
2011/12	275	54	20 %
2012/13	227	36	16 %
2013/14	321	56	17%

8.62 The Affordable Housing Supplementary Planning Document was adopted in December 2009 to address the issue of affordable housing provision in the Borough. The document contains 3 key elements which affect the delivery of affordable housing within the Borough:-

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

Homelessness

8.63 The Council prevents homelessness in the vast majority of cases, using a wide range of methods, such as advocating on behalf of tenants, mediating between young people and their parents, and assisting people to find private rented and social rented housing. The Council has a joint homelessness strategy with Broxtowe and Rushcliffe Borough Councils. This includes an action plan to improve local services, which is managed through the South Notts Interagency Homelessness Forum.

8.64 The number of homelessness acceptances has decreased from 63 in 2011/12 to 51 in 2013/14.

Table 19: Number of homelessness acceptances

	Homelessness acceptances
2011/12	63
2012/13	56
2013/14	51

Empty Homes

- 8.65 The Council has a range of powers to tackle empty homes and will take environmental enforcement action where they are causing a nuisance to the area. The Council has also reduced the discounts on Council Tax that empty homes can benefit from, and introduced a premium of an additional 50% Council Tax on properties that have been empty for two years or longer. The Council has also launched an online “matchmaker” to match up people with empty properties to sell and investors looking for a development project.
- 8.66 The number of empty homes in the Borough has decreased from 1,737 in 2012 to 1,487 in 2014.

Table 20: Number of empty homes

	Private	Local Authority	Registered Provider of Social Housing *
2012	1,703	1	33
2013	1,735	3	31
2014	1,431	3	53

* formerly known as Registered Social Landlord

House Prices

- 8.67 Based on the Government’s statistics⁴, the average house prices in Gedling have decreased from £130,000 in 2011 to £127,500 in 2012. Data for 2013 and 2014 is not yet available.

Table 21: Median house prices based on Land Registry data

	House price
2011	£130,000
2012	£127,500

Gypsies, Travellers and Travelling Showpeople

- 8.68 Policy 9 of the Aligned Core Strategy sets a target to meet the needs of Gypsies, Travellers and Travelling Show people.
- 8.69 A ‘Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire Local Authorities (except Bassetlaw)’ was undertaken and the final report was published in May 2007. This assessment stated that there are 3 sites within the Borough, totalling 13 pitches. However, it has not been possible to confirm the existence of two of these sites, so the assumption has

⁴ Department for Communities and Local Government (Table 586, latest update April 2014)
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>

been made that there are only 4 pitches for travelling showpeople in the Borough. The assessment concluded that an additional 4 permanent pitches were needed to be provided between 2007 and 2011 but, given the revision to the existing sites, this requirement is under review.

- 8.70 Since the full GTAA carried out in 2007, the Council has worked with partners to develop a more up-to-date method of assessing the need for pitches. Work is continuing to refine the evidence base in an attempt to identify exactly what size any new sites should be, and gain assurance of the existence of the need before any site allocations are made. It is not certain that any such sites would be located in Gedling.
- 8.71 Liaison will take place with the operators of the travelling showpeople site in the Borough to carry out an up-to-date assessment and identify any future need for accommodation for that community.
- 8.72 Since April 2011, no additional pitches were delivered for gypsy and traveller communities in the Borough.

Regeneration

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

Employment

- 8.74 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

- 8.75 Policy 4 of the Aligned Core Strategy sets out the following employment requirements for the plan period 2011 to 2028:-
- Office development (B1(a) and (b)) = 23,000 square metres
 - Industrial and warehouse uses (B1(c), B2 and B8) = 10 hectares

Office Development

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

Industrial and Warehouse Development

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

Strategic Sites for Employment Development

8.78 During the monitoring period, one planning application was submitted on a strategic employment site (Teal Close) identified in the Aligned Core Strategy. Since 31 March 2014 (outside the monitoring period), the Teal Close site was granted permission for up to 18,000 square metres. No progress has been made regarding employment uses on the other sites.

