

ANNUAL MONITORING REPORT

April 2005 – March 2006



December 2006

CONTENTS

1. Executive Summary	4
Key Issues of Local Development Scheme	
Policy Progress	
Key Findings of the Annual Monitoring Report	
2. Introduction	6
Introduction	
3. Local Development Scheme Timetable and Milestones	8
Statement of Community Involvement	
Development Plan Documents	
4. Local Development Document Targets	13
Business Development	
Housing	
Transport	
Local Services	
Mineral and Waste Indicators	
Flood Protection and Water Quality	
Biodiversity	
Renewable Energy	
5. Social, Environmental and Economic Effects	26
6. Implementation of Saved Policies	35
7. Local Development Orders	36
8. Conclusions	37

List of Figures;

Figure 1: Allocated and Non-Allocated Sites since 2001	16
Figure 2: Completed Dwellings	16
Figure 3: Five Years Land Supply	17
Figure 4: Completed Dwellings on Brownfield and Greenfield	17
Figure 5: Types of Completed Dwellings	18
Figure 6: Monitor (Joint Structure Plan 2006)	19
Figure 7: Plan and Manage (Joint Structure Plan 2006)	20
Figure 8: New Residential Development within 30 Minutes Travelling Time of Key Services	23
Figure 9: Unemployment Rate	26
Figure 10: Employment Profile	27
Figure 11: Managers and Professionals Profile	27
Figure 12: Employees	28
Figure 13: Qualifications	28
Figure 14: Population Pyramid	29

Figure 15: Population	29
Figure 16: Average Property Prices Since 2001	32
Figure 17: Travel to Work	32
Figure 18: Household Car Ownership	33
Figure 19: Recorded Crime	33

List of Tables;

Table 1: Business Development	13
Table 2: Housing	15
Table 3: Affordable Housing	15
Table 4: Planning Permissions on Large Sites	18
Table 5: Urban Capacity since April	13
Table 6: Gypsy and Traveller Sites	22
Table 7: Transport	22
Table 8: Local Services	23
Table 9: Retail and Employment Floor Space	24
Table 10: Parks and Open Space Satisfaction	24
Table 11: Flood Protection and Water Quality	24
Table 12: Biodiversity	25
Table 13: Renewable Energy	25
Table 14: Ethnic Groups	30
Table 15: Housing Tenure	31
Table 16: Proportion of Dwelling Types	31
Table 17: Average Property Prices: Dwelling Types	31
Table 18: Recorded Crime	34
Table 19: Implementation of Replacement Local Plan Policies	35
Table A1-1: Local Development Scheme Timetable (March 2005)	38
Table A1-2: Revised Local Development Scheme Timetable (June 2006)	39
Table A3-1: Housing Trajectory – Joint Structure Plan (2006)	46
Table A4-1: Oxborough Road, Arnold	51
Table A4-2: Woodthorpe Drive, Woodthorpe	52
Table A4-3: Kappler Close, Netherfield	52
Table A4-4: Morris Street, Netherfield	52
Table A4-5: Coningswath Road, Carlton	53

Appendices;

Appendix 1: Local Development Scheme	38
Appendix 2: Detailed Description of Local Development Framework Core Output Indicators	40
Appendix 3: Housing Trajectory	46
Appendix 4: Residential Development within 30 Minutes Public Transport Time of Key Facilities	47

List of Abbreviations and Glossary **54**

1. EXECUTIVE SUMMARY

- 1.1 This is the second 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.
- 1.2 This AMR is based upon the monitoring period 1 April 2005 to 31 March 2006. The report forms part of the Local Development Framework and 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 (2005) are being achieved.

Key Issues of Local Development Scheme

- 1.3 There was no document within the LDS that was due to be adopted within the current monitoring period. Work commenced on the preparation of the Statement of Community Involvement and one Development Plan Document (DPD), namely the Core Strategy.
- 1.4 Whilst the Core Strategy will be prepared in the context of the Joint Structure Plan, the document must also have regard to the extant Regional Spatial Strategy as the strategic development plan. However, the RSS is due to be adopted in May 2008, which only just precedes the adoption of the Council's Core Strategy (July 2008). As such, it may be necessary to either consider a review in Spring 2007 of the Council's Local Development Scheme in the light of the RSS timescales, or undertake an early review of the Core Strategy, if the RSS materially varied its approach or the requirements placed on the Borough.
- 1.5 A number of documents are under preparation to contribute to the baseline information on which the Core Strategy should be based. Some of these documents are being prepared jointly and, as such, progress is outside the sole control of Gedling Council. There remains the possibility therefore that slippage in the publication of these documents could affect progress of the Core Strategy, although it is not anticipated that this would be by more than 1-2 weeks.

Policy Progress

- 1.6 The Gedling Borough Replacement Local Plan was adopted on 12 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 only the first AMR which is covered by the Replacement Local Plan it remains too early to highlight any trends which may be used to identify whether policy implementation has been successful.
- 1.7 It should be noted that the Replacement Local Plan (2005) 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

- 1.8 This AMR shows that the Council is making good progress towards meeting the development targets set within the national and regional strategies.
- 1.9 In particular it is meeting the level of housing development required within the Joint Structure Plan (2006) and the level of development on brownfield land is well above the national and regional targets. 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 may introduce new strategic guidance in the future which, amongst other things, could increase the housing numbers required in the Borough.
- 1.10 Brownfield windfall development has accounted for 90 per cent of residential completions, thereby exceeding the target of 60 per cent. The number of dwellings on windfall sites has increased since 2001 and it is likely that this trend will continue. New residential development is taking place at a density in excess of 30 dwellings per hectare which is the minimum density set by the Replacement Local Plan 2005. The Borough Council is also making good progress towards meeting the local target for affordable housing.
- 1.11 A key area of future work will be the additional monitoring of local indicators and this will be developed over time to reflect the changing monitoring needs of the LDF.

2. INTRODUCTION

- 2.1 This is the second Annual Monitoring Report (AMR) for Gedling Borough. This AMR is based upon the monitoring period 1 April 2005 to 31 March 2006.
- 2.2 Under the Planning and Compulsory Purchase Act 2004 the Council is responsible for preparing a Local Development Framework (LDF). The Annual Monitoring Report forms part of the LDF and aims to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies in Local Development Documents (LDDs) are being successfully implemented.
- 2.3 This Annual Monitoring Report provides a baseline of information for the Borough. The Gedling Borough Replacement Local Plan was adopted in July 2005 replacing the 1990 Local Plan. At the county level, the Nottinghamshire and Nottingham Joint Structure Plan was adopted in February 2006 taking the place of the Nottingham Structure Plan (1996). The Replacement Local Plan (2005) and the Joint Structure Plan (2006) will be used in this AMR.
- 2.4 The central 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.
- 2.5 Local Planning Authorities must develop monitoring systems to assess the effectiveness of LDSs. The AMR should include an assessment of:-
- § Whether the timetable and milestones for the preparation of documents set out in the Local Development Scheme 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;
 - § 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;
 - § What effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;
 - § 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;
 - § The extent to which any local development order, where adopted, is achieving its purposes; and
 - § If policies or proposals need changing, the actions needed to achieve this.

- 2.6 Progress targets will be used to monitor LDS delivery. A framework of indicators will be used in local development framework monitoring and they can be categorised into three types:-
- § Contextual indicators (which describe the wider social, environmental and economic background against which LDF policy operates);
 - § Core and local output indicators (which are used to assess the performance of policies); and
 - § Significant effects indicators (which are used to assess the significant social, environmental and economic effects of policies).
- 2.7 This AMR does not include significant effects indicators. At present we have produced a sustainability appraisal framework which has been prepared for the Core Strategy 'Issues and Options' document and this is being refined for the 'Preferred Options' document. This framework will be used as a baseline for the sustainability appraisal for future Development Plan Document (DPDs). A set of significant effects indicators is therefore being established and will be incorporated in future AMRs.
- 2.8 Review and monitoring of the Local Development Framework should be undertaken on a continuous and pro-active 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).

3. LOCAL DEVELOPMENT SCHEME TIMETABLE AND MILESTONES

- 3.1 This section will look at the progress the Council has made in producing the Local Development Framework. The Local Development Scheme was approved in March 2005 and we will look at how progress is being made against each element of the LDS in the period April 2005 - March 2006. This will look at whether progress is being made in accordance with the timetable and, if not, what actions have been taken or are required.
- 3.2 Ratings will be used to establish whether the timetable or milestones set out in the Local Development Scheme are being met or progress is being made towards meeting them or, and where they are not being met or not on track to being achieved, the reasons why.

✕	A cross is used when the target set has not been achieved within the timeframe.
—	A strike line is used when the preparation of the document is ongoing.
✓	A tick is used when the target set has been achieved within the timeframe or work is not due to commence within the monitoring period.

- 3.3 Since the submission of the LDS, there have been unavoidable delays with the production of documents in accordance with the timetable set out in March 2005. A revised timetable was therefore submitted to the Secretary of State in May 2006, giving notice of the Borough Council's intention to bring into effect a proposed revision to the scheme. The revised LDS was adopted in June 2006. The Local Development Scheme (March 2005) and the revised Local Development Scheme (June 2006) timetables are attached as Appendix 1.

Replacement Local Plan (2005)

- 3.4 The Replacement Local Plan was adopted on 12 July 2005 and will be automatically saved until July 2008, with the option that certain policies and proposals may be saved for longer. Work will be undertaken to consider which policies of the Replacement Local Plan should be saved beyond the initial three year period and which will require amending. At this time it is intended to make an application to save policies within the Replacement Local Plan for a further period and the deadline for making this application is December 2007. As such, policies will require to be specifically identified in next year's AMR 2006-2007.

Development Plan Documents

- 3.5 The Development Plan Documents (DPDs) are the key elements of the Gedling Borough Local Development Framework that require monitoring in order to assess whether the timetable and milestones have been met. There was no document within the LDS that was due to be adopted within 2005-2006. Work commenced on the preparation of the Statement of Community Involvement and Core Strategy. Work has not due to commence on the

Generic Development Control Policies DPD and other DPDs within the current monitoring period.

✓ **Statement of Community Involvement**

- 3.6 Work commenced on the preparation of the Statement of Community Involvement in July 2005 in accordance with the timescale set out within the Local Development Scheme. Three rounds of consultation were undertaken. 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. The third consultation on the Submission document was in February 2006 which was slightly later than indicated with the LDS timetable (which anticipated publication in January 2006). The submission document was completed in January and signed by the Portfolio Holder on 25 January 2006 before it was formally submitted to the Secretary of State and made available for public inspection at the beginning of February.
- 3.7 The timetable remains unchanged in the revised LDS timetable, which sets a target date for adoption as August 2006.

