



Subject: Gedling Borough Council Annual Monitoring Report - April 2004 – March 2005

Date: January 12th 2006

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Purpose of Report

To be made aware if the publication of the Annual Monitoring Report in accordance with the timetable for the Local Development Scheme (LDS) and in accordance with the Council's corporate objective to enhance the physical environment of the Borough.

Background

The Annual 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 Local Development Documents are being successfully implemented.

The Annual Monitoring Report covers the period 1 April 2004 to 31 March 2005 and sets out in detail how progress is being made on the elements of the Local Development Framework currently in production. In addition, it provides details of how the Borough is performing against the Core Development Indicators as required by the Local Development Framework Monitoring Good Practice Guide published by the Office of the Deputy Prime Minister. It also provides details of general social, environmental and economic effects as background information about conditions within the Borough.

Document Availability

A copy of the report is attached and can be downloaded from the Borough Council's website.

Gedling Borough Council

ANNUAL MONITORING REPORT

April 2004 – March 2005

December 2005



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GEDLING
BOROUGH COUNCIL

GEDLING BOROUGH COUNCIL ANNUAL MONITORING REPORT
APRIL 2004 – MARCH 2005

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EXECUTIVE SUMMARY

1. This is the first Annual Monitoring Report (AMR) prepared by Gedling Borough Council under the new Planning and Compulsory Purchase Act 2004 and specifically accords with the Town and Country Planning (Local Development) (England) Regulations 2004 as set out in Regulation 48. It contains information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Gedling Borough Replacement Local Plan are being achieved.

Key Issues of Local Development Scheme

2. At the time of writing it is anticipated that the LDS timetable will be met however this is dependent on being able to recruit staff to the section with the impending departure of the Local Plans manager in the New Year and a senior planning post on maternity leave. As a consequence, it is viewed that one Development Plan Document, namely the Core Strategy, may not meet the consultation deadline of April 2006. As a contingency, it is proposed to engage consultants to undertake the preliminary work for the Issues and Options paper but it is anticipated that funding will not be available until the start of the next financial year in April 2006. If this is the case, then it is hoped that this will result in no more than a six week delay.

Policy Progress

3. The Gedling Borough Replacement Local Plan was adopted on 12th July 2005 and is therefore an up to date publication with appropriate policy revision. It is viewed that by virtue of the fact this is the first AMR it is not possible to highlight any trends which may be used to identify whether policy implementation has been successful. This is particularly pertinent as the period for this AMR covers one where the policies were evolving into the final Replacement Local Plan with final adopted policies being outside the period for this AMR.
4. It should be noted that the Replacement Local Plan document was subject to an Environmental Appraisal at each stage of its preparation prior to implementation of the new legislation on sustainability appraisals.

Key Findings of the Annual Monitoring Report

5. This AMR indicates that the Borough Council is on target with meeting the milestones and deadlines as identified in the Local Development Scheme. In terms of meeting national and regional targets, the housing trajectory identifies that dwelling completions will exceed the Joint Structure Plan target. However the emerging review of the Regional Spatial Strategy, which was at the 'Options For Change' stage in October 2005 may well introduce new strategic guidance in the future which, amongst other things, could increase the housing numbers required in the Borough. Brownfield windfall development has accounted for 95 per cent of residential completions. In addition, 93 per cent of new dwellings have been completed at between 30 and 50 dwellings per hectare. Again future

monitoring may reveal changes which must be explained in a broader, conurbation wide context should they materialise.

PURPOSE OF LOCAL DEVELOPMENT FRAMEWORK MONITORING

Introduction

6. This first Annual Monitoring (AMR) for Gedling Borough provides a baseline of information for the Borough and by virtue of the date for the report refers to both the 1990 Local Plan, which was the adopted plan for the period of this report, and also the now adopted Gedling Borough Replacement Local Plan, which was at an advanced stage of preparation for this monitoring period and therefore merits consideration within this AMR. The Replacement Local Plan policies have been “saved” for a period of three years or until they are superseded by Local Development Document (LDD) policies.
7. The AMR forms part of the Local Development Framework (LDF) and aims to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies in LDDs are being successfully implemented.
8. The government considers that survey, monitoring and review are crucial to the successful delivery of local development frameworks as a systematic and dynamic monitoring system which will help authorities understand the wider social, environmental and economic issues affecting their areas and the key drivers of spatial change.
9. Local Planning Authorities must develop monitoring systems to assess the effectiveness of LDSs. The AMR should include an assessment of:-
 - § Whether policies and related targets or milestones in local development documents have been met or progress is being made towards meeting them or;
 - § where they are not being met or not on track to being achieved, the reasons why;
 - § What impact the policies are having in respect of national, regional and local policy targets and any other targets identified in local development documents;
 - § The extent to which any local development order, where adopted, is achieving its purposes;
 - § Whether the policies in the local development document need adjusting or replacing because they are not working as intended;
 - § Whether the policies need changing to reflect changes in national or regional policy; and
 - § If policies or proposals need changing, the actions needed to achieve this.
10. Review and monitoring of LDFs should be undertaken on a continuous and proactive basis and the AMR 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. However, monitoring may indicate the need to address other aspects beyond reviewing the policies set out in the framework. For example, it may indicate the need to refine or extend the monitoring framework itself or propose actions in respect to related local strategies and initiatives (e.g. community strategies).

LOCAL DEVELOPMENT SCHEME TIMETABLE AND MILESTONES

11. The Development Plan Documents (DPDs) are the key elements of the Gedling Borough LDS that require monitoring in order to assess whether the timetable and milestones have been met.

Statement of Community Involvement

12. Work commenced on the preparation of the SCI in July 2005 in accordance with the timescale set out within the LDS. An early input from key stakeholders was sought on a number of questions prior to the preparation of a draft Statement for formal consultation in October 2005. A total of 27 representations were received and at present preparations are proceeding according to the LDS timetable for the submission of SCI in January 2006. Political approval for the document is to be agreed by the Portfolio Holder and Cabinet prior to submission and no delays or revisions to the timetable are anticipated. It is also proposed to take the document to the Borough Council's Full Council for approval but unfortunately due to the scheduling of meetings the next available date is 4th February 2006. Confirmation of the outcome of that meeting will be forwarded to the Secretary of State.

Development Plan Documents

Replacement Local Plan

13. The Replacement Local Plan was adopted on 12th July 2005 and will be automatically saved until June 2009, with the option that certain policies and proposals may be saved for longer.

Core Strategy

14. Scoping and evidence gathering for the Core Strategy commenced in October 2005 in accordance with the timescale in the Local Development Scheme and it is anticipated will be on schedule for consultation in April 2006. However this is dependent on being able to recruit staff to the section with the impending departure of the Local Plans manager in the New Year and a senior planning post on maternity leave. As a contingency, it is proposed to engage consultants to undertake the preliminary work for the Issues and Options paper but it is anticipated that funding will not be available until the start of the next financial year in April 2006. It is anticipated that if there is a delay that this will result in no more than a six week delay in the timetable.

Generic Development Control Policies

15. It is anticipated within the Local Development Scheme that work on the Generic Development Control Policies will commence in July 2006. At this point in time it is not considered that there is any need to amend the Local Development Scheme timetable or milestones.

Site Specific Allocations

16. It is anticipated within the Local Development Scheme that work on the Site Specific Allocations will commence in October 2007. It is not considered that there is any need to amend the Local Development Scheme timetable or milestones in this instance.

Arnold Town Centre Action Plan

17. Scoping and evidence gathering for the Arnold Town Centre Action Plan is scheduled to commence in December 2007 and it is viewed that this deadline is achievable at this current time.

Proposals Map

18. The Proposals Map is to be revised as each DPD is adopted and the section is geared up to meet this requirement.

Supplementary Planning Documents

19. Within the Local Development Scheme, four Conservation Area Appraisals are scheduled. Scoping and evidence gathering for the Calverton Conservation Area Appraisal commenced in April 2005 with consultation planned for December 2005. It is not considered that there is any need to amend the Local Development Scheme timetable or milestones in this instance as this work is on schedule. Work on the Lambley Conservation Area Appraisal is scheduled to commence in April 2006, for Linby Conservation Area April 2007 and for Woodborough in April 2008 and for all these appraisals it is viewed that there is no need to amend the Local Development Scheme timetable or milestones.

20. No timetable is formally laid out for the production of the development briefs for allocations in the Replacement Local Plan although a target deadline for adoption and publication of the documents has been set for 2007. There is a need to produce 10 development briefs and this is seen to be an achievable, with work commenced and ongoing at different stages of preparation for all 10 of the briefs. The planning brief for mixed use development at Flatts Lane, Calverton was formally adopted in January 2005. The LDS timetable extract in Table 1 highlights progress with eight of the briefs. The remaining two have not been specifically timetabled but will be progressed in tandem with other commitments within the LDS through 2006.

Table 1: Local Development Scheme Timetable

	2005												2006												2007												2008											
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Proposed Local Development Documents																																																
Proposed Development Plan Documents																																																
SCI	P C												S M E A																																			
Core Strategy	P												C S												M E A																							
Generic DC Policies													P												C S M E A																							
Site Specific Allocations	Revised as each DPD is adopted																																															
Proposals Map																									P																							
Arnold T C Action Plan																									P												C S											
Proposed Supplementary Planning Documents																																																
Calverton CAR	P C												R A																																			
Lambley CAR													P C												R A																							
Linby CAR																									P C												R A											
Woodborough CAR																																					P C											
Development Briefs																																																
Howbeck Road, Arnold	C R A																																															
Stockings Farm, Arnold	C R A																																															
Park Road, Bestwood	C R A																																															
Dark Lane, Calverton													C R A																																			
Regina Crescent, Ravenshead													C R A																																			
Gedling Colliery/Chase Farm													C R A																																			
Plains Road/Arnold Lane, Arnold													C R A																																			
Teal Close/North of Victoria Park													C R A																																			
Proposed Non-Local Development Documents																																																
Annual Monitoring Report	X												X												X												X											

Key to Milestones

- | | | | |
|---|--|-----|---|
| P | Scoping / Evidence Gathering | R | Authority Consider Consultation Representations |
| C | Consultation on Local Development Document | A | Adoption of Local Development Document |
| S | Submission on Local Development Document | X | Publication of Annual Monitoring Report |
| M | Pre-Examination Meeting | | |
| E | Examination of Local Development Document | CAR | Conservation Area Appraisal |

LOCAL DEVELOPMENT DOCUMENT TARGETS

21. The LDS has highlighted that the Issues and Options paper for the Core Strategy is not due to be submitted for consultation until April 2006 and therefore it is not possible at present to monitor the progress of the principle policies and targets.
22. The principle targets of housing and employment allocation requirements are identified within the Replacement Local Plan. An analysis of the core indicators is set out below for the period April 2004 to March 2005. A detailed description of the core indicators is provided in Appendix 1.

Business Development

23. Monitoring of employment development (B1, B2 and B8) indicators take place as part of the annual Employment Land Availability update. This contains a list of outstanding planning permissions and completions on both allocated and unallocated sites in the period of April 2004 and March 2005.

Table 2: Business Development

	April 2004 – March 2005	
Amount of floor space developed for employment by type ¹	B1a	0 m ²
	B1b	0 m ²
	B1c	4,149 m ²
	B2	3,143 m ²
	B8	3,200 m ²
Amount and percentage of floor space developed for employment, by type, which is in employment and/or regeneration areas defined in the 1990 Local Plan ²	B1a to B8	0 % 0 m ²
	B1b	0 % 0 m ²
	B1c	0 % 0 m ²
	B2	0 % 0 m ²
	B8	0 % 0 m ²
Amount and percentage of floor space developed for employment, by type, which is on previously developed land	B1a	0 % 0 m ²
	B1b	0 % 0 m ²
	B1c	39 % 4,149 m ²
	B2	30 % 3,143 m ²
	B8	30 % 3,200 m ²
Employment land available by type in: (i) allocated in the 1990 Local Plan, and (ii) sites for which planning permission has been granted	B1a to B8	48.4 ha
	B1a	384 m ²
	B1b	0 m ²
	B1c	750 m ²
	B2	543 m ²
	B8	0 m ²
Losses of employment land to completed development in: (i) employment/regeneration areas, and (ii) local authority area ³		0 ha 11,601 m ²
Amount of employment land lost to completed residential development		4.9 ha

¹ The minimum threshold for inclusion is individual developments of 500m².

² The 1990 Local Plan is being used as the baseline as that was the adopted plan for the period April 2004 to March 2005.

³ The minimum threshold is 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.

24. Approximately 10,600 m² of floor space was developed for employment use between April 2004 and March 2005. This includes expansion and rebuilding of

business structures. For small sites less than 500 m² there were four sites completed for B1a (Offices) business use. Only one business land use (B8) was lost for A1 (Shops) retail use.

25. Between April 2004 and March 2005 one existing employment use was lost to other completed residential use:

(i) B1a – EMEB Headquarters, Arnold = 4.9 ha

This accorded with the relevant planning policy at the time.

26. Nottinghamshire Structure Plan (1996) requires 70 hectares of employment land to be provided within Gedling Borough in the period July 1991 and the end of June 2011. Nottinghamshire County Council recognise that because of the nature of employment development the 70 hectare figure should be considered a guideline rather than a precise target. Since 1991, 17 hectares of employment land has been developed for B1 to B8 employment uses, leaving 53 hectares to find in the Replacement Local Plan 2005. However, the loss of employment land to other uses and accelerated completion rates on employment land since 1997 would suggest that flexibility is needed with regard to the Structure Plan figure.

27. Policy E1 of the Replacement Local Plan proposes the allocation of 49.5 hectares of employment land and it is considered that the Gedling Borough Council is currently on line to meet its employment land requirement by 2011.

Housing

28. Monitoring of housing development indicators take place as part of the annual Housing Land Availability update. This contains a list of outstanding planning permission on both allocated and unallocated sites in the period of April 2004 and March 2005. Other information is collected such as completions, brownfield and greenfield development rate and dwelling types and they will be summarised in this report.

Table 3: Housing

	April 2004 – March 2005
Net additional dwellings over the previous five year period (April 2000 – March 2005)	1166
Net additional dwellings for April 2004 – March 2005	254
Projected net additional dwellings from April 2005 up to 2011 from ¹ ;	
1. Outstanding Planning Permissions	1276
2. Adopted allocations (without planning permissions)	3001
3. Remaining Urban Capacity	511
4. Lapsed Permissions	147
5. Conversions and Changes of Use	-50
6. Commercial Windfall Allowance	242
The annual net additional dwelling requirement (since 1991)	400
Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	695.84
Percentage of new and converted dwellings on previously developed land	97%
Percentage of new dwellings completed at less than 30 dwellings per hectare ²	0%
Percentage of new dwellings completed at between 30 and 50 dwellings per hectare ²	93%
Percentage of new dwellings completed at above 50 dwellings per hectare ²	7%
Affordable housing completions	16
Percentage of new dwellings which are affordable	7%

¹ The 2005 Replacement Local Plan is being used as the baseline.