Table 22: Strategic sites for employment

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

Assessed Employment Need

8.79 The Nottingham City Region Employment Land Study was published in 2007 and partially updated in 2009. Due to the prolonged economic recession following the financial crash and given that the economic recovery is now underway it was decided that new employment forecasts for the period to 2033 will be required to support the Local Planning Document. These forecasts will provide the basis for estimating employment land requirements alongside other considerations such as past take up rates and more quality considerations about the range and choice of sites needed to meet particular business requirements. Two reports are being prepared one covering the Greater Nottingham Housing Market Area (covering Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Districts together with the Ashfield part of Hucknall) and one for the Nottingham Outer Housing Market Area covering Ashfield, Mansfield and Newark and Sherwood Districts. The studies are due to be published in February 2015.

Supply of Employment Land

8.80 Policy 4 of the Aligned Core Strategy sets a target to maintain a minimum amount of industrial and warehouse supply of 33.5 hectares in Greater Nottingham.

8.81 As at 31 March 2014, there are no sites with planning permission for employment uses above the 1,000 sqm or 1 ha threshold.

Table 23: Available supply of employment land

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

Threshold: 1,000 sqm or 1 ha

Employment Losses

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

Table 24: Employment losses

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

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

Labour Supply

8.83 Policy 4 of the Aligned Core Strategy sets a target to strengthen and diversify the economy and create 27,900 new jobs in Great Nottingham.

8.84 In 2013/14, the highest proportion (46.1%) of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations. This is a higher proportion than regional and national averages.

8.85 In 2013, the majority of residents in employment were within full time work. 60.8 per cent of employees worked full time, this is a reduction since 2008 when 61.2 per cent were full time. 39.2 per cent of residents worked part time, increasing from 38.8 per cent in 2008. Most jobs were in public administration, education and health making up the largest sector at 32.9 per cent, increasing from 29.3 per cent, followed by distribution, hotels and retail at 20.2 per cent.

8.86 There was a reduction in the proportion of economically active people who were of working age in the Borough falling to 76.8 percent during 2013/14 compared to 80.6 per cent during 2012/13.

Unemployment

8.87 The Borough's unemployment rate has started to reduce reaching 2.1 per cent in August 2014, down from 2.5 per cent in November 2013, but continues to

remain high compared to 1.6 per cent in December 2007. This is below the regional, national and County averages.

- 8.88 In August 2014 Gedling had 4 wards appearing within the list of 25 wards with the highest levels of unemployment in Nottinghamshire – Killisick, Netherfield and Colwick, Newstead and Daybrook. Killisick had the sixth highest rate within Nottinghamshire at 4 per cent, significantly higher than the regional (2.2%) and national (2.3%) levels.

Education, Skills and Learning

- 8.89 Policy 4 of the Aligned Core Strategy sets a target to improve skill levels of the working age population. The proportion of working age residents within the Borough qualified to NVQ 2 and above was 74.7 per cent in 2013/14 compared to 76.4 per cent in 2011/12.

Retail and Town Centre Uses

- 8.90 The National Planning Policy Framework defines main town centre uses as:-
- retail development (including warehouse clubs and factory outlet centres);
 - leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);
 - offices; and
 - arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- 8.91 The above uses relate to the Use Class Orders A1 to A5, B1a, C1, D1 to D2 and sui generis of the Town and Country Planning (Use Classes) Order 1987.
- 8.92 Policy 6 of the Aligned Core Strategy sets a target to maintain or improve the vitality and viability of the centres.

Hierarchy of Centres

- 8.93 Policy 6 of the Aligned Core Strategy identifies the network and hierarchy of centres across Greater Nottingham. The policy includes the following centres for the Borough:-
- Town Centre – Arnold
 - District Centre – Carlton Square
 - Local Centres – Burton Joyce, Calverton, Carlton Hill, Gedling, Mapperley Plains, Netherfield and Ravenshead
- 8.94 The hierarchy has been developed using evidence from shopping studies and will help guide new development to appropriate sized centres and ensure balanced growth across the area.

Planning Permissions for Retail and Other Town Centre Use Development

8.95 Since 1 April 2011, there has been a number of sites granted planning permission for retail and other town centre use development as shown in Table 25.