✓ **Core Strategy**

- 3.8 Within the current monitoring period, the Core Strategy is 'on track'. Scoping and evidence gathering for the Core Strategy commenced in October 2005 in accordance with the timescale set out within the LDS. The first consultation stage (on the Issues and Options document) took place in April 2006. However the initial LDS timetable shows that the second consultation stage (on the Preferred Options document) should take place in April 2006. The timetable was altered in the revised LDS, for the reasons anticipated in the AMR for the period 2004-2005, to require this consultation stage to take place in January 2007. The revised LDS requires further public consultation on the submission draft version in July 2007, with the adoption of the Core Strategy scheduled for summer 2008. These stages will be discussed in next year's AMR 2006-2007.
- 3.9 At the time of writing it is possible that an element of slippage may occur in the revised LDS timetable. This is due to the recent departure of the Planning Policy Manager on maternity leave and cover not being available until February 2007. In addition, a senior planning post has been vacant since May 2006 and will only be filled in January 2007. As a consequence, the consultation deadline for the Core Strategy Preferred Options document (January 2007) may not be met.
- 3.10 It is noted that a number of documents are awaited that contribute to the baseline information on which the Core Strategy should be based. The preparation of these documents is being undertaken jointly and, as such, progress is outside the sole control of Gedling Council. Whilst publication of these studies is still anticipated prior to the Submission draft document, slippage has already occurred. It is important that due consideration is given to the implications of each study before the Core Strategy is finalised. As

such, it is possible that further slippage in the publication of this information may result in the delay of the Submission draft document.

✓ **Generic Development Control Policies**

- 3.11 Work was not due to commence on this document within the current monitoring period. However the timetable has been amended in the revised LDS to show the commencement of work on this document in July 2006.

✓ **Site Specific Allocations**

- 3.12 Work was not due to commence on this document within the current monitoring period. However the timetable has been amended in the revised LDS to show the commencement of work on this document in February 2008.

✓ **Proposals Map**

- 3.13 The LDS notes that the Proposals Map to be revised as each DPD is adopted and therefore consideration will first be given to the need to update the Proposals Map on adoption of the Core Strategy.

✓ **Arnold Town Centre Action Plan**

- 3.14 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.

Supplementary Planning Documents

- 3.15 No timetable is formally laid out for the production of the development briefs for allocations in the Replacement Local Plan (2005) although a target deadline for adoption and publication of the documents has been set for 2007.
- 3.16 There is a need to produce a total of twelve development briefs and this is seen to be an achievable, with work commenced and ongoing at different stages of preparation for all twelve of the briefs. By the end of the current monitoring period, a total of three development briefs had been adopted; the development brief for Flatts Lane in Calverton was adopted in January 2005 and the Howbeck Road (Arnold) and Stockings Farm (Arnold) development briefs were adopted in January 2006. The LDS timetable extract in Appendix 1 highlights progress with eight of the briefs. The remaining development briefs have not been specifically timetabled in the initial LDS but they are timetabled in the revised LDS.

	Progress Status at 31 March 2006	Milestones
Howbeck Road, Arnold	This development brief was adopted January 2006 meeting its target date in the LDS.	✓
Stockings Farm, Arnold	This development brief was adopted January 2006 meeting its target date in the LDS.	✓
Park Road, Bestwood	This development brief was adopted in May, not in March 2006 as scheduled in the LDS. This	—

	was delayed due to discussions taking place with appropriate consultees on developer contributions and comments had to be incorporated in the brief.	
Dark Lane, Calverton	The draft development brief for Dark Lane went out for consultation in February 2006, not January 2006 as outlined in the LDS. The draft brief went to the Local Development Framework Steering Group on 17 January. The brief was approved and it went out on consultation in early February.	—
Regina Crescent, Ravenshead	The draft development brief for Regina Crescent, Ravenshead went out for consultation in March 2006, not February 2006 as outlined in the LDS. This was delayed due to the discussions on the provision of open space and comments had to be incorporated in the brief.	—
Gedling Colliery / Chase Farm	The draft development brief for Gedling Colliery / Chase Farm went out for public consultation in February 2006 as outlined in the LDS.	✓
Plains Road / Arnold Lane (south)	The draft development brief for Plains Road / Arnold Lane (south) went out for public consultation in February 2006 as outlined in the LDS.	✓
Teal Close / North of Victoria Park	Timeframe is outside monitoring period – this will be discussed in AMR 2006-2007.	✓
Ashwater Drive / Spring Lane	Timeframe is outside monitoring period – this will be discussed in AMR 2006-2007.	✓
Top Wighay Farm	Timeframe is outside monitoring period – this will be discussed in AMR 2006-2007.	✓
Former Newstead Sports Ground	Timeframe is outside monitoring period – this will be discussed in AMR 2006-2007.	✓

3.17 A 'Planning Contributions Strategy' guidance note has been drafted by Nottinghamshire County Council (July 2006) in order to establish the broad criteria and types and levels of contributions that the County Council will seek in legal agreements. The intention is to use this document as the basis for a Supplementary Planning Document for Gedling Borough in due course.

3.18 In order to ensure that the District Council has an up to date policy on sustainable energy in line with national, regional and local guidance, it is intended that a Supplementary Planning Document on sustainable energy will be produced by the Council in due course. At this time, there is 'in principle' agreement within the County regarding a common approach to preparing such an SPD.

Non-Local Development Framework Documents

3.19 In the initial Local Development Scheme (March 2005), it was intended to produce four Conservation Area Appraisals as SPDs. Subsequent advice led to the Conservation Area Appraisals being reclassified as background

documents published in support of the relevant DPD. The revised LDS therefore classifies Conservation Area Appraisals as non-Local Development Framework documents.

- 3.20 Scoping and evidence gathering for the Calverton Conservation Area Appraisal commenced in April 2005 with consultation taking place in December 2005. Work on the Lambley Conservation Area Appraisal is scheduled to commence in April 2006, for Linby Conservation Area in April 2007 and for Woodborough in April 2008. The Papplewick Conservation Area Appraisal has been added to the revised LDS and work is scheduled to commence in April 2009.

	Progress Status at 31 March 2006	Milestones
Calverton Conservation Area Appraisal	The draft Calverton Conservation Area Appraisal went out for public consultation in December 2005, shortly after the target date of November 2005.	—
Lambley Conservation Area Appraisal	The revised LDS requires work to start on this document in April 2006.	✓
Linby Conservation Area Appraisal	The revised LDS requires work to start on this document in April 2007.	✓
Woodborough Conservation Area Appraisal	The revised LDS requires work to start on this document in April 2008.	✓
Papplewick Conservation Area Appraisal	The revised LDS requires work to start on this document in April 2009.	✓

4. LOCAL DEVELOPMENT DOCUMENT TARGETS

- 4.1 The Local Development Scheme indicates that the Core Strategy DPD is not due to be adopted until July 2008 and therefore it is not possible at present to monitor the progress of the principal policies and targets. In the same way it is not possible to measure significant effect indicators.
- 4.2 The principal targets of housing and employment allocation requirements are identified within the Replacement Local Plan (2005). An analysis of the core indicators is set out below for the period April 2005 - March 2006. A detailed description of the core indicators is provided in Appendix 2.
- 4.3 Local indicators should be used to address the outputs of policies not covered by the Core indicators. A small number of indicators are included in this AMR, for instance the percentage of percentage of new dwellings defined as 'affordable' and the percentage of residents that are satisfied with the quality of open space. However work on local indicators is at an early stage and any local indicators that require monitoring will be addressed in future AMRs. Targets and indicators contained in the Gedling Community Strategy 2006 – 2008 will be incorporated in future AMRs.

Business Development

- 4.4 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 for the period April 2005 and March 2006.

Table 1: Business Development

Core Indicators		April 2005 – March 2006	
1a Amount of floor space developed for employment by type ¹	B1a		0 m ²
	B1b		0 m ²
	B1c		235 m ²
	B2		0 m ²
	B8		0 m ²
1b Amount and percentage of floor space developed for employment by type, in employment and / or regeneration areas defined in the Replacement Local Plan 2005	B1a	0 %	0 m ²
	B1b	0 %	0 m ²
	B1c	0 %	0 m ²
	B2	0 %	0 m ²
	B8	0 %	0 m ²
1c 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	0 %	0 m ²
	B2	0 %	0 m ²
	B8	0 %	0 m ²
1d Employment land available by type: (i) allocated in the Replacement Local Plan 2005, and (ii) on sites for which planning permission has been granted	B1a to B8		41.80 ha
	B1a to B8		11.87 ha
	B1a		4176 m ²
	B1b		0 m ²
	B1c		0 m ²
	B2		379 m ²
	B8		5823 m ²

1e	Losses of employment land to completed development in: (i) employment / regeneration areas, and (ii) local authority area ²		0 ha 0.73 ha
1f	Amount of employment land lost to completed residential development		0.73 ha

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

² 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.

4.5 Only one site has been developed for employment use (for approximately 235 m² of floor space) between April 2005 and March 2006. This was for the change of use of an agricultural building to light industrial use.

4.6 Between April 2005 and March 2006 one employment site was lost to residential use:-

§ B8 – former Speedo factory, Emerys Road, Gedling = 0.73 ha

4.7 The Nottinghamshire and Nottingham Joint Structure Plan (2006) requires 65 hectares of employment land to be provided within Gedling Borough during the period 2001 to 2021. Nottinghamshire County Council recognise that because of the nature of employment development the 65 hectare figure should be considered a guideline rather than a precise target. Since 2001 there has been a low level of employment completions. The loss of employment land to other uses and accelerated completion rates on employment land since 2001 would suggest that flexibility is needed with regard to the Joint Structure Plan figure.

4.8 However Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the Joint Structure Plan requirement. As at 31 March 2006, a total of 7.7 hectares of the allocated employment land has been developed. The remaining employment land available for the plan period is therefore 41.80 hectares. However 0.35 hectares of the Hazelford Way site and 3.92 ha of the Calverton Colliery site have been lost to sui generis land use. This decreases the total employment land available to 37.43 hectares.

4.9 As at 31 March 2006 planning permission has been granted on only one of the allocated employment sites in the Replacement Local Plan 2005:-

§ Flatts Lane, Calverton = mixed development

Housing

4.10 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 during the period April 2005 to March 2006. Other information is also collected such as on completions, brownfield and greenfield development rate and dwelling types and this will be summarised in this report.

Table 2: Housing

Core Indicators		April 2005 – March 2006
2a	(i) Net additional dwellings over the previous five year period (April 2005 – March 2006)	1170
	(ii) Net additional dwellings for April 2005 – March 2006	(net) 242
		(gross) 262
	(iii) Projected net additional dwellings from April 2006 up to 2011 from;	
	1. Outstanding Planning Permissions	1538
	2. Adopted allocations (without planning permissions)	2890
	3. Remaining Urban Capacity	473
	4. Lapsed Permissions	129
	5. Conversions and Changes of Use	-81
	6. Commercial Windfall Allowance	221
	(iv) The annual net additional dwelling requirement (since 2001)	250
	(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	251
2b	Percentage of new and converted dwellings on previously developed land	88 %
2c	Percentage of new dwellings completed at:	
	(i) less than 30 dwellings per hectare ¹	0 %
	(ii) between 30 and 50 dwellings per hectare ¹	0 %
	(iii) above 50 dwellings per hectare ¹	100 %
2d	Affordable housing completions	44

¹ On sites of 10 or more completions.