² On sites of 10 or more completions.

29. The remaining 45 allocated dwellings in the 1990 Local Plan were carried forward to the housing allocations (3030 dwellings) in the Replacement Local Plan 2005. To date (31st March 2005) 29 dwellings were granted planning permissions for the following housing allocations:

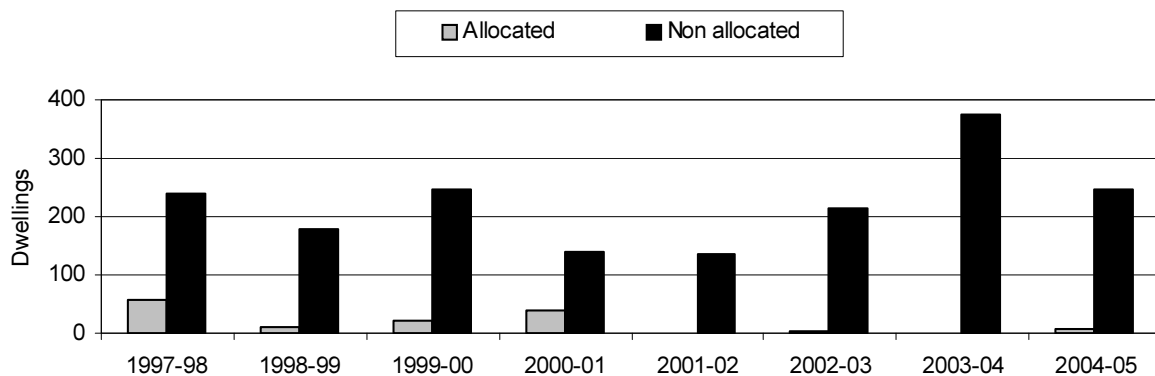
- § Ashwater Drive/Spring Drive – approximately 19 dwellings
- § Chartwell Grove – approximately 10 dwellings

30. Gedling Borough is making good progress towards meeting the target for use of brownfield land. However it is making a slow progress on meeting the 1996 Structure Plan dwelling requirement of 8,000 but the projected additional dwellings is significantly higher than the requirement of 5,000 dwellings in the emerging Joint Structure Plan.

Residential Completions

31. Figure 1 shows the number of dwellings completed on allocated and windfall (unallocated) sites since 1997. Between April 2004 and March 2005, 97.6 per cent of dwellings were completed on windfall sites and 2.4 per cent dwellings were completed on the 1990 Local Plan allocated sites.

Figure 1: Allocated and Non-Allocated Sites since 1997

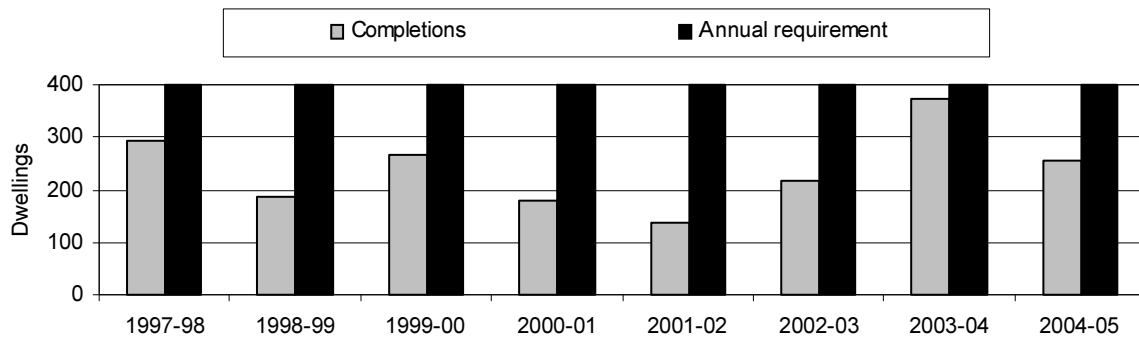


Source: Gedling Borough Council Housing Land Availability documents (1997-2005)

32. The number of dwellings on windfall sites has improved since a drop in the period 2000-2001 and it is likely that this trend will continue until 2011. Unless there is a dramatic decline in windfall rates and no completions on allocated sites to compensate, then there will be no difficulty in meeting the Joint Structure Plan requirement of 5,000 dwellings.

33. Figure 2 shows that the dwelling completions were significantly lower than the 1996 Structure Plan annual requirement of 400 dwellings. However at this stage it is projected that the dwelling completions will marginally exceed the Joint Structure Plan annual requirement of 250 dwellings from 2005 to 2021. There were 254 dwellings completed in April 2004 and March 2005.

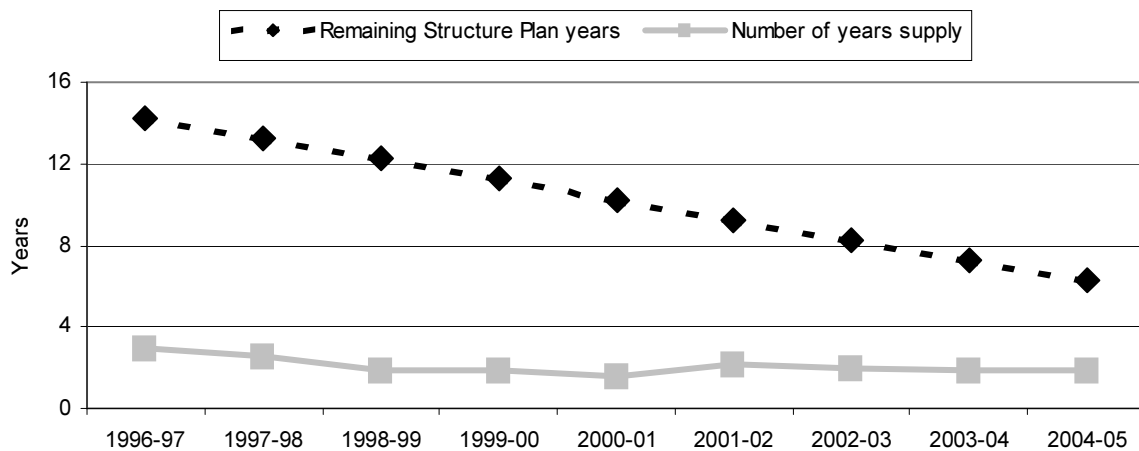
Figure 2: Completed Dwellings



Source: Gedling Borough Council Housing Land Availability documents (1997-2005)

34. Figure 3 highlights that the required five years supply has not been achieved for the 1996 adopted Structure Plan provision. However, this is due to the fact that this assessment uses the 1990 Gedling Borough Local Plan by reason that it was the adopted plan for the period of this AMR and with the majority of the allocations being completed. With the Replacement Local Plan allocations there should be no problem in meeting the five years supply which will form the basis for future AMRs.

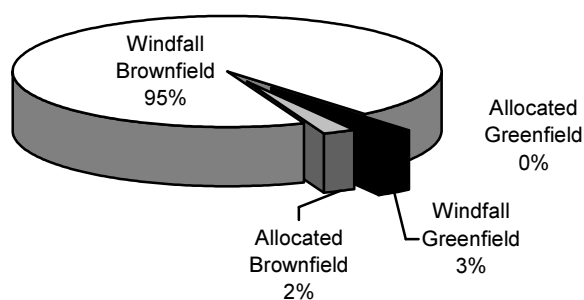
Figure 3: Five Years Land Supply



Source: Gedling Borough Council Housing Land Availability documents (1997-2005)

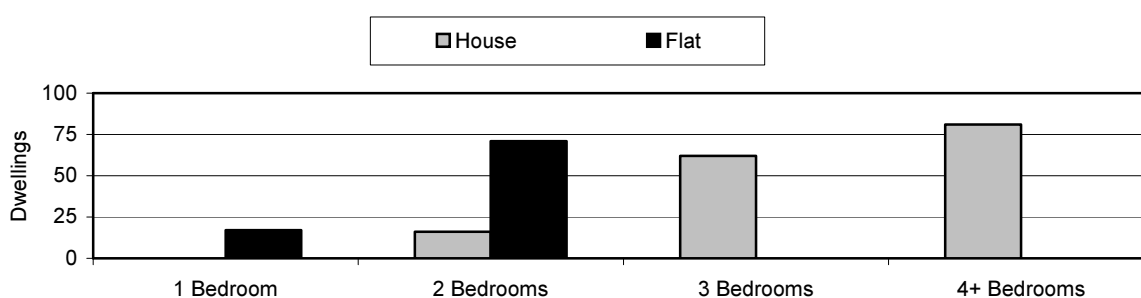
35. Between April 2004 and March 2005 most residential completions were on brownfield windfall sites. Only two per cent of completions were on brownfield allocated sites. Three per cent of completions were on greenfield windfall sites.

Figure 4: Completed Dwellings on Brownfield and Greenfield



Source: Gedling Borough Council Housing Land Availability documents (2005)

Figure 5: Types of Completed Dwellings



Source: Gedling Borough Council Housing Land Availability documents (2005)

36. Since April 2004 the largest proportion of completed dwelling types were four bedroom houses followed by two bedroom flats, which is reflecting demands in the housing market.

Permissions

37. For large sites (over 10 dwellings or 0.5 hectares) the current high rate of brownfield development is likely to continue for years because there is a high proportion of planning permissions on brownfield sites. Between April 2004 and March 2005 planning permissions were granted on large unallocated brownfield, greenfield and mixed sites as shown in Table 4.

Table 4: Planning Permissions on Large Sites

	Sites	Dwellings	Site Area
Brownfield land ¹	Plains Road Service Station, Woodthorpe	12	0.16 ha
	Plains Road Squash Club, Woodthorpe	29	0.33 ha
	115-119 Sherbrook Road, Daybrook	11	0.09 ha
	Arnold View Primary School, Arnold	70	1.18 ha
	94 Plains Road, Mapperley	33	0.49 ha
	Briarbank Avenue, Carlton	14	0.23 ha
	Morris Street Garage, Netherfield	10	0.07 ha
Greenfield land	Coningswath Road / Marwood Road, Carlton	17	0.24 ha
Mixed land	Brooklands Drive, Carlton	25	0.73 ha

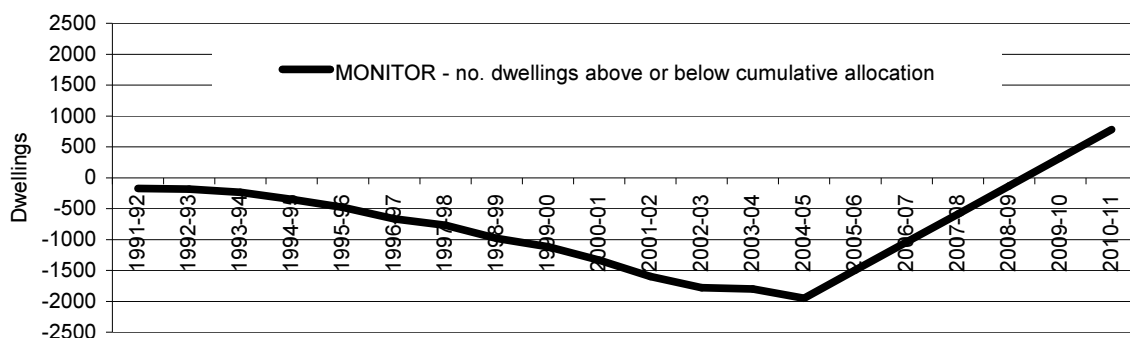
¹ See Glossary.

38. However the proportion of greenfield sites will significantly increase because the Replacement Local Plan 2005 has 13 allocations out of 15 for residential development on greenfield land within the plan. This will constitute 43.1 per cent of the Joint Structure Plan dwelling requirement within the Borough.
39. To date (31st March 2005) there are two outstanding greenfield planning permissions on the Replacement Local Plan 2005 allocated sites:
- § Ashwater Drive, Mapperley = 19 dwellings (1.54 ha)
 - (ii) Chase Farm, Mapperley = 10 dwellings (1.52 ha)
40. There are no outstanding brownfield or mixed permissions on the Replacement Local Plan 2005 allocated sites.

Housing Trajectory

41. Using the data from Housing Land Availability it is possible to look at the likely point at which the Structure Plan housing requirement will be met. Two tables in Appendix 2 (on pages 35 and 36) showing Housing Trajectories for two plan periods; Table A2-1 covers the 1996 Structure Plan period (between 1997 and 2011) and Table A2-2 is the Joint Structure Plan period (between 2001 and 2021).
42. Since 1991 the past dwelling completion rates in Gedling Borough has been significantly lower than the Structure Plan 1996 annual requirement. Figure 6 shows the 'monitor' line for the Structure Plan period had indicated an early warning that the plan strategy is likely to deviate from the delivery of the annual requirement. The monitor line reveals that completed dwellings were below the annual requirement of 400 dwellings, and this worsens later in the plan period. The completed dwellings have declined from 229 dwellings in 1991-1992 to 138 dwellings in 2001-2002.

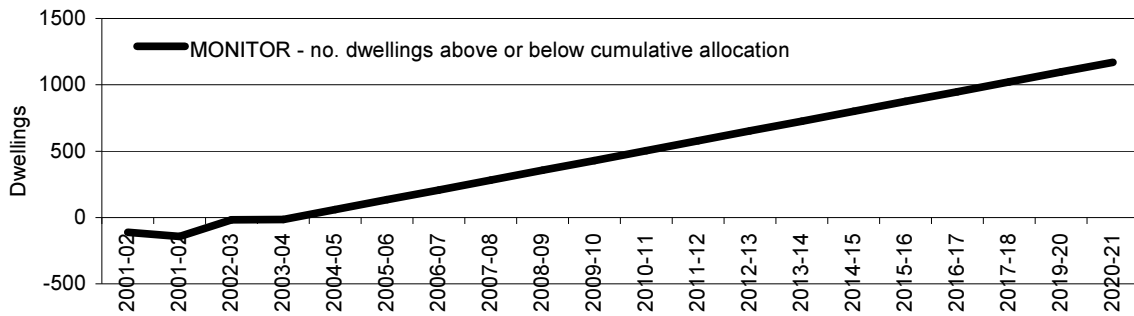
Figure 6: Monitor (Structure Plan 1996)



Source: Gedling Borough Council Housing Land Availability documents (1991-2005)

43. For the Joint Structure Plan period, the monitor line shows the plan strategy is less likely to deviate from the annual delivery of 250 dwellings as shown in Figure 7. Since 2003 the completed dwellings have been above the annual requirement with 375 dwellings in 2003-2004 and 254 dwellings in 2004-2005.