Table 25: Retail and other town centre use development

Site	Status
Victoria Retail Park (Unit 1)	Unit 1 demolished and re-developed for three new retail units
The White Hart	Planning permission granted for re-development of 1 or more buildings for use classes A1 and A3
Land South of Colwick Loop Road	Planning permission granted for new A4 public house and A3 restaurant or A5 hot food takeaway
Land South of Colwick Loop Road	Planning permission granted for A1 retail, petrol filling station and B1/B2/B8 employment uses

Threshold: 1,000 sqm or 1 ha

Assessed Retail Need

8.96 The Greater Nottingham Retail Study was completed in 2008 and was based on evidence collected in 2007. A partial refresh based on the 2007 information was carried out in 2013. Due to changes in policy and the age of the evidence, it was concluded that there was a need to commission consultants to carry out a new study which will be required to support the Local Planning Document. This will update the information on the need for retail floorspace and on shopping habits through a new Household Survey. This work is expected to be completed in February 2015.

Office Development in Arnold Town Centre

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

Retail Development outside Defined Centres

8.98 As shown in Table 25 above, there are three planning permissions for retail and other town centre use development outside of defined centres. During the monitoring period, three retail units over the 1,000 sqm threshold were completed at Victoria Retail Park. The existing Unit 1 (with a floorspace of 1,804 sqm) at Victoria Retail Park was demolished to make way for three new retail units totalling 4,812 sqm (Unit 1A 1,487 sqm, Unit 1B 2,136 sqm and Unit 1C 1,189 sqm).

Health of Centres

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

8.100 Table 26 reveals the findings of the shopping centre surveys undertaken during the summer of 2014 and shows the percentage of the diversity of uses in the shopping centres.

Table 26: Diversity of uses

Shopping Centre	A1	A2	A3	A4	A5	Other
Arnold Town Centre (Primary)	71 %	16 %	3 %	2 %	4 %	4 %
Arnold Town Centre (Secondary)	40 %	8 %	5 %	4 %	7 %	36 %
Carlton Square District Centre	52 %	6 %	3 %	6 %	9 %	24 %
Burton Joyce Local Centre	47 %	7 %	0 %	7 %	7 %	33 %
Calverton Local Centre	37 %	5 %	0 %	0 %	16 %	42 %
Carlton Hill Local Centre	54 %	10 %	5 %	1 %	13 %	18 %
Gedling Local Centre	48 %	3 %	10 %	0 %	13 %	28 %
Mapperley Plains Local Centre	63 %	14 %	8 %	2 %	9 %	4 %
Netherfield Local Centre	47 %	6 %	5 %	1 %	8 %	33 %
Ravenshead Local Centre	47 %	27 %	0 %	0 %	13 %	13 %

8.101 Although there is no policy requirement to record the percentage of vacant units, the shopping centre surveys also monitor vacant units in shopping centres as shown in Table 27.

Table 27: Proportion of vacant units

Shopping Centre	2011	2014
Arnold Town Centre (Primary)	9 %	9 %
Arnold Town Centre (Secondary)	6 %	5 %
Carlton Square District Centre	24 %	24 %
Burton Joyce Local Centre	0 %	0 %
Calverton Local Centre	5 %	11 %
Carlton Hill Local Centre	9 %	8 %
Gedling Local Centre	5 %	8 %
Mapperley Plains Local Centre	3 %	8 %
Netherfield Local Centre	13 %	11 %
Ravenshead Local Centre	0 %	0 %

Community Facilities and Services

Local Facilities

8.102 Only Gedling Borough owned community centres and leisure centres as well as Ravenshead Parish owned leisure centre are included in Table 28. The figure for private community centres and leisure centres is unknown. County owned libraries are included in the table. Out of the 21 GP practices in the Nottingham North and East Clinical Commissioning Group geographical area, 15 are within Gedling Borough. There are 3 GP practices in Hucknall (within Ashfield District).

Table 28: Number of facilities

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

Access to Facilities

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

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

8.105 Out of 327 new homes (gross) completed, 251 new homes were on large sites. Table 29 shows that the majority of the large residential developments have access to community facilities and services by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop.