- 4.11 Gedling Borough is making good progress towards meeting the target for use of brownfield land. Planning Policy Statement 3: Housing (November 2006) states that at least 60 per cent of new housing should be provided on previously developed land. 88 per cent of dwellings constructed between April 2005 and March 2006 were constructed on previously developed land.

Table 3: Affordable Housing

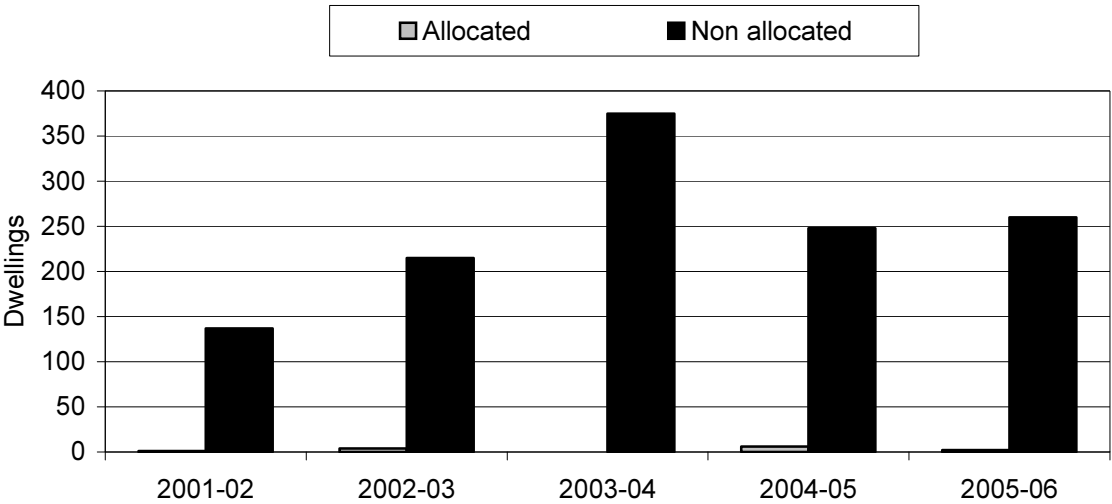
Local Indicator	2004-2005	2005-2006
20 per cent of new housing provision (where appropriate) to be 'affordable'	7 %	18 %

- 4.12 Policy H18 of the Replacement Local Plan (2005) and the Gedling Community Strategy 2006 – 2008 set a target of 20 per cent of new housing provision (where appropriate) to be 'affordable'. Between April 2005 and March 2006, 18 per cent of dwellings were affordable compared to 7 per cent in the previous monitoring period as shown in Table 3. Gedling Borough is therefore making good progress towards meeting the target for affordable housing.

Residential Completions

- 4.13 Between April 2005 and March 2006 there was a total of 262 dwellings completed (new builds, conversions and change of use to residential). Of these, 229 residential completions (87 per cent of the total) were within the Arnold and Carlton urban area.
- 4.14 Figure 1 shows the number of dwellings completed on allocated and windfall (unallocated) sites since 2001. Between April 2005 and March 2006, 99.2 per cent of dwellings were completed on windfall sites and 0.8 per cent dwellings were completed on sites that had been allocated in the 1990 Local Plan.

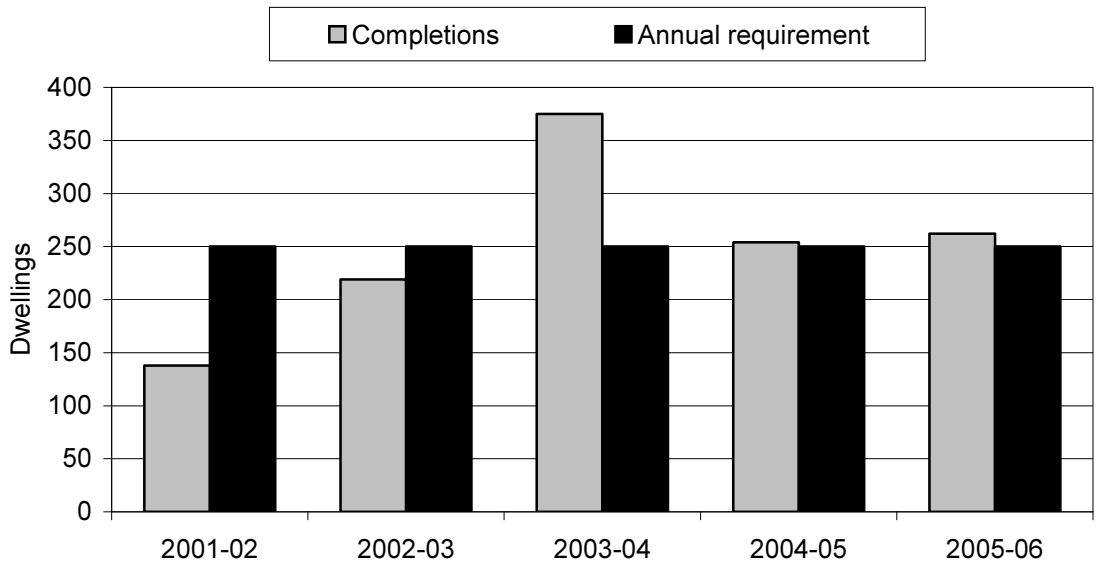
Figure 1: Allocated and Non-Allocated Sites since 2001



Source: Gedling Borough Council Housing Land Availability documents (2001-2006)

- 4.15 The number of dwellings on windfall sites has increased since the period 2001-2002 and it is likely that this trend will continue. 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.
- 4.16 Figure 2 shows that dwelling completions were significantly lower than the Joint Structure Plan annual requirement of 250 dwellings in the period April 2001 to March 2003. There were 138 dwelling completions in 2001-2002 and this increased to 262 dwellings in 2005-2006. However at this stage it is projected that the dwelling completions will marginally exceed the Joint Structure Plan annual requirement of 250 dwellings from 2006 to 2021.

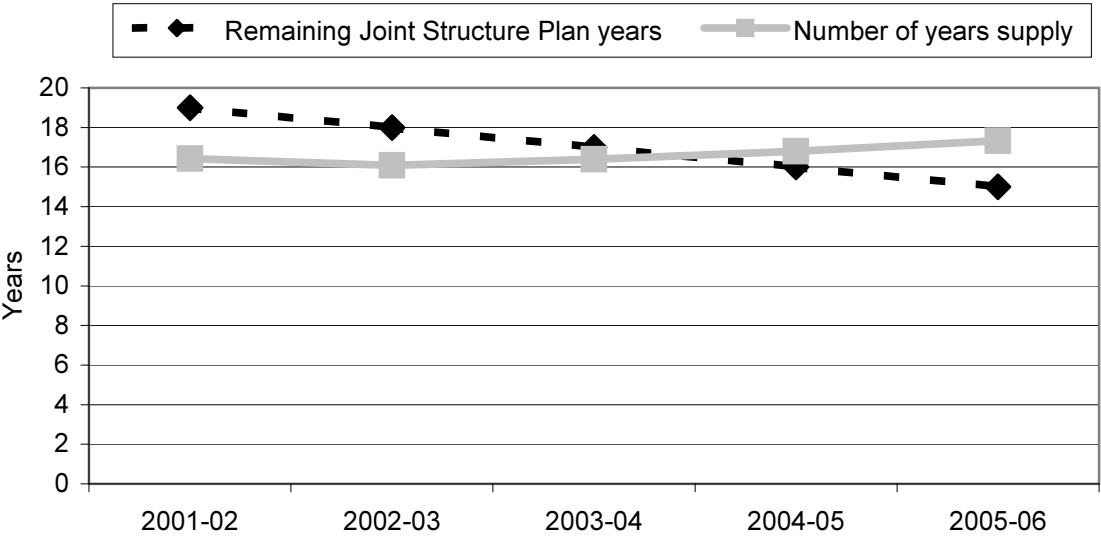
Figure 2: Completed Dwellings



Source: Gedling Borough Council Housing Land Availability documents (2001-2006)

4.17 Figure 3 highlights that the required five years supply can be achieved for the Joint Structure Plan provision. With the Replacement Local Plan allocations there should be no problem in meeting the five years supply.

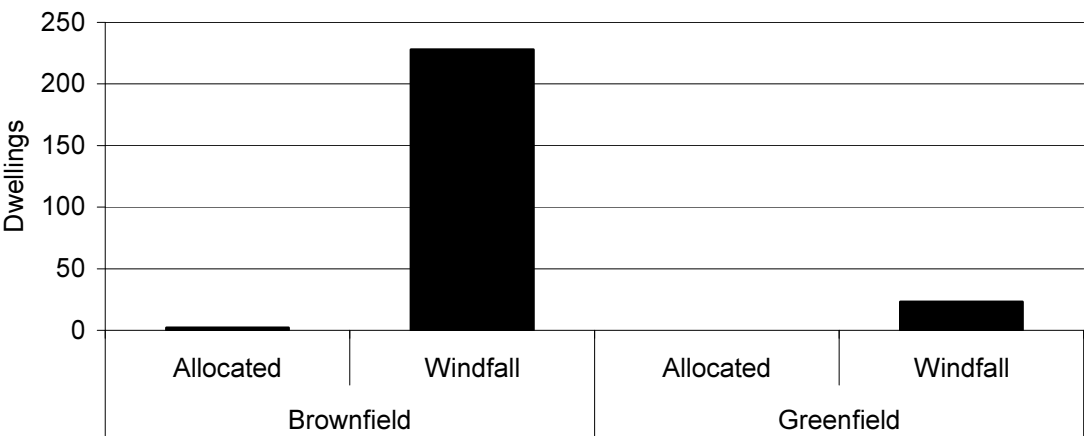
Figure 3: Five Years Land Supply



Source: Gedling Borough Council Housing Land Availability documents (2001-2006)

4.18 Between April 2005 and March 2006 most residential completions were on brownfield windfall sites as shown in Figure 4. Only one per cent of completions were on brownfield allocated sites and ninety per cent of completions were on brownfield windfall sites. Nine 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 (2006)

4.19 Since April 2005 the largest proportion of completed dwelling types were four bedroom houses followed by two bedroom flats, which reflects demands in the housing market.

Figure 5: Types of Completed Dwellings



Source: Gedling Borough Council Housing Land Availability documents (2006)

Permissions

4.20 For large sites (over 10 dwellings or 0.5 hectares) the current high rate of brownfield development is likely to continue for some years because there is a high proportion of planning permissions on brownfield sites. Between April 2005 and March 2006, 10 planning applications were granted permissions on large unallocated brownfield sites. No planning permissions were granted on large greenfield and mixed sites as shown in Table 4.