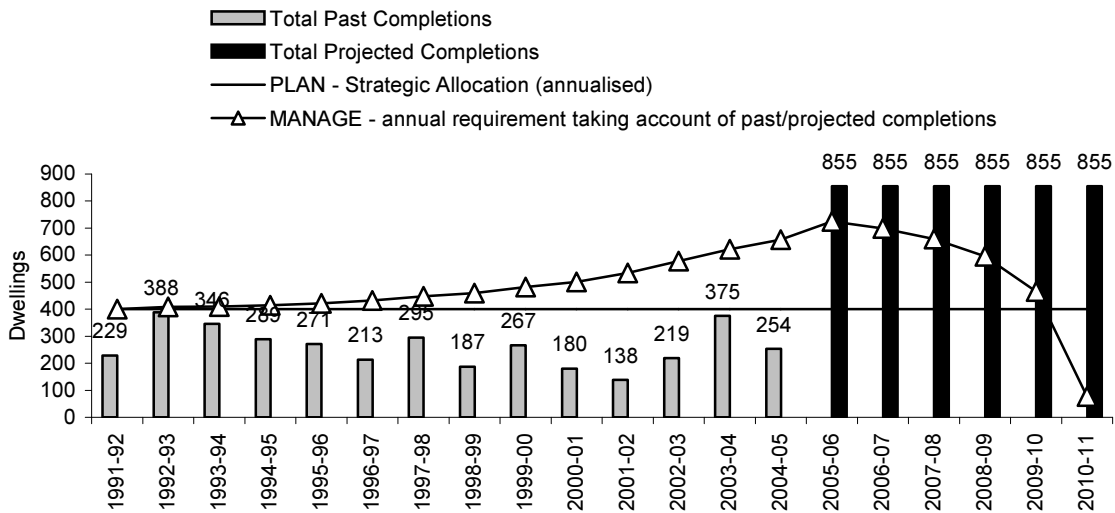
Figure 7: Monitor (Joint Structure Plan 2006)



Source: Gedling Borough Council Housing Land Availability documents (1991-2005)

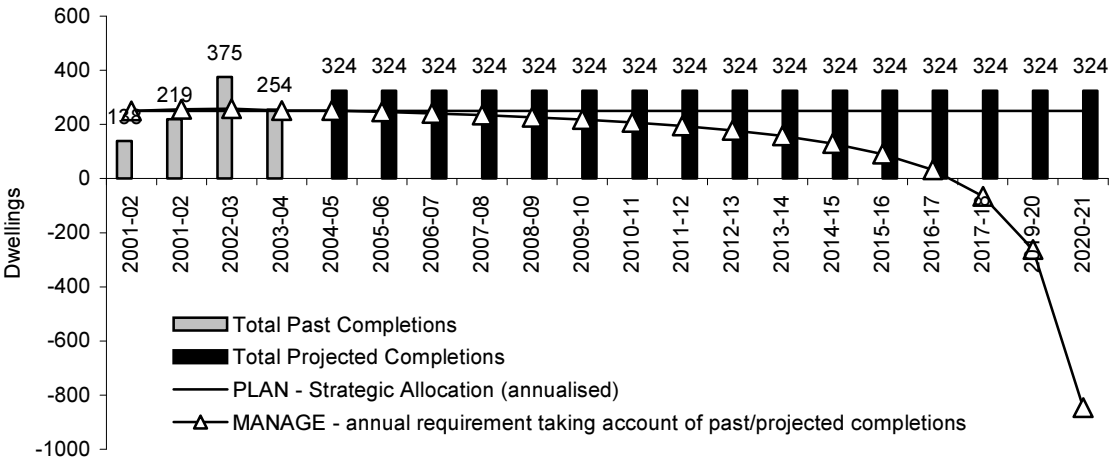
44. The 'manage' line in Figures 8 and 9 shows an under or oversupply for each year and represents the annual number of completions needed to meet the target. This takes account of the past and project completions. Since 1991 the number of completed dwellings increase and decrease from the highest of 388 dwellings in 1992-1993 to the lowest of 138 dwellings in 2001-2002. The projected completions take account of the Replacement Local Plan 2005 allocations, sites with planning permissions, Urban Capacity sites and others. The manage line for the 1996 Structure Plan period reveals the undersupply figure has worsened in the plan period as shown in Figure 8. The figure for the Joint Structure Plan period is projected to decrease from 254 dwellings in 2004-2005 to the oversupply -846 dwellings in 2020-2021 as shown in Figure 9.

Figure 8: Plan and Manage (Structure Plan 1996)



Source: Gedling Borough Council Housing Land Availability documents (1991-2005)

Figure 9: Plan and Manage (Joint Structure Plan 2006)



Source: Gedling Borough Council Housing Land Availability documents (1991-2005)

45. Since the beginning of the Joint Structure Plan period (2001) there have been 986 residential completions. The remaining dwellings rate per year (until 2021) is 247 dwellings, which is lower than 250 annual requirements. However it must be stressed that relying solely on the projected windfall development rates will not ensure that the Joint Structure Plan requirement of 5,000 dwellings will be met. However with the Replacement Local Plan allocations of 3030 dwellings there should be no problem in meeting the requirement before the end of the plan period.

46. However it should be noted that Housing Trajectory is not intended to produce a perfect forecast of the future for Gedling.

Transport

Table 5: Transport

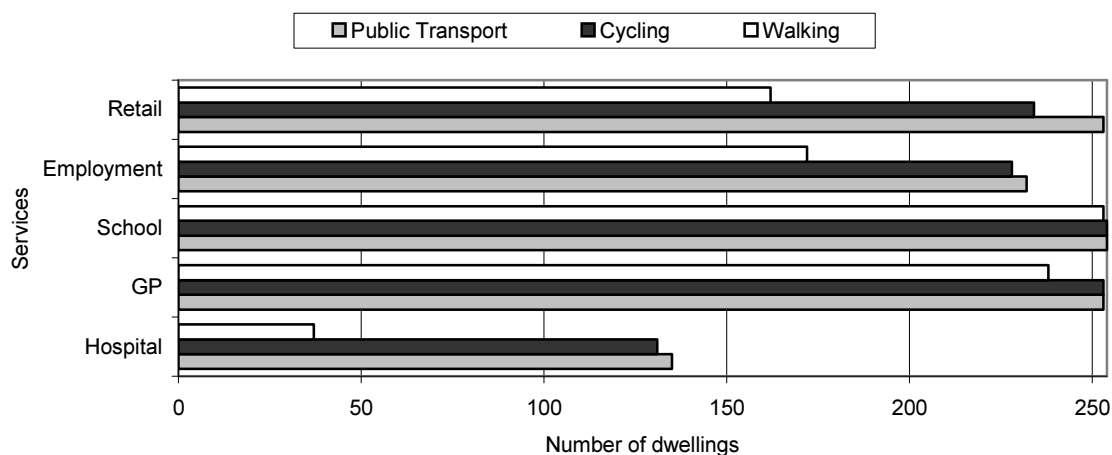
April 2004 – March 2005		
Number and percentage of completed non-residential development within Use Class Order (1995) A, B and D complying with car-parking standards set out in the Replacement Local Plan 2005.		n/a
Amount and percentage of new residential development within 30 minutes public transport time of:		%
(i) Hospital	135	53%
(ii) GP and major health centre	253	99.6%
(iii) Primary and secondary school	254	100%
(iv) Employment	232	91.3%
(v) Retail	253	99.6%

47. At present insufficient information is available about proposals which exceed car-parking standards to provide this data. However it is anticipated that this information will be available for the 2005-2006 return.

48. Figure 10 provides a summary of new residential development within 30 minutes travelling time of key services. The background information concerning how the

accessibility of new residential development was calculated is contained in Appendix 3. The appendix contains details of the locations of health and education facilities and charts the accessibility to those services from all settlements within the Borough within 30 minutes by train, bus, cycle and walking. Nottinghamshire County Council are currently working on a more sophisticated accessibility model which should be available for the next return, until then the figures are based on the assumption that bus services serve the whole settlement equally.

Figure 10: New Residential Development within 30 Minutes Travelling Time of Key Services



Sources: Gedling Borough Council Housing Land Availability documents (1991-2005)

Local Services

Table 6: Local Services

April 2004 – March 2005	
Amount of completed retail development (A1 & A2) ¹	0 m ²
Amount of completed office development (B1a) ¹	0 m ²
Amount of completed leisure development (D2) ¹	0 m ²
Number and percentage of completed retail development in town centres ²	0 %
Number and percentage of completed office development in town centres ²	0 %
Number and percentage of completed leisure development in town centres ²	0 %
Number and percentage of eligible open spaces managed to green flag award standard	1/1.45 %

¹ Thresholds A1: 2,500 m², A2, B1a and D2: 1,000 m² as set out in ODPM Core Output Indicators for Regional Planning (March 2005).

² Arnold is the only Town Centre within Gedling Borough in accordance with definitions set out in the emerging Joint Structure Plan.

49. In the period of April 2004 and March 2005 there was no completed development for use of retail, office or leisure in Arnold. Also there are no planning permissions for retail, office or leisure proposals above the thresholds set out in Office of the Deputy Prime Minister (ODPM) Core Outputs Indicators for Regional Planning.

50. The ODPM Retail Floorspace Database (2005) indicates that Gedling Borough had a total of 168,000 m² of retail floor space in 2003. 147,000 m² floorspace was

occupied by A1 (Shops), 10,000 m² floorspace by A2 (Financial & Professional) and 7,000 m² floorspace by A3 (Food & Drink).

51. The ODPM Retail Floorspace Database (2005) also provides data for the number of units and floor area occupied by employment use classes. In 2003 there was 337,000 m² floor space occupied by offices, 379,000 m² by factories and 217,000 m² by warehouses as shown in Table 7.

Table 7: Retail and Employment Floor Space

Category	Sub-Category	Number of Units	Floor Space (m ²)
Retail:	A1 Shops	641	147,000 m ²
	A2 Financial & Professional	78	10,000 m ²
	A3 Food & Drink	81	7,000 m ²
	Other	18	4,000 m ²
Offices:	Commercial	181	25,000 m ²
	Other	156	38,000 m ²
Factories		379	264,000 m ²
Warehouses		217	170,000 m ²

Source: <http://www.floorspace.odpm.gov.uk> (2005)

52. The Local Nature Reserve known as Gedling House Woods may be seen to meet the Green Flag standard with the local community being involved with its management. The Borough Council are looking to promote one further area at Arnot Hill Park in Arnold which it is hoped will achieve Green Flag status by 2007.

Minerals and Waste Indicators

53. As these are a County matter these indicators are not relevant to this AMR.

Flood Protection and Water Quality

Table 8: Flood Protection and Water Quality

April 2004 – March 2005	
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	None

54. 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 on to applicants.

Biodiversity

Table 9: Biodiversity

April 2004 – March 2005	
Change in priority habitats and species (by type)	None

Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	0 ha
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55. This information has been based on details of approved planning permissions and takes account only of changes to priority and designated areas that have arisen as a consequence of approved planning permission. General information about other changes to such areas is maintained by the Nottinghamshire Biological and Geological Record Centre and this data was not available at the time of compiling this report but will be available for the 2005/2006 report.

Renewable Energy

Table 10: Renewable Energy

April 2004 – March 2005

Renewable energy capacity installed by type.	0 mw
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56. This measure considers commercial undertakings which export to grid and does not include small scale householder developments. No such proposals were approved within the Borough within the period April 2004 to March 2005.

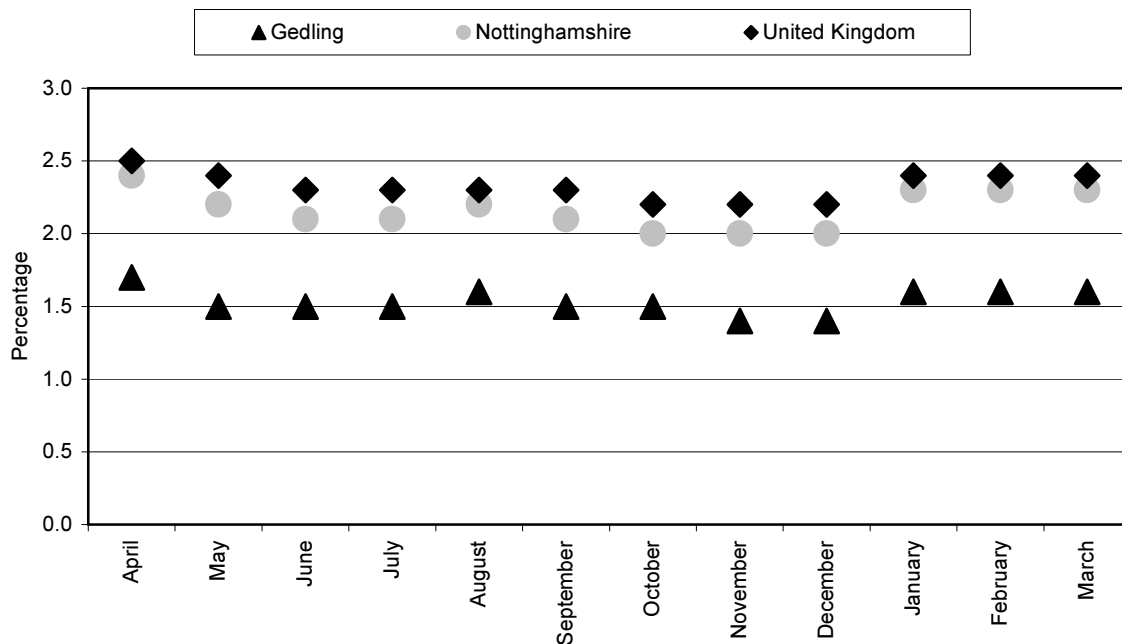
SOCIAL, ENVIRONMENTAL AND ECONOMIC EFFECTS

57. The 2001 Census provides the baseline information for assessing the social and economic structures of the Borough as outlined in more detail below. It was considered that for this first Annual Monitoring Report it was important to set the scene but for future reports a procedure will be in place to ensure that annual changes resulting from implementation of the LDF and associated performance of the policies can be monitored.

Employment Data

58. The average unemployment rate between April 2004 and March 2005 according to the Nottinghamshire County Council monthly 'Employment Bulletin' is 1.5 per cent for Gedling in comparison to 2.2 per cent for Nottinghamshire and 2.3 per cent for United Kingdom. For Gedling Borough the unemployment rate has decreased from 1.7 per cent in April 2004 to 1.4 per cent in November 2004. The figure increased to 1.6 per cent in March 2005 as shown in Figure 11.