Table 29: Access to services and facilities

	GP Surgery	Hospital	Primary School	Secondary School	Employment (500+ jobs)	Community Centre	Leisure Centre
Public transport	100 %	98 %	100 %	100 %	98 %	100 %	100 %
Walking	100 %	0 %	100 %	100 %	97 %	100 %	67 %
Cycling	100 %	100 %	100 %	100 %	100 %	100 %	100 %

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

Life Expectancy

8.107 Policy 12 of the Aligned Core Strategy sets a target for improvements in health. Life expectancy within the Borough for the period 2011-2013 was 79.5 years for males (increasing from 78 years in 2011) and 83 years for females (increasing from 82.3 years in 2011).

Major Sporting Facilities

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

Design and Local Identity

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

Community Safety and Crime

8.110 The number of crimes has decreased since 2011 as shown on Table 30.

Table 30: Total number of crimes

	All crime	Burglary of a dwelling	Business crime	Criminal damage	Robbery	Violence against a person
2011	6,245	372	1,321	1,345	89	942
2012	4,984	308	1,158	937	84	970
2013	1,119	99	273	202	29	207

Transport

Public Transport

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

8.112 95 per cent of households within Gedling Borough are with hourly or better daytime bus service to town, district or City Centre (based on August 2014 data). County Highways provides data on the number of public transport trips. Data for 2011 to 2014 is not yet available and will be reported in next year's monitoring report.

Traffic Growth

8.113 County Highways provides data on traffic growth within Gedling Borough. Traffic data is expressed as percentage growth in comparison to the situation in 2010. The amount of traffic has decreased by 0.8% since 2010.

Table 31: Traffic growth

2010	100.0 %
2011	100.0 %
2012	97.2 %
2013	99.2 %

Cycling

8.114 County Highways provides data on the number of cycle trips within Gedling Borough. Cycle data is expressed as percentage growth in comparison to the situation in 2010. The number of cycling trips has increased by 5.8 % between 2010 and 2013.

Table 32: Number of cycle trips

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

Travel Plans

8.115 Policy 14 of the Aligned Core Strategy sets a target to increase the number of developments supported by travel plans. A travel plan was submitted as part of the outline planning application for residential development at Main Street and Hollinwood Lane in Calverton (which was granted permission in August 2012). During the monitoring period, travel plans were submitted as part of the planning applications for A4 public house and A3 restaurant or A5 hot food takeaway and A1 retail, petrol station and B1/B2/B8 employment uses at the Land South of Colwick Loop Road sites in Carlton (both granted permission in December 2013 and January 2014 respectively).

Travel to Work

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

9. Conclusions

- 9.1 The Aligned Core Strategy was adopted in September 2014 and has replaced some of the policies in the Replacement Local Plan. The Aligned Core Strategy is subject to a legal challenge under Section 113 of the Planning and Compulsory Purchase Act 2004 to quash certain parts of the Aligned Core Strategy. The Council is contesting the challenge, which will be subject to a High Court Hearing in March 2015.
- 9.2 Work on the Local Planning Document has commenced. The next stage in the preparation of the Local Planning Document will involve drafting policies and identifying specific sites for allocation in order to produce a draft version of the final document. Consultation on the publication draft plan will take place in autumn 2015.
- 9.3 Work on the Community Infrastructure Levy Charging Schedule is well advanced and there were public consultations on the Draft Charging Schedule in October 2013 and the Revised Draft Charging Schedule in July 2014. The examination of the Community Infrastructure Levy Charging Schedule is likely to take place in spring 2015.
- 9.4 The population mid-2012 estimate is 114,052 adding 509 individuals since the 2011 Census. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population. According to the 2011 Census, 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001.
- 9.5 The findings of the indicators as set out in the Aligned Core Strategy are as follows:

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

Target	Comment
To reduce per capita carbon dioxide emissions and increase renewable power generation	Per capita carbon dioxide emissions figure has increased from 5.0 in 2011 to 5.4 to 2012. Two permissions for renewable development granted during 2013/14.
Zero planning permissions contrary to Environment Agency advice on flooding	None.
Increase the number of Sustainable Drainage Systems	All large developments granted permission have either incorporated Sustainable Drainage Systems or a condition was attached in the decision requesting details for the disposal of surface water to be approved before commencement of the development.