Table 4: Planning Permissions on Large Sites

	Sites	Dwellings	Site Area
Brownfield land ¹	Downham Close, Arnold	18	0.38
	1b Egerton Road, Arnold	12	0.12
	230-232 Main Street, Calverton	14	0.49
	123 Carlton Hill, Carlton	11	0.24
	Hillside Rest Home, Carlton Hill	23	0.16
	Speedo International, Emerys Road, Gedling	49	0.73
	50 Plains Road, Mapperley	21	0.18
	Anagas House, Station Road, Carlton	10	0.05
	3 Stoke Lane, Mapperley	15	0.13
	Larch Farm Garage, Nottingham Road, Ravenshead	16	0.15
Greenfield land	< none >		
Mixed land	< none >		

¹ See Glossary.

4.21 However, for the purposes of the next AMR, the proportion of greenfield sites will significantly increase because the Replacement Local Plan 2005 allocates 13 out of 15 sites for residential development on greenfield land. These 13 sites constitute 43.1 per cent of the Joint Structure Plan dwelling requirement for the Borough.

4.22 As at 31 March 2006 there are three outstanding planning permissions on greenfield sites allocated in the Replacement Local Plan 2005:-

§ Flatts Lane, Calverton	=	148 dwellings
§ Ashwater Drive / Spring Drive	=	10 dwellings
§ Chartwell Grove	=	50 dwellings

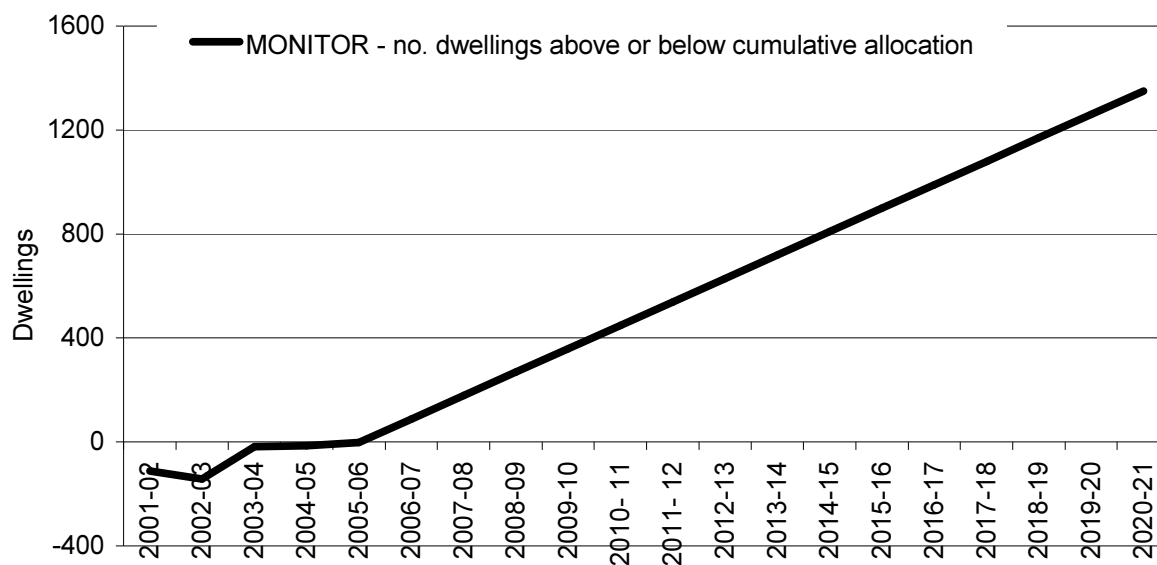
4.23 There are no outstanding permissions on brownfield or mixed sites allocated in the Replacement Local Plan 2005.

Housing Trajectory

4.24 Using the data from Housing Land Availability it is possible to look at the likely point at which the Joint Structure Plan housing requirement will be met. Table A3-1 in Appendix 3 (on page 46) shows the Housing Trajectory for the Joint Structure Plan period (between 2001 and 2021).

4.25 The 'monitor' line in Figure 6 shows the plan strategy is less likely to deviate from the annual delivery of 250 dwellings. Since 2003 the completed dwellings have been above the annual requirement with 375 dwellings in 2003-2004, 254 dwellings in 2004-2005 and 262 in 2005-2006.

Figure 6: Monitor (Joint Structure Plan 2006)

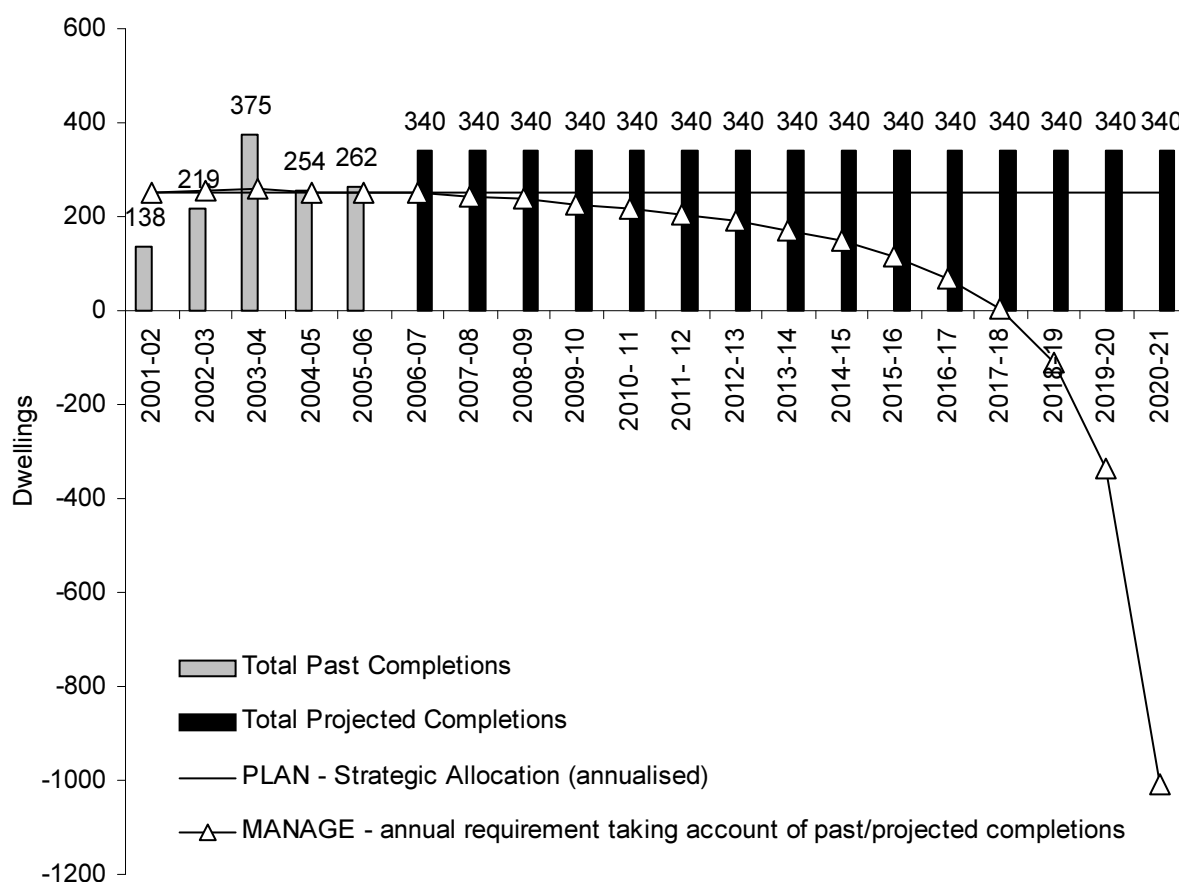


Source: Gedling Borough Council Housing Land Availability documents (1991-2005)

4.26 The 'manage' line in Figure 7 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 projects completions. Since 2001 the number of completed dwellings increase and decrease from the highest of 375 dwellings in 2003-2004 to the lowest of 137 dwellings in 2001-2002. The projected completions take account of the allocations in the Replacement Local Plan 2005, sites with planning permissions, Urban Capacity sites and others. The manage line for the Joint Structure Plan period reveals that the figure is

projected to decrease from 262 dwellings in 2004-2005 to the oversupply – 1164 dwellings in 2020-2021 as shown in Figure 7.

Figure 7: Plan and Manage (Joint Structure Plan 2006)



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

4.27 Since the beginning of the Joint Structure Plan period there have been 1248 residential completions. The remaining dwellings rate per year (up to 2021) is 251 dwellings, which is higher 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 3,030 dwellings there should be no problem in meeting the requirement before the end of the Joint Structure Plan period.

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

Urban Capacity

4.29 The purpose of the Urban and Village Capacity Studies (UVCS) (undertaken in 1996 and revisited in 1999) was to establish the capacity of the urban area and the villages to accommodate future housing development. The resultant figure is used in Policy H1 of the Replacement Local Plan 2005. Monitoring is

undertaken annually. The conclusions for the period since 1st April 2001 (being consistent with Policy H1) are set out in Table 5.

Table 5: Urban Capacity since April 2001

	Total
Anticipated number of dwellings achievable on Urban & Village Capacity Sites (a)	285
Actual number of dwellings granted planning permission on Urban & Village Capacity Study sites (b)	130
Actual number of dwellings granted planning permission on sites <u>not accounted</u> for within Urban & Village Capacity Studies (c)	462
Number of dwellings accounted for elsewhere within housing figures (d)	113
Number of dwellings <u>not</u> accounted for elsewhere within housing figures (e)	349
Total number of dwellings granted planning permission (b+c)	592
Actual number of dwellings completed on all sites (and percentage of planning permissions)	143 (24 %)
Total number of dwellings granted planning permission excluding those accounted for elsewhere within housing figures (b+e)	479
Actual number of dwellings completed on all sites <u>not</u> accounted for elsewhere within housing figures (and percentage of planning permissions)	107 (22 %)

- 4.30 A proportion of the dwellings that have been granted planning permission on non-allocated sites have been on sites that were not accounted for in the UVCS. These sites may have been discounted from the UVCS for a variety of reasons. For example sites within the Green Belt (and therefore outside the scope of the UVCS); sites within a Special Character Area (and considered to be inappropriate backland development); sites considered to be inaccessible (unless other sites were developed first); and sites considered to be unviable. In addition, a number of planning permissions have been granted on sites involving redevelopment (and, by definition, excluded from the UVCS). However, the conclusions show that for the current monitoring period, 194 (i.e. 479 minus 285) dwellings over the 295 anticipated have been granted planning permission. This scale of 'over supply' may be entirely justifiable, given that housing allocations were only released from the green belt when the Replacement Local Plan was adopted (in July 2005).
- 4.31 The real test of the effectiveness of the UVCS will depend upon the completions. Completions as at 31st March 2006 are also shown in Table 5. For the current monitoring period, 178 dwellings less than the 285 anticipated have been completed. This demonstrates that the permissions are not merely 'valuation exercises' but are making a 'real' contribution to the housing requirement.

Gypsy and Traveller Sites

- 4.32 As at 31 March 2006, Gedling Borough Council does not have any designated sites within the Borough and there are no temporary sites (authorised or non-authorised).