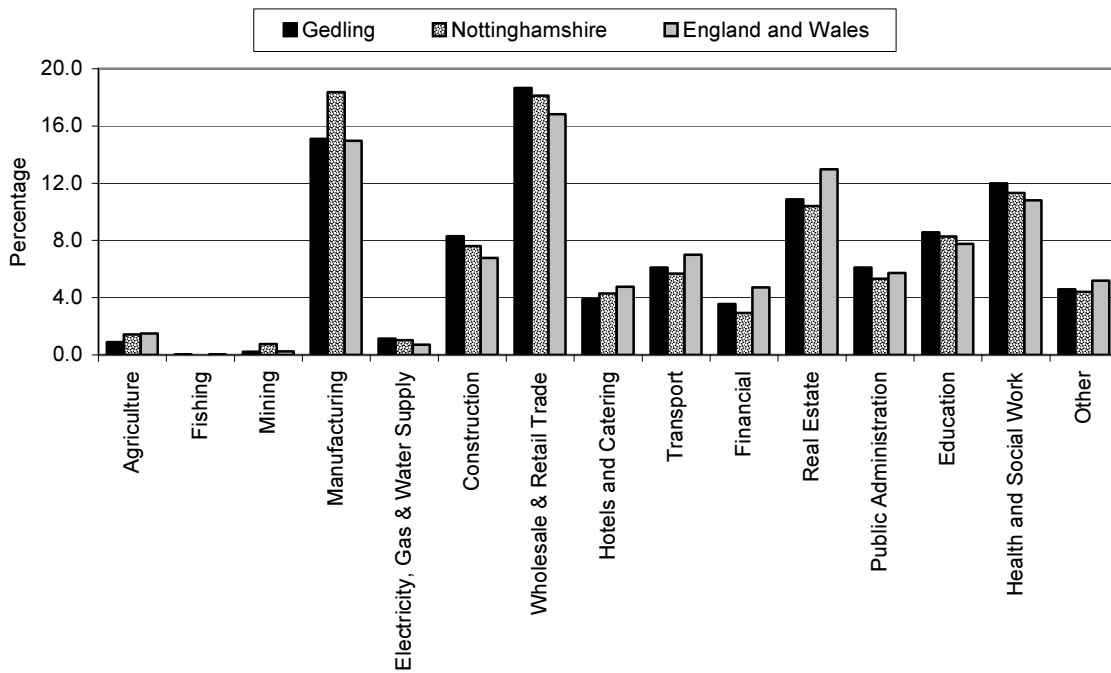
Figure 11: Unemployment Rate



Source: Nottinghamshire County Council Employment Bulletins (2004-2005)

59. Figure 12 shows that the majority of the Gedling Borough residents (those aged 16 to 74) work in 'Manufacturing', 'Wholesale and Retail Trade' and 'Health and Social Work'. 10,136 people work in wholesale and retail trade, 8,207 are in manufacturing and 6,514 in health and social work.

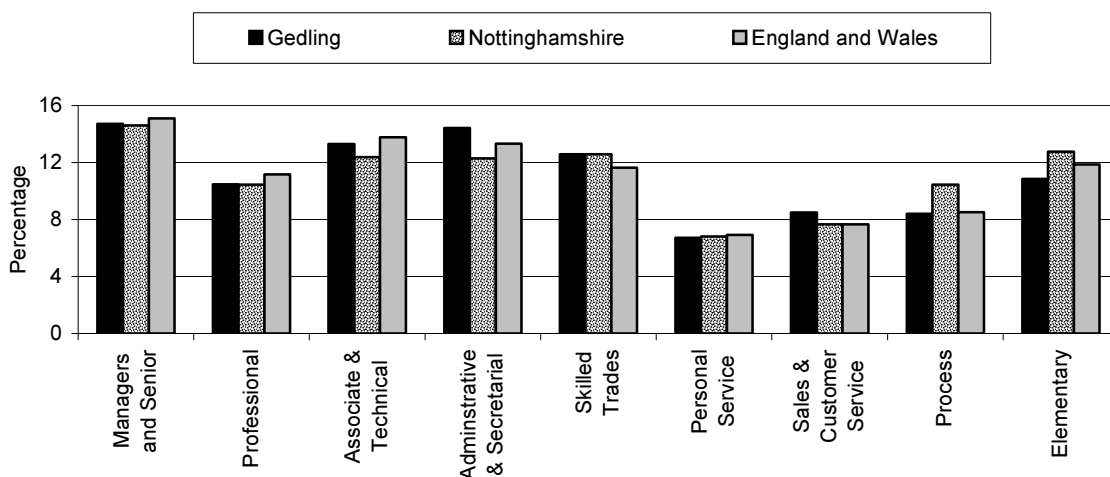
Figure 12: Employment Profile



Source: Census (2001)

60. The proportion of people who work in 'Administrative and Secretarial' is significantly above the national and regional levels, as shown in Figure 13. There are 14 per cent of people in Gedling Borough working compared to 12 per cent in Nottinghamshire and 13 per cent in England and Wales. The largest proportion of employment profile is 'Managers and Senior' for all three sections (15 per cent).

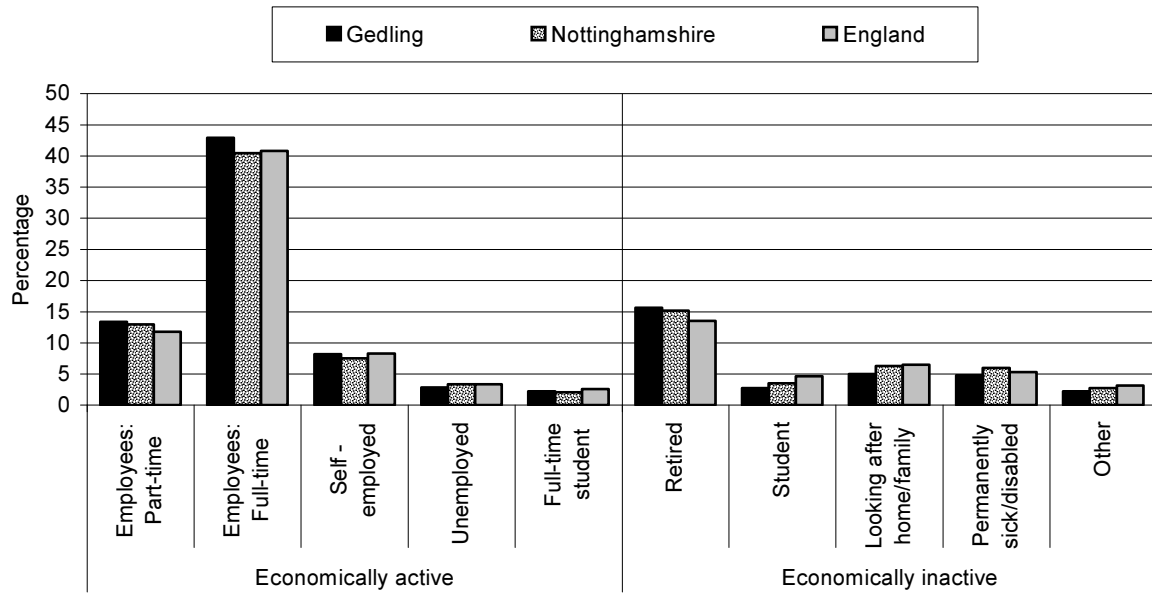
Figure 13: Managers and Professionals Profile



Source: Census (2001)

61. The Borough has higher than average proportion of both economically active full time and part-time employees in comparison to the national and county levels as shown in Figure 14.

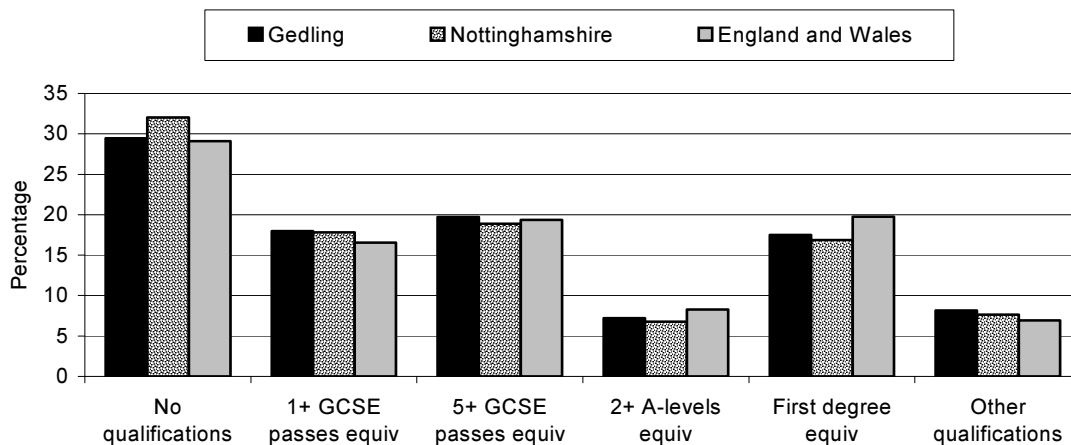
Figure 14: Employees



Source: Census (2001)

62. The residents of Gedling Borough have well above average GCSE qualifications but well below average A-levels and first degree than the national and county levels. The Borough also has a significantly lower proportion of residents with no qualifications than Nottinghamshire, as shown in Figure 15.

Figure 15: Qualifications

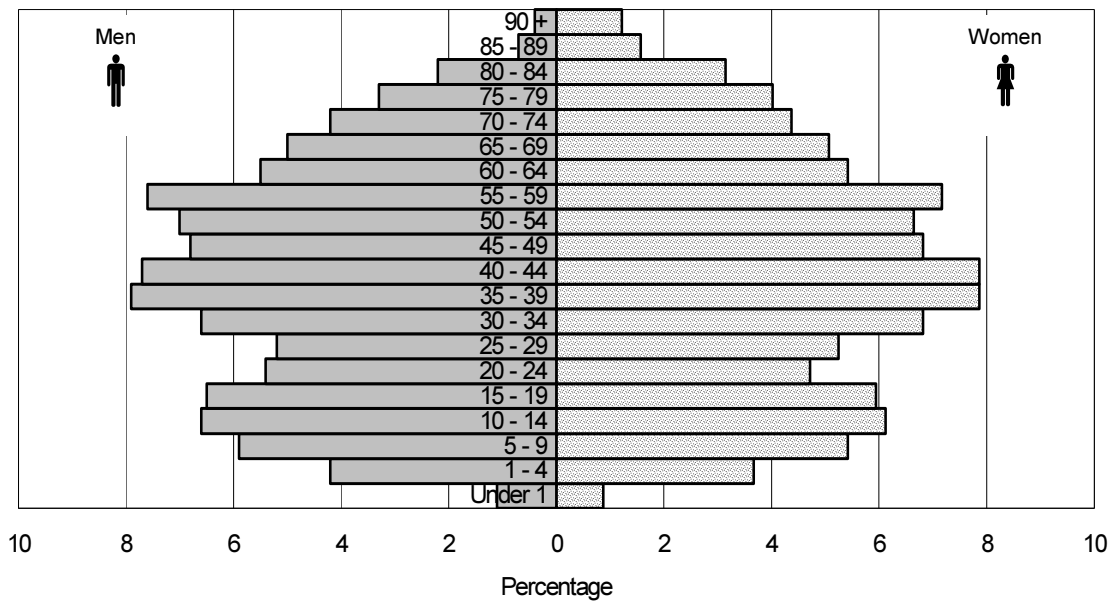


Source: Census (2001)

Population Data

63. In 2001 Gedling Borough has a total population of 111,300 (Census, 2001). Of this total, 76% live in Arnold and Carlton wards which make up the majority of the urban area.

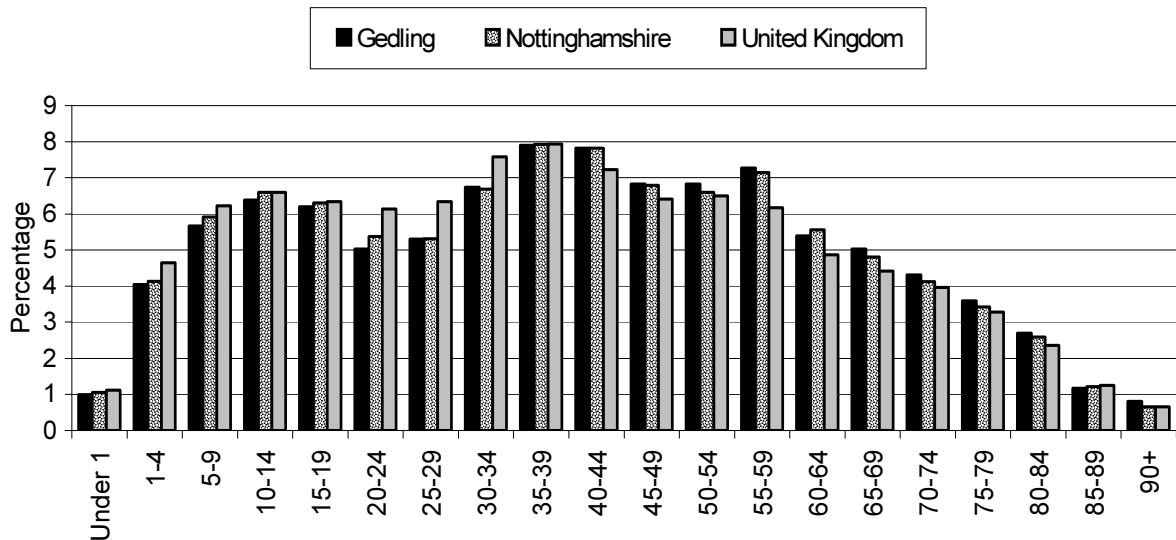
Figure 16: Population Pyramid



Source: Census (2001)

64. Figures 16 and 17 show that the population varies across the age scales with a lower percentage of those aged 0 – 29 compared to Nottinghamshire and the United Kingdom. The proportion of those who are over 65 (except for the group of 80-85) in Gedling Borough is higher than the county and the United Kingdom.

Figure 17: Population



Source: Census (2001)

Ethnic Composition

65. A large proportion of the Gedling Borough’s population (94 per cent) is White British compared to 87 per cent in England. There is significantly larger number of Asian and Asian British people in the Borough than in other ethnic groups as shown in Table 11.

Table 11: Ethnic Groups

	Gedling	Nottinghamshire	England and Wales
White			
British	93.9%	95.6%	87.0%
Irish	0.9%	0.6%	1.3%
Other	1.3%	1.1%	2.7%
Mixed			
White and Black Caribbean	0.5%	0.3%	0.5%
White and Black African	0.1%	0.1%	0.2%
White and Asian	0.3%	0.2%	0.4%
Other	0.1%	0.1%	0.3%
Asian or Asian British			
Indian	0.8%	0.6%	2.1%
Pakistani	0.4%	0.2%	1.4%
Bangladeshi	0.0%	0.0%	0.6%
Other	0.1%	0.1%	0.5%
Black or Black British			
Caribbean	0.8%	0.3%	1.1%
African	0.1%	0.1%	1.0%
Other	0.1%	0.0%	0.2%
Chinese or Other			
Chinese	0.3%	0.3%	0.4%
Other ethnic group	0.1%	0.1%	0.4%

Source: Census (2001)

Housing and Household Data

66. In 2001 there was a total of 47,556 households in Gedling Borough. 99.2 per cent of the Borough's population were living in households and the remaining 0.8 per cent were those living in communal establishments (Census 2001). A definition of a communal establishment can be found in the Glossary.