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

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

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

Target	Comment
Decrease number of heritage assets at risk	4 assets included on the Heritage at Risk register (2013).
Increase the number of Conservation Area Appraisals.	Conservation Area Appraisals have previously been completed for Bestwood, Calverton, Lambley and Linby.

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

Target	Comment
Delivery of 7,250 new homes between 2011 and 2028	823 new homes built between 2011 and 2014.
5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	The 2014 assessment shows that against the housing requirement, Gedling Borough does not have a five year (plus a 5% buffer) supply of land for housing. It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy (including the Gedling Colliery/Chase Farm site) and also the adoption of the emerging Local Planning Document which will bring forward additional non-strategic

	sites.
Maintain an appropriate mix of house type, size and tenure	Since 1 April 2011, the highest proportion of new build homes completed was for four or more bedroom houses followed by three bedroom houses and two bedroom flats.
Provision of 1,450 affordable housing in Gedling Borough between 2011 and 2028	156 affordable homes built between 2011 and 2014.

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

Target	Comment
To meet the needs of Gypsies, Travellers and Travelling Show people	Work is continuing to refine the evidence base in an attempt to identify exactly what size any new sites should be, and gain assurance of the existence of the need before any site allocations are made. It is not certain that any such sites would be located in Gedling.

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

Target	Comment
To deliver the Gedling Colliery/Chase Farm site promoted in Policy 7	Planning application for Gedling Access Road submitted in August 2014. Planning application for residential development is anticipated in 2015.

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

Target	Comment
Strengthen and diversify the economy and creates new jobs	Highest proportion of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations in 2013/14.
Develop 23,000 sqm of office space	No new office floorspace (over the 1,000 sqm or 1 ha threshold) built during 2013/14.
Maintain a minimum amount of industrial and warehouse supply	No employment loss.
Develop 10 hectares of industrial and	No new industrial and warehouse

warehouse uses	floorspace (over the 1,000 sqm or 1 ha threshold) built during 2013/14.
Improve skill levels of the working age population	Proportion of working age residents within the Borough qualified to NVQ 2 and above was 74.7 per cent in 2013/14.
Delivery of strategic sites	Teal Close site has permission for up to 18,000 square metres of employment uses. No progress has been made regarding employment uses on the Top Wighay Farm and the Gedling Colliery/Chase Farm sites.

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

Target	Comment
Maintain or improve the vitality and viability of the centres within the plan area	Percentages of the diversity of uses in Town Centre, District Centre and Local Centres show the majority of the units are A1 retail. No B1 office development (over the 1,000 sqm or 1 ha threshold) built in Arnold town centre during 2013/14.

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

Target	Comment
Improve accessibility from residential development to key community facilities and services	Majority of the large residential developments have access to services and facilities by public transport, walking and cycling within 30 minutes travel time.
Improvements in health	Life expectancy for males and females has increased.

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

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

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

Target	Comment
Increase modal shift towards public transport, walking and cycling	95 per cent of households within Gedling Borough are with hourly or better daytime bus service to town, district or City Centre. The number of cycling trips has increased by 5.8 %

	between 2010 and 2013.
Increase the number of developments supported by travel plans	Travel Plans have been submitted for residential development in Calverton and mixed retail/employment development at the Land South of Colwick Loop Road in Carlton.

Appendix 1: Authority Monitoring Report Requirements

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

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

Appendix 2: Definitions of Indicators

Large Development

Large development is defined in Part 2 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010⁵:

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

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

New homes

For calculating net completions:-

$$a - b + c + d$$

a = new build completions

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

For calculating gross completions:-

$$a + b + c$$

a = new build completions

b = change of use (gross gain)

c = conversions (gross gain)

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

For net floorspace:-

$$a - b + c + d$$

a = new floorspace completions (gross)

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

⁵ <http://www.legislation.gov.uk/uksi/2010/2184/article/2/made>

Appendix 3: Access to Community Facilities and Services

GP Surgeries / Health Centres

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

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

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

Hospitals

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

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

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

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

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

Primary and Secondary Schools

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

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

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

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

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

Areas of Employment

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

Community Centres / Leisure Centres

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

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