Table 6: Gypsy and Traveller Sites

Local Indicators	2004-2005	2005-2006
Increase in number of designated sites	n/a	0
Decrease in number of unauthorised sites	n/a	0

- 4.33 The introduction of the new planning system provides for an evidence-based, strategic and regional system, in which the needs and wider demand of Gypsy and Traveller communities for suitable accommodation can be considered and met equally and fairly alongside other sectors of the community. The outcomes drawn from a completed Accommodation Assessment will inform the planning policy content of the Regional Spatial Strategy (RSS), which is currently being prepared. The latter will identify the number of 'pitches' required for each Local Planning Authorities area. The data collected, and an evidence based in common with the RSS, will also inform the preparation of each authorities Local Development Frameworks.

Transport

Table 7: Transport

Core Indicators	April 2005 – March 2006	
3a Amount 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.		100 %
3b Amount and percentage of new residential development within 30 minutes public transport time of:		
(i) GP	175	100 %
(ii) Hospital	66	38 %
(iii) Primary school	175	100 %
(iv) Secondary school	175	100 %
(v) Employment	175	100 %
(vi) Retail	175	100 %

- 4.34 Figure 8 provides a summary of large residential development within 30 minutes travelling time of key services. Out of 262 residential completions, 175 completions (67 per cent) were on five large sites:-

§ Oxborough Road, Arnold	=	30 dwellings
§ Woodthorpe Drive, Woodthorpe	=	36 dwellings
§ Kappler Close, Netherfield	=	82 dwellings
§ Morris Street, Netherfield	=	10 dwellings
§ Coningswath Road, Carlton	=	17 dwellings

- 4.35 The background information concerning how the accessibility of large residential development was calculated is contained in Appendix 4 (on page 47). The appendix contains details of the locations of key facilities and charts the accessibility to those services from all large residential completions within the Borough within 30 minutes by public transport, walking and cycling.

Figure 8: New Residential Development within 30 Minutes Travelling Time of Key Services



Sources: Public Transport Strategy Team, Nottinghamshire County Council (2006)

Local Services

4.36 During the period April 2005 to March 2006 there was no completed retail, office or leisure development in Arnold as shown in Table 8. Also there were no completions for retail, office or leisure developments above the thresholds set out in Office of the Deputy Prime Minister (ODPM) Core Outputs Indicators for Regional Planning.

Table 8: Local Services

Core Indicators		April 2005 – March 2006
4a	Amount of completed retail development (A1 and 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
4b	Amount of completed retail development in town centres ²	0 %
	Amount of completed office development in town centres ²	0 %
	Amount of completed leisure development in town centres ²	0 %
4c	Amount 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 Joint Structure Plan (2006).

4.37 For small sites less than 1,000 m² there were three sites completed for A1 and D2 land uses. One was for an extension to an existing A1 retail use, one was for the replacement of a building within Use Class D2 and one was the erection of a changing room and club house (Use Class D2) for a local football club.

4.38 The Office for National Statistics (2006) indicates that Gedling Borough had a total of 145,000 m² of retail floor space in 2004. 123,000 m² of this floor space

was occupied by A1 (Shops), 10,000 m² floor space by A2 (Financial & Professional) and 8,000 m² floor space by A3 (Food & Drink).

- 4.39 The Office for National Statistics (2006) also provides data for the number of units and floor area occupied by employment use classes. In 2004 there was 68,000 m² floor space occupied by offices, 272,000 m² by factories and 199,000 m² by warehouses as shown in Table 9.

Table 9: Retail and Employment Floor Space

Category	Sub-Category	Number of Units	Floor Space (m ²)
Retail:	A1 Shops	619	123,000 m ²
	A2 Financial & Professional	77	10,000 m ²
	A3 Food & Drink	82	8,000 m ²
	Other	16	4,000 m ²
Offices:	Commercial	183	26,000 m ²
	Other	154	42,000 m ²
Factories		379	272,000 m ²
Warehouses		217	199,000 m ²

Source: <http://www.neighbourhood.statistics.gov.uk> (2006)

Open Space Provision

- 4.40 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. Work is already underway on preparing the Arnot Hill Park in Arnold to qualify for the prestigious national Green Flag Award. It is hoped that Arnot Hill Park will achieve Green Flag status by 2007.
- 4.41 The Gedling Community Strategy 2006 – 2008 sets a target to increase the percentage of residents who think parks and open spaces have improved in their local area by March 2008. In April 2005, 95 per cent of the residents in the Borough thought that parks and open spaces have improved or stayed the same, as shown in Table 10.

Table 10: Parks and Open Space Satisfaction

Local Indicator	2004-2005
Increase in percentage of residents who think parks and open spaces have improved or stayed the same in their local area	95 %

Source: Gedling Annual Satisfaction Survey (2005)

Minerals and Waste Indicators

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

Flood Protection and Water Quality

Table 11: Flood Protection and Water Quality

Core Indicator	April 2005 – March 2006
7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	None

- 4.43 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.
- 4.44 Within the monitoring period (April 2005 to March 2006) four planning applications were rejected based on advice provided from Environment Agency.

Biodiversity

Table 12: Biodiversity

Core Indicators		April 2005 – March 2006
8	(i) Change in priority habitats and species (by type) (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	None None

- 4.45 The Local Biodiversity Action Plan is unable to supply information on the status of priority species and habitats. The habitats and species data was not available at the time of compiling this report but it is hoped that this information will be available to feed into future AMRs. A solution to this may come in the form of the 1APP standard application form which is currently in draft form. This form will include a biodiversity question that has to be answered for a planning application to be validated.
- 4.46 General information about other changes to areas designated for the intrinsic environmental value is maintained by the Nottinghamshire Biological and Geological Record Centre. Gedling had a total of 1112.83 ha of land designated as Sites of Importance for Nature Conservation (SINCs) in 2006. There has been no loss of SINCs to development in Gedling during the period April 2005 to March 2006.

Renewable Energy

Table 13: Renewable Energy

Core Indicator	April 2005 – March 2006
9 Renewable energy capacity installed by type.	0 mw

- 4.47 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 2005 to March 2006.

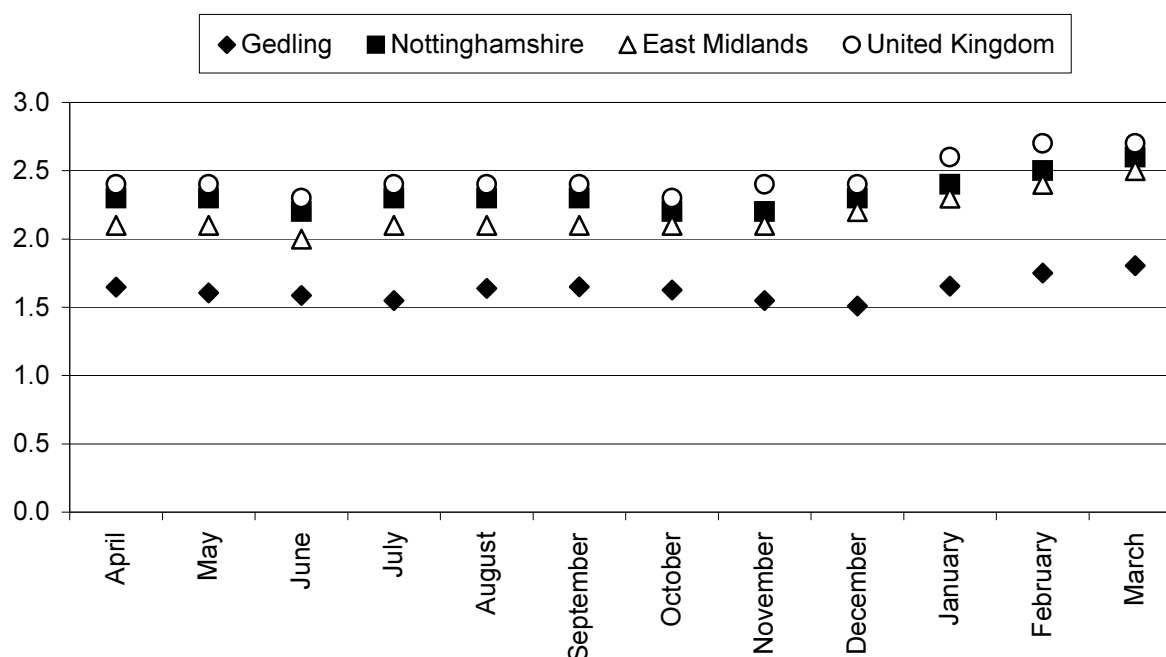
5. SOCIAL, ENVIRONMENTAL AND ECONOMIC EFFECTS

- 5.1 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 second 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 Local Development Framework and associated performance of the policies can be monitored.

Employment Data

- 5.2 The average unemployment rate between April 2005 and March 2006 according to the Nottinghamshire County Council monthly 'Employment Bulletin' is 1.6 per cent for Gedling in comparison to 2.3 per cent for Nottinghamshire, 2.2 per cent for East Midlands and 2.5 per cent for United Kingdom. For Gedling Borough the unemployment rate has increased from 1.6 per cent in April 2005 to 1.8 per cent in March 2006 as shown in Figure 9. Ravenshead ward has the lowest unemployment figure with an average of 0.4 per cent and Killisick ward has the highest unemployment figure with an average of 4.1 per cent.

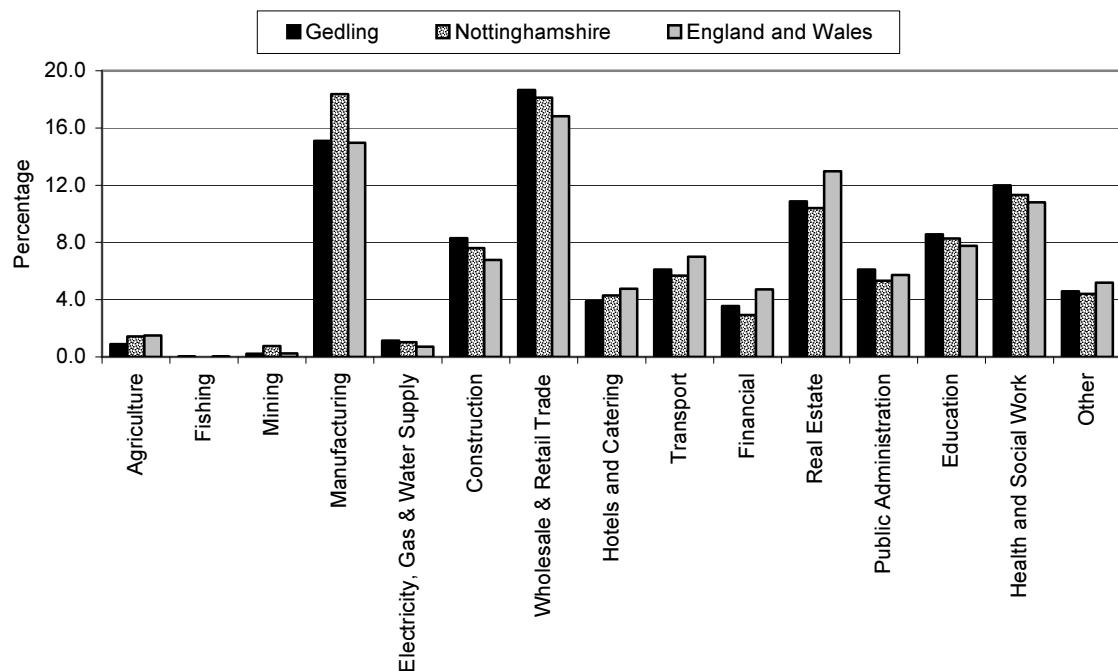
Figure 9: Unemployment Rate



Source: Nottinghamshire County Council Employment Bulletins (2005-2006)

- 5.3 Figure 10 shows that in 2001 the majority of the Gedling Borough residents (aged 16 to 74) worked in the 'Wholesale and Retail Trade' (10,136), 'Manufacturing' (8,207) and 'Health and Social Work' (6,514).