67. The average size of households in Gedling Borough was 2.3 compared to 2.4 in both Nottinghamshire and England and Wales (Census, 2001).

68. Gedling has a low level of traditional social rented housing through Registered Social Landlords (or Housing Associations) when compared with the national average.

Table 12: Housing Tenure

	Gedling	Nottinghamshire	England and Wales
Owner Occupation: owns outright	35.2%	33.0%	29.5%
Owner Occupation: owns with mortgage or loan	45.4%	41.5%	38.8%
Owner Occupation: shared ownership	0.5%	0.4%	0.6%
Rented from: Council (local authority)	8.4%	12.9%	13.2%
Rented from: Housing	2.8%	2.6%	5.9%

Rented from: Private landlord or letting agency	5.7%	6.8%	8.7%
Rented from: Other	2.1%	2.7%	3.2%

Source: Census (2001)

69. Gedling Borough has a higher proportion of detached properties, with lower number of terraces and flats than national average numbers of terraces and flats. This has obvious implications with respect to the supply of smaller affordable homes for first time buyers.

Table 13: Proportion of Dwelling Types

	Gedling	Nottinghamshire	England and Wales
Detached	38.9%	35.2%	22.8%
Semi-detached	35.6%	38.9%	31.6%
Terraced	15.3%	16.7%	26.0%
Flat, maisonette or apartment	9.7%	8.7%	19.2%
Caravan or other	0.5%	0.5%	0.4%

Source: Census (2001)

70. Table 14 provides the average prices of different type of properties sold in the Borough between April 2004 and March 2005 in comparison with both the county and national average prices.

Table 14: Average Property Prices: Dwelling Types

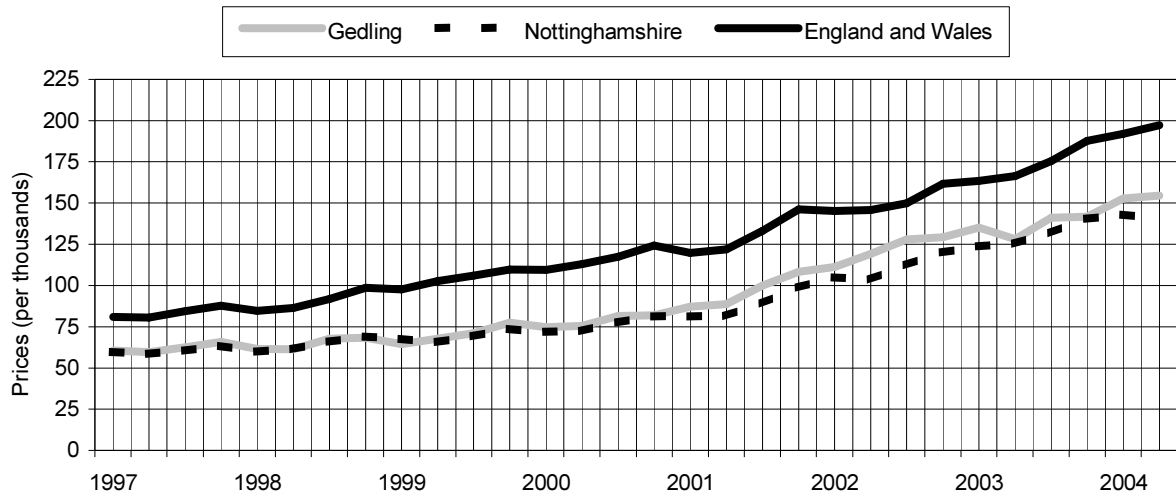
	Gedling	Nottinghamshire	England and Wales
Detached	£215,428	£213,231	£241,055
Semi-detached	£125,430	£116,700	£145,733
Terraced	£101,801	£92,266	£118,732
Flat, maisonette or apartment	£103,059	£120,524	£145,553
Average all properties (not just four of above)	£147,532	£135,680	£162,768

Source: <http://www.proviser.com> (2005)

71. While the average price of each individual property type in Gedling is lower than the average for England and Wales, it should be noted that the average of detached, semi-detached and terraced houses in Gedling is higher than the county average, as shown in Figure 18.

72. Since 1997 the average house price in Gedling has been below the national average but above the county average.

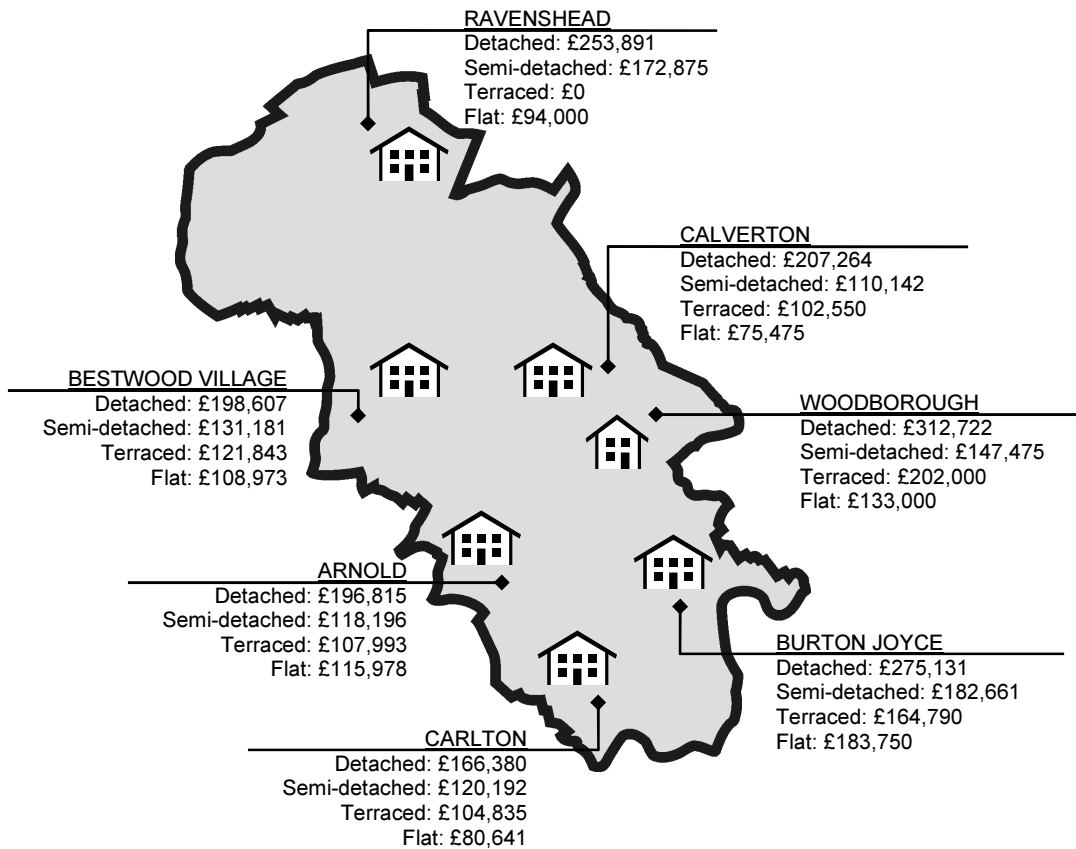
Figure 18: Average Property Prices Since 1997



Source: <http://www.proviser.com> (2005)

73. The property prices vary across the Borough. The properties prices are higher in villages than those in urban area.

Figure 19: Average Property Prices: Locality

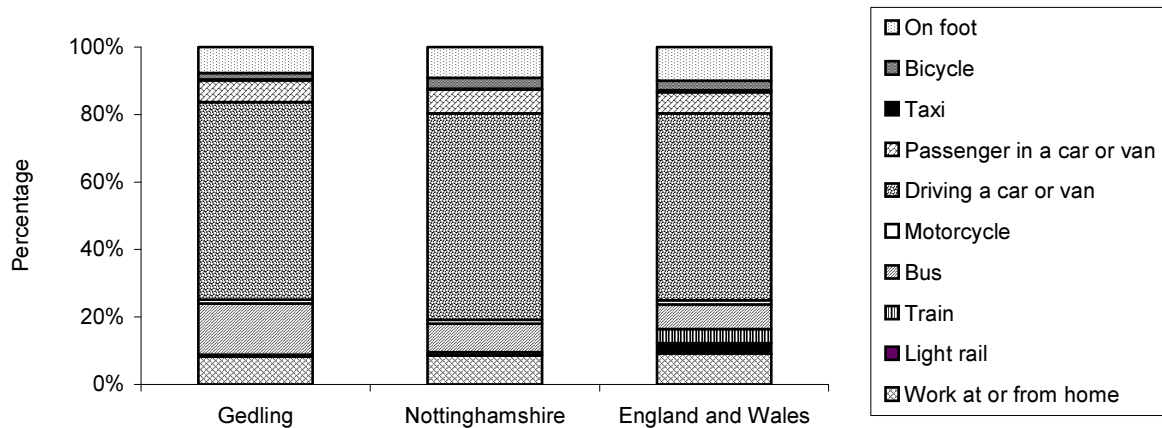


Source: <http://www.ourproperty.co.uk> (2005)

Travel

74. Over half of Gedling Borough's workforce travel to the City of Nottingham for work (Census 2001). This factor is reinforced by the fact that the Borough does have good public transport connections with the city centre and that there is a high percentage of journeys to work by bus and that bus patronage of 15 per cent is approximately twice the county and national average as shown in Figure 20.

Figure 20: Travel to Work



Source: Census (2001)

75. In terms of household car ownership, rates within the Borough have continued to increase (see Figure 21) and this has contributed to 33 per cent growth in daily traffic flows in Greater Nottingham between 1980 and 1991 (National Road Transport Forecast).

Figure 21: Household Car Ownership



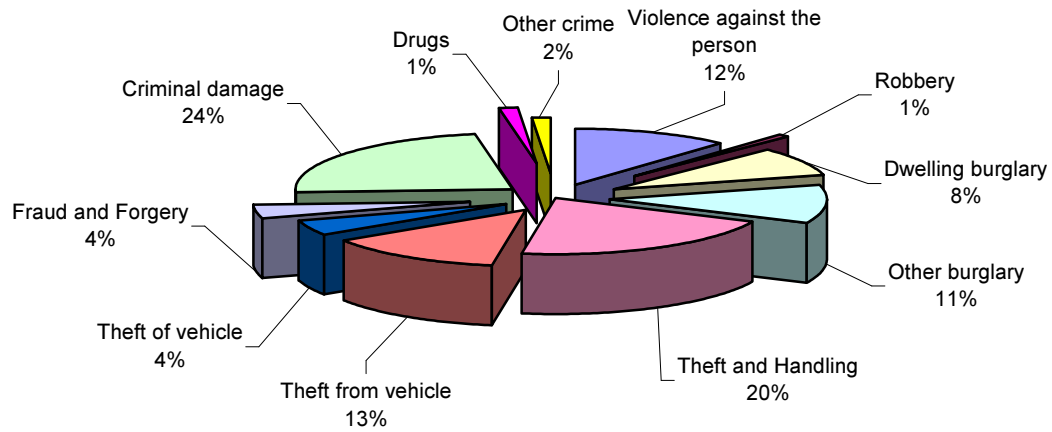
Source: Census (2001)

Crime

76. Figure 22 reveals that 'Criminal damage' and 'Theft and Handling' crimes account for the largest volume of recorded crime in Gedling Borough during 2004/2005. There was a reduction in the total number of (10,882) crimes recorded in

2004/2005 compared to 12,613 in 2002/2003. 'Violence against the person' and 'Theft from vehicle' account for a significant amount of crime in the Borough.

Figure 22: Recorded Crime



Source: Gedling Borough Council Crime Disorder & Drugs Audit (2004-2005)

POLICY CHANGE

77. For the purposes of this AMR, the 1990 Gedling Borough Local Plan has been used in the main as this was the adopted plan for the period of this AMR. However, the Replacement Local Plan which was adopted in July 2005 provides the up to date policy advice setting out the opportunities and problems the Borough will face in the period up to the year 2011. In accordance with Planning Policy Statement (PPS)12 (September 2004) and the Town and Country Planning (Transitional Arrangements) Regulations 2004, the Local Plan will retain its development plan status with “saved” proposals and policies for three years from the date of adoption. Further work will be undertaken to consider which policies of the adopted plan should be saved beyond the initial 3 year period and which will require amending. This issue will be addressed in future AMRs.

LOCAL DEVELOPMENT ORDERS

78. There are currently no Local Development Orders or Simplified Planning Zones within the Borough and the Council is not looking to make any designations at present.

Detailed Description of Local Development Framework Core Output Indicators (Source: Local Development Framework Monitoring: A Good Practice Guide. March 2005)

DEFINITIONS

Unless specified, figures should be given for the whole local authority area. They should be measured on an annual basis for the period 1st April to 31st March in terms of new development, schemes or production occurring.

BUSINESS DEVELOPMENT

- 1a Amount of land developed for employment by type.
- 1b Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework.
- 1c Percentage of 1a, by type, which is on previously developed land.
- 1d Employment land supply by type.
- 1e Losses of employment land in (i) development/regeneration areas and (ii) local authority area.
- 1f Amount of employment land lost to residential development.

1a: employment land type is defined by Use Class Orders (UCOs) B1b & c, B2 and B8. Amounts should be defined in terms of completed sq metres gross floorspace.

1b: measuring amount of completed land (sq metres gross floorspace) developed for employment within employment or regeneration areas defined and allocated in the local development framework.

1a and 1b: gross floorspace should be measured as gross internal floorspace, including all internal areas but excluding external walls.

1c: comparing (in percentage terms) amount of completed land (sq metres gross floorspace) developed for employment upon previously developed land as defined in Annex C of PPG3 (March 2000) against total completed employment gross floorspace (1a).

1d: employment land supply is defined as the total amount of land available for employment use in terms of site areas (hectares).

1e: net loss of employment land (hectares) to non-employment uses in developed/regeneration areas as defined and allocated in the local development framework and across the whole local authority area.

1f: of employment land identified in 1e, amount being developed for residential development (C3).

HOUSING

- 2a Housing trajectory showing:
 - (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
 - (ii) net additional dwellings for the current year;
 - (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
 - (iv) the annual net additional dwelling requirement; and

- (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.
- 2b Percentage of new and converted dwellings on previously developed land.
- 2c Percentage of new dwellings completed at:
 - (i) less than 30 dwellings per hectare;
 - (ii) between 30 and 50 dwellings per hectare; and
 - (iii) above 50 dwellings per hectare.
- 2d Affordable housing completions.

The definition of dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a 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 spaces at the same address.

Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. 2a (ii) should give figures for net additional and gross dwellings. 'Current' means the previous financial year which the AMR is reporting upon.