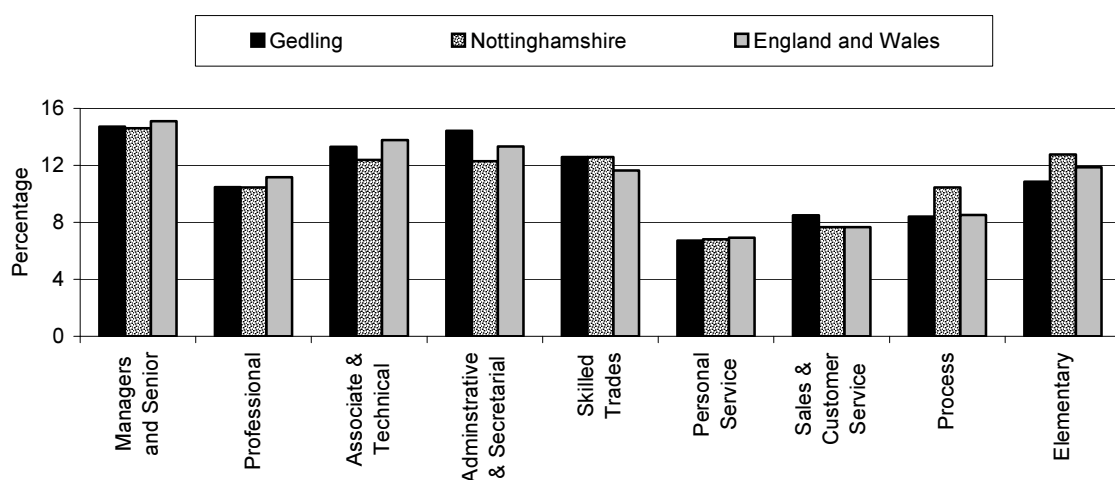
Figure 10: Employment Profile



Source: Census (2001)

- 5.4 In 2001 the proportion of people who work in 'Administrative and Secretarial' is significantly above the national and regional levels, as shown in Figure 11. There are 16 per cent of people in Gedling Borough working compared to 14 per cent in Nottinghamshire and 13 per cent in England. The largest proportion of employment profile in Gedling is 'Managers and Senior' for all three sections (17 per cent).

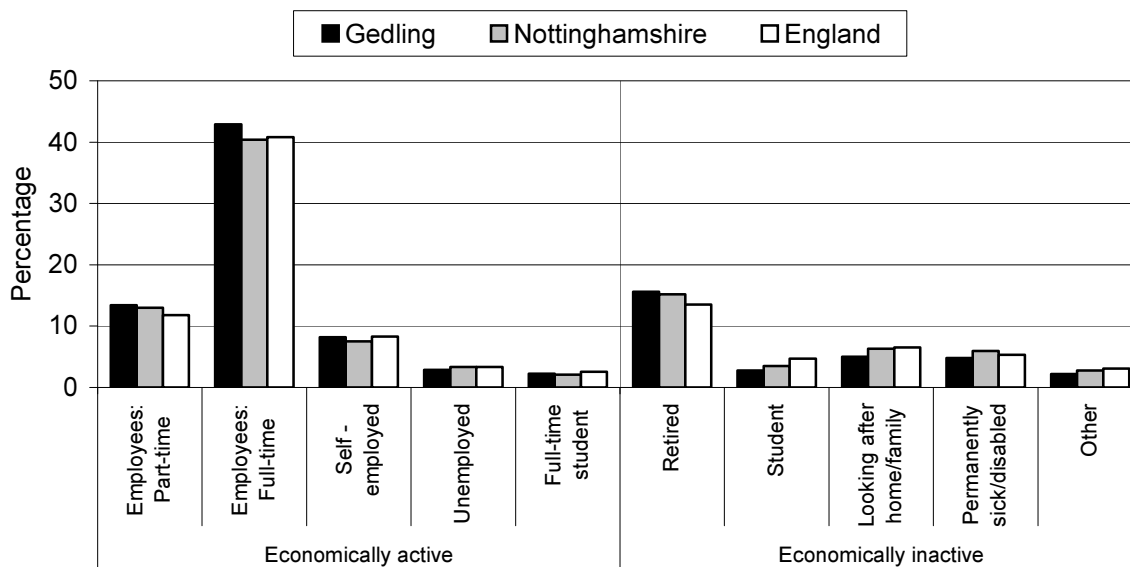
Figure 11: Managers and Professionals Profile



Source: Census (2001)

- 5.5 In 2001 the Borough had a 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 12.

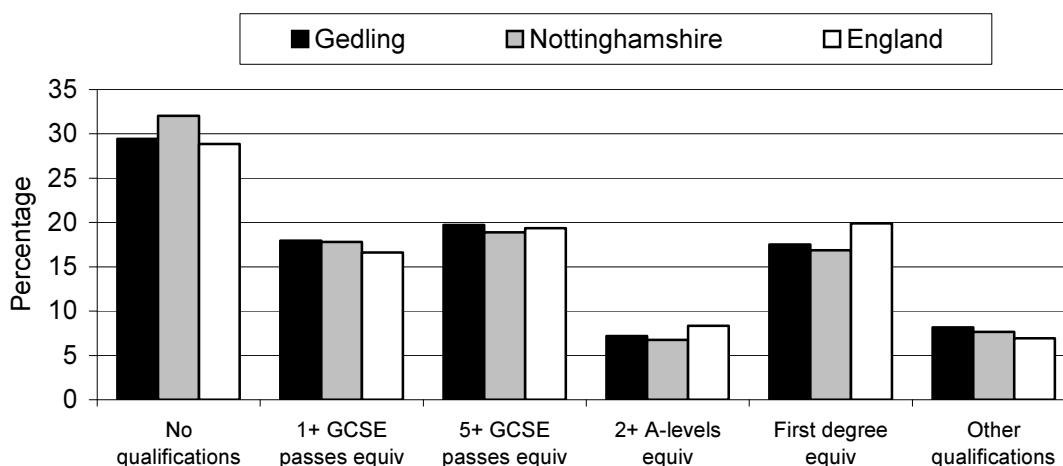
Figure 12: Employees



Source: Census (2001)

- 5.6 In 2001 the residents of Gedling Borough had well above average GCSE qualifications but well below average A-levels and first degree than the national and county levels. The Borough also had a significantly lower proportion of residents with no qualifications than Nottinghamshire, as shown in Figure 13.

Figure 13: Qualifications



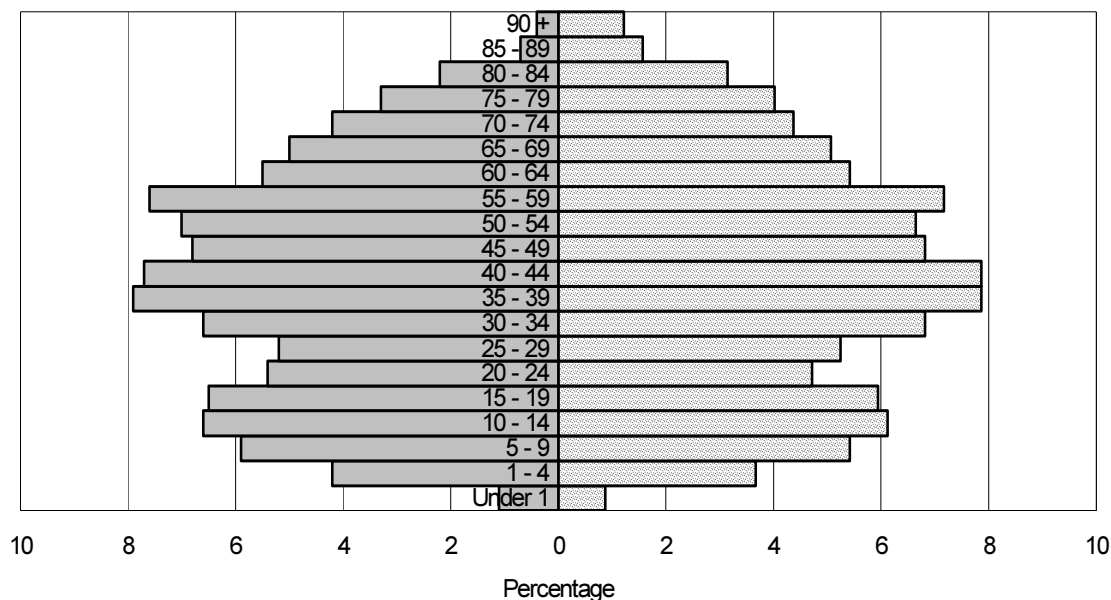
Source: Census (2001)

Population Data

- 5.7 The Office for National Statistics (2006) projection estimate for June 2004 indicates that the population of the Borough is 111,200. In 2001 Gedling

Borough had a total population of 111,300 (Census, 2001). Of this total, 76 per cent live in Arnold and Carlton wards which make up the majority of the urban area.

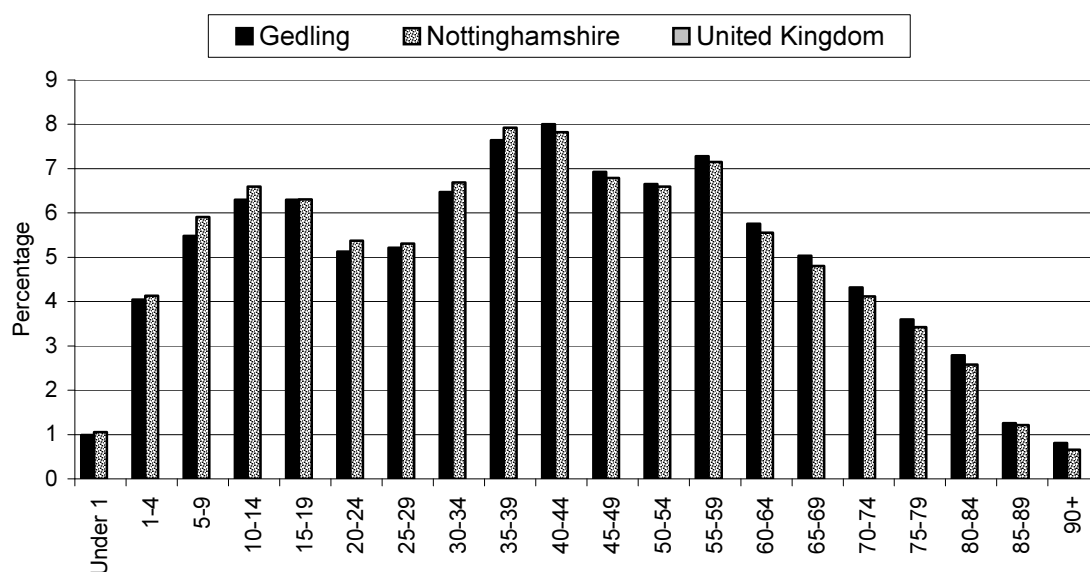
Figure 14: Population Pyramid



Source: Census (2001)

5.8 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 that for the county and the United Kingdom.

Figure 15: Population



Source: Census (2001)

Ethnic Composition

- 5.9 The Office for National Statistics (2006) projection estimate for June 2004 indicates that a large proportion of the Gedling Borough's population (93 per cent) is White British compared to 85 per cent in England. There is a significantly larger number of Asian and Asian British people in the Borough than in other ethnic groups as shown in Table 14.

Table 14: Ethnic Groups

	Gedling	Nottinghamshire	East Midlands	England
<u>White</u>				
British	92.5%	95.6%	89.9%	85.3%
Irish	0.9%	0.6%	0.8%	1.2%
Other	1.5%	1.1%	1.6%	3.0%
<u>Mixed</u>				
White / Black Caribbean	0.7%	0.3%	0.5%	0.5%
White / Black African	0.1%	0.1%	0.1%	0.2%
White and Asian	0.3%	0.2%	0.3%	0.4%
Other	0.2%	0.1%	0.2%	0.4%
<u>Asian or Asian British</u>				
Indian	1.0%	0.6%	3.1%	2.3%
Pakistani	0.7%	0.2%	0.8%	1.6%
Bangladeshi	0.1%	0.0%	0.2%	0.6%
Other	0.2%	0.1%	0.3%	0.6%
<u>Black or Black British</u>				
Caribbean	1.0%	0.3%	0.7%	1.2%
African	0.2%	0.1%	0.5%	1.2%
Other	0.1%	0.0%	0.1%	0.2%
<u>Chinese or Other</u>				
Chinese	0.4%	0.3%	0.5%	0.6%
Other ethnic group	0.2%	0.1%	0.3%	0.6%

Source: National Statistics (2006)

Housing and Household Data

- 5.10 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.
- 5.11 The average size of households in Gedling Borough was 2.3 compared to 2.4 in both Nottinghamshire and England and Wales (Census, 2001).
- 5.12 In April 2004 Gedling had a low level of traditional social rented housing through Registered Social Landlords (or Housing Associations) when compared with the national average as shown in Table 15.

Table 15: Housing Tenure

	Gedling	Nottinghamshire	East Midlands	England
Owner Occupied and Private Rented	89.5%	64.4%	82.6%	80.8%
Rented from Local Authority	7.3%	25.2%	11.8%	10.7%
Rented from Registered Social Landlords	3.2%	5.1%	5.3%	8.2%
Rented from Others	0.0%	5.3%	0.3%	0.4%

Source: National Statistics (2006)

5.13 In 2001 Gedling Borough had a higher proportion of detached properties, with a lower number of terraces and flats than the national average. This has obvious implications with respect to the supply of smaller affordable homes for first time buyers.

Table 16: Proportion of Dwelling Types

	Gedling	Nottinghamshire	East Midlands	England
Detached	38.9%	35.2%	32.2%	22.6%
Semi-detached	35.6%	38.9%	36.3%	31.7%
Terraced	15.3%	16.7%	21.3%	25.9%
Flat, maisonette or apartment	9.6%	8.7%	9.7%	19.4%
Caravan or other	0.5%	0.5%	0.4%	0.4%

Source: Census (2001)

5.14 Table 17 provides the average prices of different type of properties sold in the Borough between April 2005 and March 2006 in comparison with both the county and national average prices.

Table 17: Average Property Prices: Dwelling Types

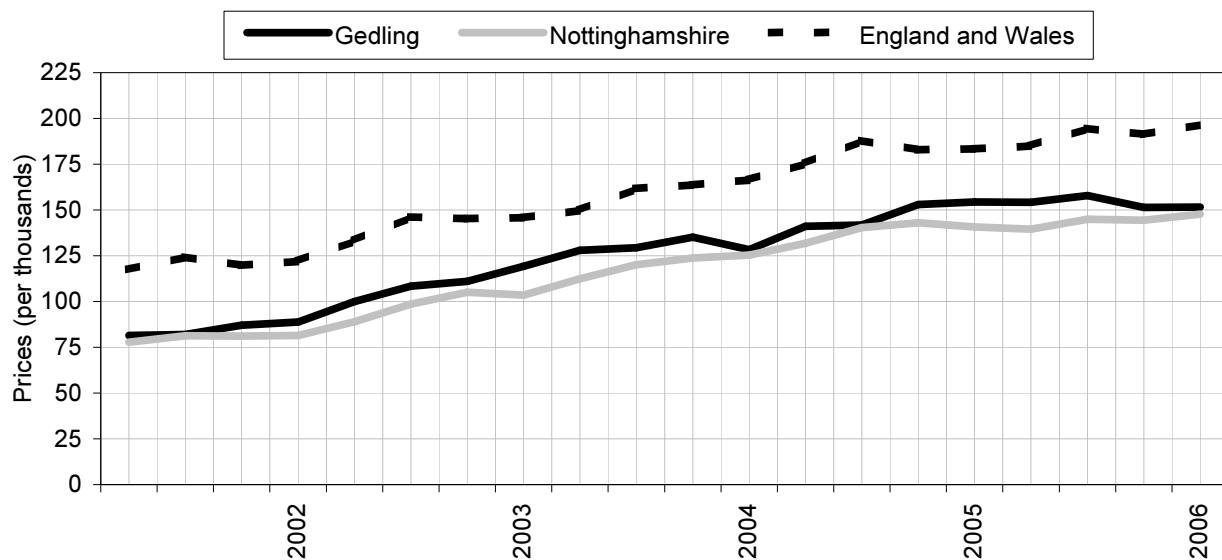
	Gedling	Nottinghamshire	East Midlands	England
Detached	£231,484	£201,732	£208,809	£245,553
Semi-detached	£128,750	£104,234	£113,063	£152,046
Terraced	£104,408	£75,904	£87,627	£124,369
Flat, maisonette or apartment	£103,547	£81,612	£94,559	£151,711
Average all properties	£154,336	£131,550	£133,244	£160,773

Source: <http://www.landregistry.gov.uk> (2006)

5.15 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 16. Since 2001 the average house price in Gedling has been below the national average but above the county average.

Figure 16: Average Property Prices Since 2001



Source: <http://www.proviser.com> (2006)

Travel

5.16 In 2001 over half of Gedling Borough's workforce travelled 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 17.

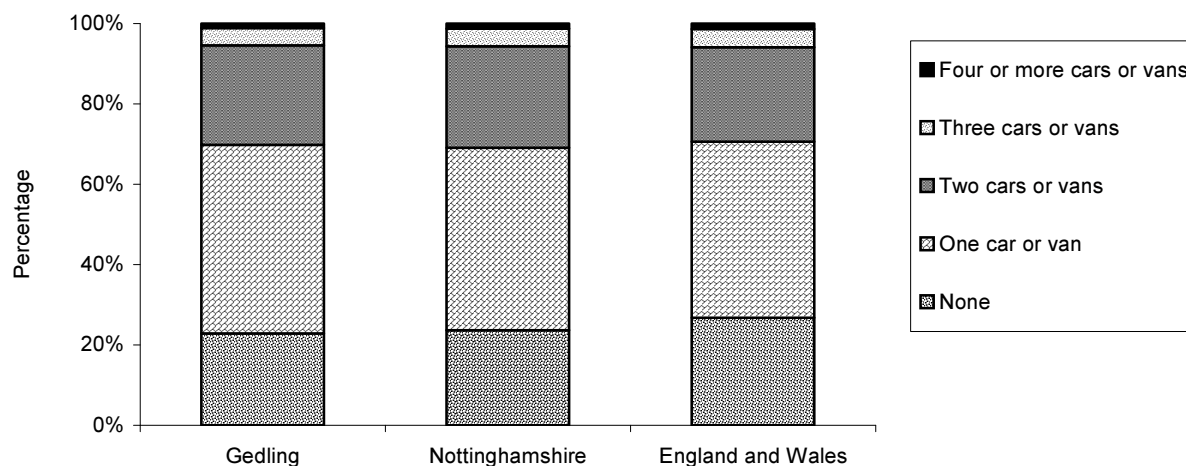
Figure 17: Travel to Work



Source: Census (2001)

5.17 In terms of household car ownership, rates within the Borough have continued to increase (see Figure 18) 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 18: Household Car Ownership

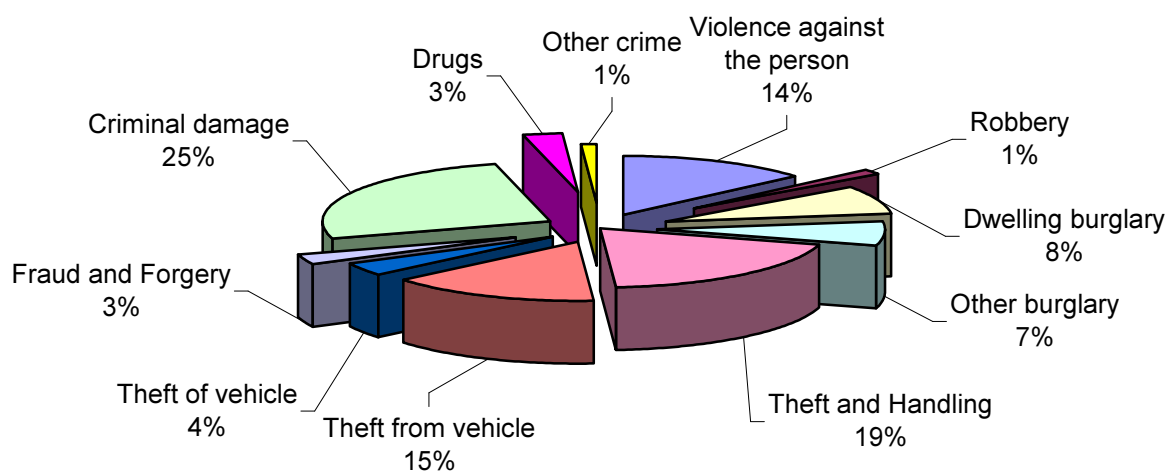


Source: Census (2001)

Crime

5.18 Figure 19 reveals that 'Criminal damage' and 'Theft and Handling' crimes accounted for the largest volume of recorded crime in Gedling Borough during 2005-2006. There was a slight increase in the total number of crimes recorded in 2005-2006 (10,928 compared to 10,882 in 2004-2005). 'Violence against the person' and 'Theft from vehicle' accounted for a significant amount of crime in the Borough.