2a (iii): projected dwellings relate to sources of net additional dwellings to meet the requirement in the relevant development plan document. These must be based upon firm evidence of the contribution of the various components of housing supply that make up the total allocation. This will include: (i) C3 outstanding planning permissions, (ii) adopted allocations (without planning permission) in local development frameworks, and (iii) windfall estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.

2a (iv): annual net additional dwelling requirement is the annual rate of housing provision required in the relevant development plan document. As an interim measure, prior to the adoption of a development plan document requirement, an annualised average (i.e. total number of net additional dwellings to be provided by the plan divided by the number of years it covers) or housing requirement as specified in the relevant regional spatial strategy can be used as a proxy.

2a (v): this relates to the number of net additional dwellings required over the remaining plan period to meet the overall housing requirement set out in the relevant development plan document. It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.

2b: comparing (in percentage terms) numbers of completed dwellings (gross) and through conversions of existing buildings, provided on previously developed land (as defined in Annex C of PPG3), against total gross dwellings.

2c: new dwellings (gross) completed in each of the three different net density ranges as a percentage of total dwellings (gross). Definition of net density is set out in Annex C of PPG3 (March 2000).

2d: measuring gross and net additional affordable housing dwellings completed. Affordable housing is defined as: (i) wholly funded through registered social landlord and or local authorities, (ii) wholly funded through developer contribution or (iii) funded through a mix of public subsidy and developer contribution.

TRANSPORT

- 3a Percentage of completed non-residential development complying with car-parking standards set out in the local development framework.
- 3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

3a: comparing (in percentage terms) numbers of completed non-residential development schemes (i.e. UCOs A, B and D) that comply with parking standards against total number of completed non-residential schemes.

3b: comparing (in percentage terms) numbers of completed residential schemes within 30 minutes public transport time (including walking and cycling) of certain key basic services (detailed in indicator) and jobs against total number of completed residential schemes.

LOCAL SERVICES

- 4a Amount of completed retail, office and leisure development respectively.
- 4b Percentage of completed retail, office and leisure development respectively in town centres.
- 4c Percentage of eligible open spaces managed to green flag award standard.

4a: retail, offices and leisure development completed as defined by UCOs B1a, A1, A2 and D2. For office and leisure development, figures should be given as sq metres gross internal floorspace. Gross internal floorspace should include all internal areas but exclude external walls. For retail, the net and gross internal floorspace should be given. Net internal area should be measured as the amount of tradeable sales space which customers have access to (excluding areas like storage) in sq metres. The difference between gross external area and gross internal floorspace is typically between 2.5% and 5%.

4b: comparing (in percentage terms) completed gross floorspace (sq metres) of local services occurring in town centres as defined in the local development framework and proposals map against total gross completed local services development (4a).

4c: comparing (in percentage terms) the amount of open space managed to green flag standards against total open space. Figures should be given in hectares. Open space is defined as all accessible open space, whether public or privately owned. Data for total open spaces should be available from authorities audit of open spaces and recreation facilities as required by PPG17.

Eligible open space means areas that are managed to green flag award scheme standards, i.e. they do not have to have the award itself. The award is a marker of excellence in the management and maintenance of green spaces and includes any freely accessible public park or green space. This can include town parks, country parks, formal gardens, nature reserves, local nature reserves, cemetery and crematoria, water parks, open spaces, millennium greens, sites of special scientific interest and woodlands. Sites need not be in local authority or public ownership but there should not be any charges made, or undue restrictions, on entry to the park or green space.

Independent verification of whether a space has reached the standard is made through the award of the green flag or pennant. Awards are made on an annual basis (see www.greenflagaward.org.uk for more details).

MINERALS (for minerals planning authority only)

- 5a Production of primary land won aggregates.
- 5b Production of secondary/recycled aggregates.

Figures should be in tonnes.

WASTE (for waste planning authority only)

- 6a Capacity of new waste management facilities by type.
- 6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

6a: capacity of new waste management facilities can be measured as either cubic metres or tonnes, reflecting the particular requirements of different types of management facilities e.g. capacity at landfill sites is measured in cubic metres whilst waste to energy plants use tonnes). 'New' facilities are defined as those which (i) have planning permission and (ii) are operable.

6b: considering (in percentage terms) how the total amount of municipal waste is dealt with by different management types (e.g. recycling, landfill). Capacity can be measured as either cubic metres or tonnes as above.

FLOOD PROTECTION AND WATER QUALITY

- 7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

This is a proxy measure of (i) inappropriate development in the flood plain and (ii), development that adversely affects water quality.

BIODIVERSITY

- 8. Change in areas and populations of biodiversity importance, including:
 - (i) change in priority habitats and species (by type); and
 - (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

'Change' to be considered in terms of impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares) and numbers of priority species types. Regional targets for biodiversity priorities are compiled by regional biodiversity partnerships, reflecting those in the national biodiversity action plan and those agreed by local biodiversity partnerships at the sub-regional level. Priority habitats and species are found in designated sites and the wider landscape. Areas of environmental value should be measured in hectares.

RENEWABLE ENERGY

- 9. Renewable energy capacity installed by type.

Renewable energy types include bio fuels, onshore wind, water, solar energy and geothermal energy. Figures should be in megawatts. 'Installed' means completed and available for operation.

Appendix 2

Table A2-1: Housing Trajectory – Structure Plan (1996)

	1991-1992	1992-1993	1993-1994	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Past Completions - Allocated Sites	142	255	170	139	96	56	56	10	21	39	1	4	0	6	-	-	-	-	-	-
Past Completions - Unallocated Sites	87	133	176	150	175	157	239	177	246	141	137	215	375	248	-	-	-	-	-	-
Projections - Allocated Sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	505	505	505	505	505	505
1: Ashwater Drive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23	23	23	23	23	23
2: Newstead Sports Ground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	13	13	13	13	13
3: Gedling Colliery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	117	117	117	117	117	117
4: Park Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29	29	29	29	29	29
5: Stockings Farm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65	65	65	65	65	65
6: Wood Lane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	7	7	7	7	7
7: Chartwell Grove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	7	7	7	7	7
8: Flatts Lane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15	15	15	15	15	15
9: Teal Close	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33	33	33	33	33	33
10: Victoria Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34	34	34	34	34	34
11: Dark Lane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18	18	18	18	18	18
12: Howbeck Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	8	8	8	8	8
13: Plains Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	13	13	13	13	13
14: Regina Crescent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23	23	23	23	23	23
15: Top Wighay Farm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	99	99	99	99	99	99
Projections - Unallocated Sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	350	350	350	350	350	350
1: With planning permission	-	-	-	-	-	-	-	-	-	-	-	-	-	-	208	208	208	208	208	208
2: Remaining Urban Capacity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	85	85	85	85	85	85
3: Lapsed permissions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	25	25	25	25	25
4: Conversions and C.O.U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-8	-8	-8	-8	-8	-8
5: Commercial windfall allowance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	40	40	40	40	40
Total Past Completions	229	388	346	289	271	213	295	187	267	180	138	219	375	254	-	-	-	-	-	-
Total Projected Completions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	855	855	855	855	855	855
Cumulative Completions	229	617	963	1252	1523	1736	2031	2218	2485	2665	2803	3022	3397	3651	4506	5360	6215	7069	7924	8778
PLAN - Strategic Allocation (annualised)	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
MONITOR - no. dwellings above or below cumulative allocation	-171	-183	-237	-348	-477	-664	-769	-982	-1115	-1335	-1597	-1778	-1803	-1949	-1495	-1040	-586	-131	324	778
MANAGE - annual requirement taking account of past/projected completions	400	409	410	414	422	432	447	459	482	501	534	577	622	658	725	699	660	595	466	77

Source: Gedling Borough Council Housing Land Availability documents

Table A2-215: Housing Trajectory – Joint Structure Plan (2006)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Past Completions - Allocated Sites	1	4	0	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Past Completions - Unallocated Sites	137	215	375	248	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Projections - Allocated Sites	-	-	-	-	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189
1: Ashwater Drive	-	-	-	-	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
2: Newstead Sports Ground	-	-	-	-	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
3: Gedling Colliery	-	-	-	-	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44
4: Park Road	-	-	-	-	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
5: Stockings Farm	-	-	-	-	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
6: Wood Lane	-	-	-	-	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
7: Chartwell Grove	-	-	-	-	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
8: Flatts Lane	-	-	-	-	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
9: Teal Close	-	-	-	-	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
10: Victoria Park	-	-	-	-	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
11: Dark Lane	-	-	-	-	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
12: Howbeck Road	-	-	-	-	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
13: Plains Road	-	-	-	-	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
14: Regina Crescent	-	-	-	-	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
15: Top Wighay Farm	-	-	-	-	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37
Projections - Unallocated Sites	-	-	-	-	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135
1: With planning permission	-	-	-	-	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78
2: Remaining Urban Capacity	-	-	-	-	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
3: Lapsed permissions	-	-	-	-	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
4: Conversions and C.O.U	-	-	-	-	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3
5: Commercial windfall allowance	-	-	-	-	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Total Past Completions	138	219	375	254	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Projected Completions	-	-	-	-	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324
Cumulative Completions	138	357	732	986	1310	1634	1958	2282	2606	2930	3254	3578	3902	4226	4550	4874	5198	5522	5846	6170
PLAN - Strategic Allocation (annualised)	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
MONITOR - no. dwellings above or below cumulative allocation	-112	-143	-18	-14	60	134	208	282	356	430	504	578	652	726	800	874	948	1022	1096	1170
MANAGE - annual requirement taking account of past/projected completions	250	256	258	251	251	246	240	234	227	218	207	194	178	157	129	90	32	-66	-261	-846

Source: Gedling Borough Council Housing Land Availability documents

RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES PUBLIC TRANSPORT TIME OF KEY FACILITIES

Residential Completions (2004-2005)

From 1 April 2004 – 31 March 2005, there was a net total of **254** dwellings completed (new builds, conversions and change of use to residential). Of these, **198 (78%)** were within the Arnold (including Daybrook, Redhill, Woodthorpe) and Carlton (including Colwick, Gedling, Mapperley, Netherfield) urban area.

For monitoring purposes, new development has been divided into large (≥ 10 dwellings) and small (< 10 dwellings) sites. Out of **254, 179** completions (**70%**) were on 7 large sites:-

- (i) EMEB, Coppice Road, Arnold (84);
- (ii) Tamarix Close (Blackthorn Close), Gedling (8);
- (iii) Former Arnold & Carlton College, Digby Drive, Mapperley (28);
- (iv) Roslyn Court, Burton Joyce (12);
- (v) Goodwood (Turton Drive), Arnold (13);
- (vi) Greenbanks, Woodthorpe (24);
- (vii) Blacksmiths Court, Papplewick (10).

Key Facilities

GP SURGERIES/ HEALTH CENTRES

Primary Healthcare facilities (GPs, dentists etc) are administered by 5 Primary Care Trusts (PCTs), in and around the Borough:-

- ⌘ Ashfield – <http://www.ashfield-pct.nhs.uk/>;
- ⌘ Broxtowe and Hucknall – <http://www.broxtowehucknall-pct.nhs.uk/welcome>;
- ⌘ Gedling – <http://www.gedling-pct.nhs.uk/welcome>;
- ⌘ Newark and Sherwood – <http://www.newarkandsherwood-pct.nhs.uk/Index.aspx>;
- ⌘ Nottingham City – <http://www.nottinghamcity-pct.nhs.uk/welcome>.

There are 15 practices and 51 GPs in the Gedling PCT area:-

- ⌘ The Willows Medical Centre, Church Street, Carlton, Nottingham NG4 1BJ.
- ⌘ Stenhouse Medical Centre, 66 Furlong Street, Arnold, Nottingham NG5 7BP.
- ⌘ Park House Medical Centre, Carlton Square, Carlton, Nottingham NG4 3BP.
- ⌘ Unity Surgery, 318 Westdale Lane, Mapperley, Nottingham NG3 6EU.
- ⌘ Colwick Vale Surgery, Rectory Road, Colwick, Nottingham NG4 2DU.
- ⌘ Lambley Lane Surgery, 6 Lambley Lane, Burton Joyce, Nottingham NG14 5BG (Surgery also at Lowdham Health Centre).
- ⌘ The Calverton Practice, 2a St Wilfrid's Square, Calverton, Nottingham NG14 6FP.
- ⌘ Netherfield Medical Centre, 2a Forester Street, Netherfield, Nottingham NG4 2NJ.
- ⌘ The Surgery, 20-22 Westdale Lane, Gedling, Nottingham NG4 3JA.
- ⌘ West Oak Surgery, 319 Westdale Lane, Mapperley, Nottingham NG3 6EW.
- ⌘ Plains View Surgery, 57 Plains Road, Mapperley, Nottingham NG3 5LB.
- ⌘ Apple Tree Medical Practice, 4 Wheatsheaf Court, Burton Joyce Nottingham, NG14 5EA.
- ⌘ Bonington Medical Practice, 10 Chapel Lane, Arnold, Nottingham NG5 7DR.

In addition, there are 6 Health Centres and clinics in the Gedling PCT area (some premises serve jointly as Health Centres and GP surgeries):-

- § Arnold Health Centre and Highcroft Surgery, High Street, Arnold, Nottingham NG5 7BQ.
- § Beech Clinic, 2a Beech Avenue, Mapperley, Nottingham NG3 5JW.
- § Calverton Health Centre, 4 St Wilfrid's Square, Calverton, Nottingham NG14 6FP.
- § Carlton Health Clinic, 428 Carlton Hill, Carlton, Nottingham NG4 1HQ.
- § Daybrook Health Centre, Salop Street, Daybrook, Nottingham NG5 6HP.

Other GP surgeries/ health centres are administered by surrounding PCTs, as appropriate, while there are 65 Practices within the City PCT, many based at PCT owned health centres:-

- § Lowdham Health Centre, Francklin Road, Lowdham, Nottinghamshire, NG14 7BQ – Newark and Sherwood.
- § Dr T J Butler & Partners, The Surgery, 30 Longdale Avenue, Ravenshead, Nottinghamshire, NG15 9EA (other surgery – 59 Mansfield Road, Blidworth, Nottinghamshire, NG21 0RB) – Newark and Sherwood.
- § Ashfield House, Forest Road, Annesley Woodhouse, Notts, NG17 9JB – Ashfield.
- § Health Care Complex and Surgery, Lowmoor Road, Kirkby-in-Ashfield, Notts, NG17 7BG – Ashfield.
- § Hucknall Health Centre, 54 Curtis Street, Hucknall, Nottingham, NG15 7JE – Broxtowe and Hucknall.

Hospitals

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

- § The Nottingham Nuffield Hospital, 748 Mansfield Road, Woodthorpe, Nottingham, NG5 3FZ – private hospital (Nuffield Hospitals) – 41 beds, 3 operating theatres;
- § BMI The Park Hospital, Sherwood Lodge Drive, Burntstump Country Park, Arnold, Nottinghamshire, England, NG5 8RX – private hospital – 93 beds, 4 operating theatres;

However, these facilities do not provide healthcare that is available to all, so are therefore not considered to form key facilities for the purpose of monitoring sustainable development. In terms of NHS hospital facilities, there are 5 NHS Hospitals within the vicinity of Gedling Borough:-

- § Sherwood Forest Hospitals NHS Trust – Kings Mill Hospital, Mansfield Road, Sutton-in-Ashfield, Nottingham, NG17 4JL – full range of services (635 beds, A & E etc), accessible by limited bus services (1-2 buses/ hour) from Ravenshead (services 141, 145).
- § Sherwood Forest Hospitals NHS Trust – Newark Hospital, Boundary Road, Newark, Nottinghamshire, NG24 4DE – full range of services (101 beds, small A & E etc), accessible by limited rail services from Burton Joyce approximately 30 minutes public transport time.
- § Sherwood Forest Hospitals NHS Trust – Ashfield Community Hospital, Portland Street, Kirkby-in-Ashfield, Nottingham, NG17 7AE – accessible by limited bus service (< 1 bus/ hour) from Ravenshead (service 145), approximately 30 minutes public transport time.
- § Nottingham City Hospital NHS Trust – Nottingham City Hospital, Hucknall Road, Nottingham, NG5 1PB – accessible by ½ hourly bus service (service 53), within 30 minutes of Arnold town centre.

- ⌘ Queen's Medical Centre, Nottingham, University Hospital NHS Trust, Derby Road, Nottingham, NG7 2UH – accessible by ½ hourly bus service (service 53), within 30 minutes of Arnold town centre.

Full details about the range of services provided by the respective NHS Trusts are available through the following web links:-

- ⌘ Sherwood Forest Hospitals NHS Trust – <http://www.sfh-tr.nhs.uk/aboutus.aspx>;
- ⌘ Nottingham City Hospital NHS Trust – <http://www.ncht.org.uk/aboutus.html>;
- ⌘ University Hospital NHS Trust – <http://www.qmc.nhs.uk/WhoWeAre.htm>.

Primary Schools

As with GP surgeries, 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.

Primary schools within Gedling Borough are as follows:-

- ⌘ Abbey Gates Primary School, Vernon Crescent, Ravenshead, NOTTINGHAM NG15 9BN;
- ⌘ All Hallows CofE Primary School, Priory Road, Gedling, NOTTINGHAM NG4 3JZ;
- ⌘ Arnbrook Primary, Bestwood Lodge Drive, Arnold, NOTTINGHAM NG5 8NE;
- ⌘ Arno Vale Junior School, Saville Road, Woodthorpe, NOTTINGHAM NG5 4JF;
- ⌘ Arnold View Primary and Nursery School, Gedling Road, Arnold, NOTTINGHAM NG5 6NW;
- ⌘ Burton Joyce Primary School, Padleys Lane, Burton Joyce, NOTTINGHAM NG14 5EB;
- ⌘ Central Infant and Nursery School, Garden Avenue, Foxhill Road, Carlton, NOTTINGHAM NG4 1QS;
- ⌘ Central Junior School, Garden Avenue, Carlton, NOTTINGHAM NG4 1QT;
- ⌘ Church Drive Primary and Nursery School, Church Drive, Daybrook, NOTTINGHAM NG5 6LD;
- ⌘ St John's CofE Primary School, Vale Road, Colwick, NOTTINGHAM NG4 2ED;
- ⌘ Coppice Farm Primary School, Laver Close, Arnold, NOTTINGHAM NG5 7LS;
- ⌘ Ernehale Infant and Junior Schools, Derwent Crescent, Arnold, NOTTINGHAM NG5 6TA;
- ⌘ Good Shepherd RC Primary School, Somersby Road, Woodthorpe, NOTTINGHAM NG5 4LT;
- ⌘ Haddon Primary and Nursery School, Haddon Close, Westdale Lane, Carlton, NOTTINGHAM NG4 4GT;
- ⌘ Hawthorne Primary School, School Walk, Bestwood Village, NOTTINGHAM NG6 8UU;
- ⌘ Killisick Junior School, Killisick Road, Arnold, NOTTINGHAM NG5 8BY;
- ⌘ Lambley Primary School, Catfoot Lane, Lambley, NOTTINGHAM NG4 4QF;
- ⌘ Linby Cum Papplewick CofE Primary School, Quarry Lane, Linby, NOTTINGHAM NG15 8GA;
- ⌘ Manor Park Infant and Nursery School, Flatts Lane, Calverton, NOTTINGHAM NG14 6JZ;
- ⌘ Mapperley Plains Primary and Nursery School, Hazel Grove, Mapperley, NOTTINGHAM NG3 6DN.

- ⌘ Netherfield Primary School, Chandos Street, Netherfield, NOTTINGHAM NG4 2LR;
- ⌘ Newstead Primary and Nursery School, Hucknall Road, Newstead Village, NOTTINGHAM NG15 0BB;
- ⌘ Parkdale Primary School, Parkdale Road, Carlton, NOTTINGHAM NG4 1BX;
- ⌘ Phoenix Infant and Nursery School, Phoenix Avenue, Gedling, NOTTINGHAM NG4 4EL;
- ⌘ Pinewood Infant and Nursery School, Pinewood Avenue, Arnold, NOTTINGHAM NG5 8BU;
- ⌘ Porchester Junior School, Standhill Road, Carlton, NOTTINGHAM NG4 1LF;
- ⌘ Priory Junior School, Priory Road, Gedling, NOTTINGHAM NG4 3LE;
- ⌘ Richard Bonington Primary and Nursery School, Calverton Road, Arnold, NOTTINGHAM NG5 8FQ;
- ⌘ Robert Mellors Primary and Nursery School, Bonington Drive, Arnold, NOTTINGHAM NG5 7EX;
- ⌘ Sacred Heart Catholic Primary School, Southcliffe Road, Carlton, NOTTINGHAM NG4 1EQ;
- ⌘ Seely CofE Primary School, Burntstump Hill, Arnold, NOTTINGHAM NG5 8PQ;
- ⌘ Sir John Sherbrooke Junior School, Flatts Lane, Calverton, NOTTINGHAM NG14 6JZ;
- ⌘ St Wilfrid's CofE Primary School, Main Street, Calverton, NOTTINGHAM NG14 6FG;
- ⌘ Standhill Infant School, Standhill Road, Carlton, NOTTINGHAM NG4 1JL;
- ⌘ Stanhope Primary and Nursery School, Keyworth Road, Gedling, NOTTINGHAM NG4 4JD;
- ⌘ Warren Primary School, Bewcastle Road, Nottingham, Nottinghamshire NG5 9PJ.
- ⌘ Westdale Infant and Junior Schools, Westdale Lane, Mapperley, NOTTINGHAM NG3 6ET;
- ⌘ Willow Farm Primary School, Willow Lane, Gedling, NOTTINGHAM NG4 4BN;
- ⌘ Woodborough Woods Primary School, Lingwood Lane, Woodborough, NOTTINGHAM NG14 6DX;
- ⌘ Woodthorpe Infant School, Arno Vale Road, Woodthorpe, NOTTINGHAM NG5 4JG;

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.

Secondary Schools

Clearly, there are far fewer secondary schools within Gedling, serving far wider catchment areas than the various primary. Therefore, it is appropriate to include secondary schools, where primary schools within the Borough feed into these, as relevant key services:-

- ⌘ Arnold Hill Comprehensive School, Gedling Road, Arnold, NOTTINGHAM NG5 6NZ;
- ⌘ Big Wood School, Bewcastle Road, Warren Hill, Nottingham NG5 9PJ.
- ⌘ Carlton-le-Willows School, Wood Lane, Gedling, NOTTINGHAM NG4 4AA;
- ⌘ Christ The King School, Darlton Drive, Arnold, NOTTINGHAM NG5 7JZ;

- ⊗ Colonel Frank Seely Comprehensive School, Flatts Lane, Calverton, NOTTINGHAM NG14 6JZ;
- ⊗ The Gedling School, Wollaton Avenue, Gedling, NOTTINGHAM NG4 4HX;
- ⊗ The Holgate School, Hillcrest Drive, Hucknall, NOTTINGHAM NG15 6PX;
- ⊗ Joseph Whitaker School, Warsop Lane, Rainworth, MANSFIELD NG21 0AG;
- ⊗ Kirkby College, Tennyson Street, Kirkby-In-Ashfield NG17 7DH;
- ⊗ National CofE Technology College, Annesley Road, Hucknall, NOTTINGHAM NG15 7DB;
- ⊗ Redhill School, Redhill Road, Arnold, NOTTINGHAM NG5 8GX;
- ⊗ The Wheldon Sports College, Coningswath Road, Carlton, NOTTINGHAM NG4 3SH.

Areas of Employment

Replacement Local Plan (July 2005) Policy E3 defines several protected employment sites. For the purposes of monitoring the amount of new residential development within 30 minutes public transport time of “areas of employment”, these measurements will be based on travelling times (by public transport) to the most accessible Policy E3 area.

Major Retail Centres

The Replacement Local Plan (July 2005) continues to accord with PPS6 Annex A (March 2005), in its classification of District Centres within the Borough.

Nottingham City Centre is defined as a “Regional Centre” in the emerging Joint Structure Plan (April 2005), much of the Arnold/ Carlton urban area is within 30 minutes public transport time of the City Centre.

All defined District Centres within the Borough are situated within the Arnold/ Carlton Urban Area. Other relevant District and Sub-Regional Centres within the threshold are also identified:-

- ⊗ Arnold;
- ⊗ Bulwell;
- ⊗ Carlton Square;
- ⊗ Hucknall;
- ⊗ Kirkby-in-Ashfield;
- ⊗ Mansfield (Sub-Regional Centre);
- ⊗ Mapperley;
- ⊗ Netherfield.

Assessment of 30 Minutes Public Transport Time for New Development

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 sites (i.e. those > 10 dwellings) within the urban area, together with settlements that include new development for the year 1 April 2004 – 31 March 2005. The following tables provide an assessment for each relevant village and/ or large development (for which residential completions have come forward during 2004/5).

Cycling and Walking Distances

The definition of 30 minutes travelling time should include walking and/ or cycling times to reach the point of transfer onto public transport. Where walking or cycling is employed exclusively as means of transport it is necessary to define appropriate distances to measure approximate walking times. As the walking/ cycling times will vary substantially depending upon factors such as age/ fitness of individual traveller, terrain, weather conditions etc, it is considered appropriate to use a conservative measure for transport time. For example, it is probable that mean cycling speeds will vary from 12 – 20 km/ hour, with walking speeds from 3 – 5 km/ hour. In order to achieve sustainability with regard to new development, this should relate to the least mobile/ active sections of society. Therefore, an appropriate measure of travelling time should be the lowest reasonable cycling/ walking speed:-

- § 12 km/ hour cycling speed;
- § 4 km/ hour walking speed.

EMEB, COPPICE ROAD, ARNOLD

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Stenhouse, Bonington, Arnold Health Centre (2 km)	56 (½ hourly) – 10 mins	Adj (Coppice Road)	Yes	Yes
Hospital	City Hospital (6 km)	56, 53 (½ hourly) – 30 mins	Adj (Coppice Road)	Yes	No
Principal Hospital (with A & E)	QMC (14 km)	56, 53 (½ hourly) – 50 mins	Adj (Coppice Road)	No	No
Primary School	Coppice Farm Primary (adj)	N/a	N/a	Yes (adjacent)	Yes (adjacent)
Secondary School	Christ the King (1 km), Arnold Hill (3 km)	56 (½ hourly) – 5-10 mins	Adj (Coppice Road)	Yes	Yes
Employment Area	Rolleston Drive (700 m)	N/a	N/a	Yes	Yes
Retail Centre	Arnold (1.5 km)	56 (½ hourly) – 10 mins	Adj (Coppice Road)	Yes	Yes

TURTON DRIVE (GOODWOOD), ARNOLD

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Stenhouse, Bonington, Arnold Health Centre (600 m)	Various – frequent	Adj (Nottingham Road)	Yes	Yes
Hospital	City Hospital (2 km)	53 (½ hourly) – 15 mins	Adj (Nottingham Road)	Yes	Yes
Principal Hospital (with A & E)	QMC (11 km)	53 (½ hourly) – 30 mins	Adj (Nottingham Road)	No	No
Primary School	Church Drive Primary (adj)	N/a	N/a	Yes (adjacent)	Yes (adjacent)
Secondary School	Redhill (2 km)	87 (3/ hour) – 15 mins	Adj (Nottingham Road)	Yes	Yes
Employment Area	Portland Street (400 m)	N/a	N/a	Yes	Yes
Retail Centre	Arnold (adj)	N/a	N/a	Yes	Yes

GREENBANKS, WOODTHORPE (ARNOLD)

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Plains View Surgery, Beech Clinic (1.5 km)	MB (½ hourly) – 10 mins	Adj	Yes	Yes
Hospital	City Hospital (2 km)	22, 40, 87, 88, 89 (15/ hr) – 25 mins	1 km (Edwards Lane)	Yes	Yes
Principal Hospital (with A & E)	QMC (10 km)	Various – frequent	700 m (Mansfield Road)	No	No
Primary School	Arno Vale (1.5 km)	56 (½ hourly) – 20 mins	700 m (Mansfield Road)	Yes	Yes
Secondary School	Arnold Hill (3 km)	56 (½ hourly) – 30 mins	700 m (Mansfield Road)	Yes	No
Employment Area	Mansfield Road, Daybrook (1.5 km)	Various – frequent	700 m (Mansfield Road)	Yes	Yes
Retail Centre	Mapperley (800 m)	MB (½ hourly) – 5 mins	Adj	Yes	Yes

Bestwood (Killarney Park)

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Daybrook Health Centre (7 km)	737, 747 (3/ hr) – 1 hour	2 km – Mansfield Road	No	No
Hospital	City Hospital (10 km)	737, 747 (3/ hr) – 1½ hours	2 km – Mansfield Road	No	No
Principal Hospital (with A & E)	None within practical reach	N/a	N/a	N/a	N/a
Primary School	Warren (2.5 km)	N/a	N/a	Yes	No
Secondary School	Big Wood (2.5 km)	N/a	N/a	Yes	No
Employment Area	Park Road, Bestwood (5 km)	141 (1/ hr) – 40 mins	2 km – Moor Road	Yes	No
Retail Centre	Hucknall (6 km)	141 (1/ hr) – 45 mins	2 km – Moor Road	Yes	No

Burton Joyce

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Apple Tree, Lambley Lane Surgeries	N/a	N/a	Yes	Yes
Hospital	Newark	Rail (2 hourly) – 45 mins	800 m – Station Road	No	No
Principal Hospital (with A & E)	QMC (15 km)	200 (3/ hr) – 50 mins	Adj	No	No
Primary School	Burton Joyce	N/a	N/a	Yes	Yes
Secondary School	Carlton-le-Willows (3 km)	200 (3/ hr) – 15 mins	Adj	Yes	No
Employment Area	Victoria Park, Colwick (6 km)	200 (3/ hr) – 40 mins	Adj	Yes	No
Retail Centre	Carlton Square, Netherfield (6 km)	200 (3/ hr) – 30 mins	Adj	Yes	No

Calverton

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Calverton Practice, St Wilfrid's Square	N/a	N/a	Yes	Yes
Hospital	City Hospital (10 km)	CC (4/ hr) – 40 mins	Adj	No	No
Principal Hospital (with A & E)	QMC (16 km)	56, 53 (½ hourly) – 1 hour	Adj	No	No
Primary School	Manor Park, Sir John Sherbrooke, St Wilfrids	N/a	N/a	Yes	Yes
Secondary School	Colonel Frank Seely	N/a	N/a	Yes	Yes
Employment Area	Park Road (800 m)	N/a	N/a	Yes	Yes
Retail Centre	Arnold (7 km)	CC (4/ hr) – 20 mins	Adj	No	No

Tamarix Close (Blackthorn Close), Gedling (Carlton)

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	20-22 Westdale Lane (1.5 km)	N/a	N/a	Yes	Yes
Hospital/ Principal Hospital (with A & E)	QMC (16 km)	44, 45 (12/ hr) – 1 hour	1 km (Arnold Lane)	No	No
Primary School	Willow Farm (500 m)	N/a	N/a	Yes	Yes
Secondary School	Carlton-le-Willows (900 m)	N/a	N/a	Yes	Yes
Employment Area	Colwick (3.5 km)	44, 45 (12/ hr) – 30 mins	1 km (Arnold Lane)	Yes	No
Retail Centre	Carlton Square, Netherfield (4 km)	44, 45 (12/ hr) – 25 mins	1 km (Arnold Lane)	Yes	No

Arnold & Carlton College, Digby Drive, Mapperley (Carlton)

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Unity, West Oak Surgeries (400 m)	N/a	N/a	Yes	Yes
Hospital/ Principal Hospital (with A & E)	QMC (12 km)	44, 45 (12/ hr) – 40 mins	100 m (Shelford Road)	No	No
Primary School	Westdale, Stanhope (200 m)	N/a	N/a	Yes	Yes
Secondary School	Gedling (1 km)	44, 45, 54 (13/ hr) – 10 mins	100 m (Shelford Road)	Yes	Yes
Employment Area	Victoria Park, Colwick (5 km)	54 (1/ hr) – 20 mins	100 m (Shelford Road)	Yes	No
Retail Centre	Mapperley (1.5 km)	44, 45, 54 (13/ hr) – 10 mins	100 m (Shelford Road)	Yes	Yes

Lambley (Spring Lane)

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Lambley Lane, Burton Joyce (3 km), 20-22 Westdale Lane (3 km), Lowdham (7 km)	61 (1/ hr) – 10 mins (Lowdham)	Adj	Yes	No
Hospital	City Hospital (8 km)	7, 61 (1-2/ hr) – 30 mins	Adj	No	No
Principal Hospital (with A & E)	QMC (16 km)	7, 61 (1-2/ hr) – > 1 hour	Adj	No	No
Primary School	Lambley (1.3 km)	7, 61 (1-2/ hr) – 5 mins	Adj	Yes	Yes
Secondary School	Gedling (2.5 km), Colonel Frank Seely (9 km)	7 (1½ hourly) – 20 mins	Adj	No	No
Employment Area	Park Road, Calverton (9 km)	7 (1½ hourly) – 20 mins	Adj	No	No
Retail Centre	Arnold (4.5 km)	7, 61 (1-2/ hr) – 25 mins	Adj	Yes	No

Newstead

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Ashfield House (4 km), Dr T J Butler – Ravenshead (5 km)	3A (2/ hr) – 25 mins	1.5 km (Hucknall Road)	Yes	No
Hospital	Ashfield (6.5 km)	3A (2/ hr) Rail (1/ hr) – 25 mins	1.5 km (Hucknall Road)	No	No
Principal Hospital (with A & E)	Kings Mill (10 km)	3A (2/ hr) - > 1 hour	1.5 km (Hucknall Road)	No	No
Primary School	Newstead (1.5 km)	N/a	N/a	Yes	Yes
Secondary School	Kirkby College (6 km)	3A (2/ hr) Rail (1/ hr) – 25 mins	1.5 km (Hucknall Road)	Yes	No
Employment Area	Hazelford Way (1.5 km)	N/a	N/a	Yes	Yes
Retail Centre	Kirkby (6 km)	3A (2/ hr) Rail (1/ hr) – 25 mins	1.5 km (Hucknall Road)	Yes	No

Papplewick

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Dr T J Butler – Ravenshead (4.5 km), Hucknall (4 km)	141 (1/ hr) – 10 mins	Adj	Yes	No
Hospital/ Principal Hospital (with A & E)	Kings Mill (13 km)	141 (1/ hr) – 1 hour	Adj	No	No
Primary School	Linby Cum Papplewick (1.5 km)	141 (1/ hr) – 5 mins	Adj	Yes	Yes
Secondary School	National (3 km)	141 (1/ hr) – 10 mins	Adj	Yes	No
Employment Area	Robey Close, Linby (2 km)	141 (1/ hr) – 10 mins	Adj	Yes	No
Retail Centre	Hucknall (3 km)	141 (1/ hr) – 10 mins	Adj	Yes	No

Ravenshead

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Dr T J Butler – Ravenshead	N/a	N/a	Yes	Yes
Hospital/ Principal Hospital (with A & E)	Kings Mill (13 km)	141, 145 (1-2/ hr) – 45 mins	Adj	No	No
Primary School	Abbey Gates	N/a	N/a	Yes	Yes
Secondary School	Joseph Whitaker (6.5 km)	141 (1/ hr) – 20 mins	Adj	No	No
Employment Area	Blidworth (5 km)	141 (1/ hr) – 10 mins	Adj	Yes	No
Retail Centre	Mansfield (7 km)	141, 737, 747 (3/ hr) – 10 mins	Adj	No	No

Woodborough

	Location	Public Transport Route	Walking Distance to Public Transport	Cycling Distance (within 30 minutes)	Walking Distance (within 30 minutes)
GP Surgery/ Health Centre	Calverton (2.5 km)	7, 61 (1-2/ hr) – 10 mins	Adj	Yes	No
Hospital	City Hospital (11 km)	7, 61 (1-2/ hr) – 40 mins	Adj	No	No
Principal Hospital (with A & E)	QMC (19 km)	7, 61 (1-2/ hr) – > 1 hour	Adj	No	No
Primary School	Woodborough Woods	N/a	N/a	Yes	Yes
Secondary School	Colonel Frank Seely (3 km)	7, 61 (1-2/ hr) – 10 mins	Adj	Yes	No
Employment Area	Park Road, Calverton (3 km)	7, 61 (1-2/ hr) – 10 mins	Adj	No	No
Retail Centre	Arnold (7 km)	7 (1½ hourly) – 20 mins	Adj	No	No

Quantitative Measurement for Amount of New Residential Development within 30 Minutes Public Transport Time of Key Services

The series of tables above represent data on travelling distances and times to the stated key services (with walking distances to public transport access points also shown). There is a significant amount of infill development (on small sites < 10 dwellings) within the urban area:-

- § Arnold – 10 dwellings completed;
- § Carlton – 31 dwellings completed.

Based upon the findings above (for large urban area sites and villages), the following assumptions are made:-

- § All small sites within Arnold are within 30 minutes travelling time of key services, by all modes;
- § All small sites within Carlton (except hospitals) are within 30 minutes travelling time of key services, by all modes.

The breakdown of completions, 1 April 2004 – 31 March 2005 are shown in the following tables:-

COMPLETIONS BY DISTRICT

	Apr-04	May-04	Jun-04	Jul-04	Aug-04	Sep-04	Oct-04	Nov-04	Dec-04	Jan-05	Feb-05	Mar-05	TOTAL
Arnold etc	4	7	12	70		12	1		25				131
Bestwood			1										1
Burton Joyce			13	2	2			1		1		2	21
Calverton		3			1			2	1	3		-1	9
Carlton etc	6	7	11	5	13	5	2	6	5	4	2	1	67
Lambley				2					1				3
Linby													0
Newstead		1											1
Papplewick											10		10
Ravenshead	1	1	1	3		1		1			2		10
Stoke Bardolph													0
Woodborough								1					1
TOTAL	11	19	38	82	16	18	3	11	32	8	14	2	254

% within Urban Area (Arnold / Carlton) = 78%

LARGE SITES

	P / P Total	Apr-04	May-04	Jun-04	Jul-04	Aug-04	Sep-04	Oct-04	Nov-04	Dec-04	Jan-05	Feb-05	Mar-05	TOTAL
EMEB, Coppice Road, Arnold	230		6	12	54		12							84
(Blackthorn Close), Tamarix Close, Gedling	28	2	1		1		2		1				1	8
Arnold & Carlton Coll, Digby Drive, Mapperley	90	3	5	9	3	5	2				1			28
Roslyn Court, Burton Joyce	12				12									12
(Goodwood), Turton Drive, Arnold	13				12					1				13
Greenbanks, Woodthorpe	24									24				24
Blacksmiths Court, Papplewick	10											10		10
TOTAL	407	5	12	21	82	5	16	0	1	25	1	10	1	179

% new development on large sites = 70%

CALCULATIONS – NOS AND PERCENTAGES OF NEW DEVELOPMENT WITHIN 30 MINUTES TRAVELLING TIME OF KEY SERVICES

Site	District	No of Dwellings
EMEB, Coppice Road	Arnold	84
Turton Drive (Goodwood)	Arnold	13
Greenbanks, Woodthorpe	Arnold	24
Small Sites	Arnold	10
Killarney Park	Bestwood	1
	Burton Joyce	21
	Calverton	9
Blackthorn Close (Tamarix Close)	Carlton	8
Arnold & Carlton College	Carlton	28
Small Sites	Carlton	31
Spring Lane	Lambley	3
	Newstead	1
	Papplewick	10
	Ravenshead	10
	Woodborough	1
TOTAL		254

NO AND % OF DWELLINGS

30 Minute Threshold	Pub Trans	Cycling	Walking
GP Surgery	253 / 99.6%	253 / 99.6%	238 / 93.7%
Hospital	135 / 53%	131 / 51.6%	37 / 14.6%
Primary & Secondary School	254 / 100%	254 / 100%	253 / 99.6%
Employment Areas	232 / 91.3%	228 / 89.8%	172 / 67.7%
Retail Centres	253 / 99.6%	234 / 92.1%	162 / 63.8%

GLOSSARY

Adoption	The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
Annual Monitoring Report (AMR)	A report submitted to the Secretary of State via the Government Office by local planning authorities or regional planning bodies assessing Local Development Framework or Regional Spatial Strategy production progress and policy effectiveness.
Brownfield land	Term often used to describe land which has been previously developed.
Cabinet	Consists of the leader and six elected members, each taking specific responsibility for certain services.
Communal establishment	Residents living in medical/care establishments, for example NHS Psychiatric hospital, children's home and residential care home and other establishments such as hotel, hostel and prisons (Census, 2001).
Core Strategy	A Development Plan Document setting out the spatial vision and objectives for the planning framework area.
Development Control	Dealing with planning enquiries and pre-application advice, processing planning applications and planning appeals and investigating enquiries regarding alleged breaches of planning control.
Development Plan	Consists of relevant regional spatial strategy and development plan documents contained within its local development framework.
Development Plan Documents (DPDs)	DPDs are Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare, include the core strategy, generic development control policies, site-specific allocations of land and, area action plans and supplementary planning documents. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.
Full Council	Meeting involving all Gedling Borough Councillors. Full Council considers major strategic documents.
Greenfield land	Land not previously developed or which blend in with the landscape, such as parks and agricultural land.
Housing Trajectory	This is designed to 'monitor and manage' the approach to housing delivery by monitoring the past and anticipated completions across the plan period.
Local Development Documents (LDDs)	These include Development Plan Documents, which will form part of the statutory development plan, and

	Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.
Local Development Framework (LDF) (see Development Plan Documents)	The local development framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents (comprised of local development plan documents and non-development plan documents, which will form part of the statutory development plan, and also supplementary planning documents). The local development framework will also comprise the statement of community involvement, the local development scheme and the annual monitoring report.
Local Development Scheme (LDS)	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.
Local Plan	An old-style development plan prepared by District and other Local Planning Authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.
Local Planning Authority (LPA)	The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council.
Planning & Compulsory Purchase Act 2004	The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces: a statutory system for regional planning; a new system for local planning; reforms to the development control and compulsory purchase and compensation systems; and removes crown immunity from planning controls.
Planning Policy Statement (PPS)	Statement of central government planning policy issued by the Office of the Deputy Prime Minister (ODPM) since the 2004 Planning and Compulsory Planning Act came into force (September 2004). These will eventually supersede all remaining Planning Policy Guidance Notes as these are phased out.
Regional Planning Guidance (RPG)	Regional planning policy and guidance issued for each region in England by the Secretary of State. Most RPG becomes Regional Spatial Strategy until revised by replacement RSS.
Regional Spatial Strategy (RSS)	The Planning and Compulsory Purchase Act 2004 with PPS11 have replaced Regional Planning Guidance Notes with statutory Regional Spatial Strategies for eight English Regions outside London set out in Schedule 1, Regional Development

	Agencies Act 1998. The emerging Regional Spatial Strategy for the East Midlands (RSS8) March 2005 forms the statutory RSS covering Gedling Borough.
Saved Policies / Saved Plans	Existing adopted development plans are saved for three years from the date of commencement of the Act. Any policies in old style development plans adopted after the commencement of the Act will become saved policies for three years from their adoption.
Statement of Community Involvement (SCI)	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.
Strategic Environmental Assessment (SEA)	An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the: preparation of an environmental report; carrying out of consultations; taking into account of the environmental report and the results of the consultations in decision making; provision of information when the plan or programme is adopted; and showing that the results of the environment assessment have been taken into account.
Structure Plan	An old-style development plan, which sets out strategic planning policies and forms the basis for detailed policies in local plans and Development Plan Documents. These plans will continue to operate for a time after the commencement of the new development plan system, due to transitional provisions under planning reform.
Supplementary Planning Document (SPD)	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
Supplementary Planning Guidance (SPG)	An SPG may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a Development Plan. SPGs can be saved when linked to policy under transitional arrangements.
Sustainability Appraisal (including Environmental Appraisal)	The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).
Transitional Arrangements	Government regulations describing the process of preparing development plans begun before, and to be completed after, the Planning and Compulsory Purchase Act 2004. It includes existing "saved" Unitary, Structure and Local Plans until new Local

	Development Documents are adopted.
Urban Capacity Study (UCS)	A study produced for a local planning authority area examining the potential capacity of urban areas to accommodate extra housing on new or redeveloped sites at various densities, or by the conversion of existing buildings.