Figure 19: Recorded Crime



Source: Nottinghamshire Police Recorded Crime

- 5.19 The Gedling Community Strategy 2006 – 2008 sets a target to reduce recorded offences by 22.5 per cent in March 2008. The number of recorded offences has decreased from 12,285 in 2003-2004 to 10,882 in 2004-2005. However there was a slight increase in the total number of crimes recorded in 2005-2006.

Table 18: Recorded Crime

Local Indicator	2004-2005	2005-2006
Reduce in number of recorded crime	10882	10982

Source: Nottinghamshire Police Recorded Crime

6. **IMPLEMENTATION OF SAVED POLICIES**

- 6.1 For the purposes of this AMR, the Replacement Local Plan (2005) has been used as this was the adopted plan for the current monitoring period. The Replacement Local Plan 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.
- 6.2 In accordance with Planning Policy Statement (PPS)12 (September 2004) and the Town and Country Planning (Transitional Arrangements) Regulations 2004, the Replacement Local Plan (2005) will retain its development plan status with “saved” proposals and policies for three years from the date of adoption.
- 6.3 Table 19 shows some policies in the Replacement Local Plan which are currently being implemented effectively. It is important that similar policies are carried forward into the Local Development Framework. There will be more detailed information on policy implementation in future AMRs.

Table 19: Implementation of Replacement Local Plan Policies

Policies		
ENV1	Development Criteria	This policy is being implemented effectively. Most recommendation reports refer to policy ENV1.
ENV26	Control over Development in the Green Belt	This policy is being implemented effectively. Monitoring work for this is being undertaken.
ENV41	Flooding	See paragraphs 4.43 and 4.44. This policy is being implemented effectively.
H2	Distribution of Residential Development	See paragraphs 4.22 and 4.23. There are outstanding planning permissions for three of the (fifteen) allocation sites listed under Policy H2.
H8	Residential Density	See Table 2: Housing. Planning permissions are being granted for residential development with a density of at least 30 dwellings per hectare on all sites of 0.4 hectares.
H18	Affordable Housing	See paragraph 4.12. This policy is being implemented for residential development on large sites.
E1	Allocation of Employment Land	See paragraph 4.9. There is a planning permission for mixed use development on Hillcrest Park site in Calverton.
E3	Retention of Employment	This policy is being implemented effectively. Planning applications are refused for a change of use to other non-employment uses.

- 6.4 Further work will be undertaken to consider which policies of the Replacement Local Plan should be saved beyond the initial three year period and which will require amending. This issue will be addressed in next year’s AMR 2006-2007.

7. LOCAL DEVELOPMENT ORDERS

- 7.1 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.

8. CONCLUSIONS

- 8.1 The Annual Monitoring Report 2005-2006 shows that the Council is making good progress towards meeting the development targets set within the regional and national strategies. In particular, it is meeting the level of housing development required within the Joint Structure Plan (2006) and the level of development on brownfield land is well above the national and regional targets. However, the emerging review of the Regional Spatial Strategy (RSS) may introduce new strategic guidance in the future which, amongst other things, could increase the housing numbers required in the Borough.
- 8.2 Brownfield windfall development has accounted for 90 per cent of residential completions, thereby exceeding the target of 60 per cent. The number of dwellings on windfall sites has increased since 2001 and it is likely that this trend will continue. New residential development is taking place at a density in excess of 30 dwellings per hectare which is the minimum density set by the Replacement Local Plan 2005. The Borough Council is also making good progress towards meeting the local target for affordable housing.
- 8.3 It is anticipated that local indicators will be developed over time to reflect monitoring needs of the Local Development Framework, as the local planning documents are prepared and policies developed.
- 8.4 Planning Policy Statement 3: Housing was adopted in November 2006. The document states that local planning authorities should:-
- § monitor progress towards achieving high quality housing and consistently good design standards;
 - § include a local previously developed land target and trajectory and strategies for bringing previously-developed land into housing use;
 - § monitor the supply of deliverable sites on an annual basis; and
 - § provide information on the housing performance.
- 8.5 The above issues will need to be addressed in future AMRs and monitoring procedures will be put in place for next year's AMR 2006-2007.

APPENDIX 1: LOCAL DEVELOPMENT SCHEME

Table A1-1: Local Development Scheme Timetable (March 2005)

	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
Local Development Documents				
Development Plan Documents				
Statement of Community Involvement	P C	S M E A		
Core Strategy	P	C S	M E A	
Generic Development Control Policies		P	C S M E A	
Site Specific Allocations			P	
Proposals Map	Revised as each DPD is adopted			
Arnold Town Centre Action Plan				P C S
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		
Non-Local Development Documents				
Annual Monitoring Report	X	X	X	X

Key to Milestones

P	Scoping / Evidence Gathering
C	Consultation on Local Development Document
S	Submission on Local Development Document
M	Pre-Examination Meeting
E	Examination of Local Development Document

R	Authority Consider Consultation Representations
A	Adoption of Local Development Document
X	Publication of Annual Monitoring Report
CAR	Conservation Area Appraisal

Table A1-2: Revised Local Development Scheme Timetable (June 2006)

	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
Local Development Documents				
i. Development Plan Documents				
Statement of Community Involvement	P C	S M E I A		
Core Strategy	P		C S M	E I A
Generic Development Control Policies		P		C S M
Site Specific Allocations				P
Proposals Map	Revised as each DPD is adopted			
Arnold Town Centre Action Plan			P	
ii. Supplementary Planning Documents				
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	
Ashwater Drive / Spring Lane			C R A	
Top Wighay Farm			C R A	
Former Newstead Sports Ground			C R A	
Non-Local Development Documents				
Annual Monitoring Report	X	X	X	X
Non-LDF Documents				
Calverton CAR	P C	R A		
Lambley CAR		P C	R A	
Linby CAR			P C	R A
Woodborough CAR				P C
Papplewick CAR				

Key to Milestones

P	Scoping / Evidence Gathering
C	Consultation on Local Development Document
S	Submission on Local Development Document
M	Pre-Examination Meeting
E	Examination of Local Development Document

R	Authority Consider Consultation Representations
A	Adoption of Local Development Document
X	Publication of Annual Monitoring Report
CAR	Conservation Area Review

APPENDIX 2: DETAILED DESCRIPTION OF LOCAL DEVELOPMENT FRAMEWORK CORE OUTPUT INDICATORS

Sources: Local Development Framework Monitoring: A Good Practice Guide (March 2005) and Local Development Framework Core Output Indicators: Update 1/2005 (October 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.

BUSINESS DEVELOPMENT

- 1a** Amount of floorspace developed for employment by type.
- 1b** Amount of floorspace developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework.
- 1c** Amount of floorspace by employment type, which is on previously developed land.
- 1d** Employment land available 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.

DEFINITIONS

- § 1a: Employment type is defined by Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. Amounts should be defined in terms of completed gross internal floorspace (m²).
- § Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation e.g. toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%.
Note: Category B1a is also captured under the Local Services indicator 4a. Care should be taken to avoid double counting where the analysis of office space is involved.
- § 1b: Measuring the amount of completed gross internal floorspace (m²) for B1 (a), (b) and (c), B2 and B8, within employment or regeneration areas defined and allocated in the local development framework.
- § 1c: The amount and percentage of completed gross internal floorspace (m²) of B1 (a), (b) and (c), B2 and B8 upon previously developed land (as defined in Annex C of PPG3 (March 2000)).
- § 1d: Land (in hectares) which is available for employment use, being defined as sites defined and allocated in the local development framework, and (ii) sites for which planning permission has been granted for (UCOs) B1 (a), (b) and (c), B2 and B8.
- § 1e: The amount of land (in hectares) which was available for employment (UCOs B1 (a), (b) and (c), B2 and B8), in the previous monitoring year (1d) but has been lost to completed non-employment uses in the current monitoring year:
 - within the authority area; and

- within employment or regeneration areas (defined and allocated in the local development framework).
- § 1f: Where land is lost to development identified in 1e, the amount which is lost to completed 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.

DEFINITIONS

- § 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) and (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** Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.
- 3b** Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

DEFINITIONS

- § Amount also includes the percentage.
- § Residential development is the net additional dwellings for the current year. 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 year' means the previous financial year which the AMR is reporting upon.
- § Public transport time: The calculation of public transport time is a threshold measure which can be calculated by using local timetables; interchange times on scheduled arrival times of connecting public transport services and walking distances to access points. (Further guidance and examples of threshold measures can be found in the DfT Technical Guidance on Accessibility Planning in Local Transport Plans).
- § When measuring from large sites, measurement should be taken from the most relevant major public transport nodal point(s) within that area or where this is not possible the most appropriate access point(s).
- § GP/Hospital: GPs' surgeries and hospitals are NHS facilities as identified by the Department of Health database. Further details can be found on the NHS Gateway website.
- § Primary/secondary schools: State schools as identified by DfES in its database (EduBASE).
- § Major Retail Centres: The areas identified as being city, town, or district centers (as defined in PPS6) identified in the local development framework and on the adopted proposals map. Major retail centres should also include any out of centre or out of town regional and sub regional shopping centres that authorities

feel meet a range of the criteria set out in Table 3 of Annex A of PPS6 (March 2005).

- § Areas of Employment: Identified as those super output areas that have 500+ jobs within them. Super output areas are area units used in the ONS NOMIS census data. This assists with identifying out of town employment sites such as factories or industrial parks

LOCAL SERVICES

- 4a** Amount of completed retail, office and leisure development.
- 4b** Amount of completed retail, office and leisure development in town centres.
- 4c** Amount of eligible open spaces managed to Green Flag Award standard.

DEFINITIONS

- § 4a: The completed amount of gross internal floorspace (m²) for UCOs B1 (a), A1, A2 and D2. Where development is for UCO A1 the amount (m²) of trading floorspace, of the total gross internal floorspace (m²) should be provided. Trading floorspace is defined as sales space which customers have access to (excluding areas such as storage).
- § Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation eg toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%.
Note: Category B1a is also captured under the Business Development indicators. Care should be taken to avoid double counting where the analysis of employment space is involved.
- § 4b: The amount and percentage of completed gross internal floorspace (m²) of B1 (a), A1, A2 and D2 occurring in town centres. Town centres are defined in the local development framework and on the adopted proposals map.
- § 4c: The amount and percentage of total open space managed to Green Flag Award standards. Figures should be given in hectares.

Open space is defined as all publicly accessible open space, whether public or privately owned. Data for total open spaces should be available from authorities' audits 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 good quality in the management and maintenance of green spaces and can be awarded to any freely accessible public park or green space that meets the standard. 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 Green Pennant Awards are made on an annual basis (see www.greenflagaward.org.uk or telephone 0151 709 1969 for more details).

MINERALS (for Minerals Planning Authority only)

5a Production of primary land won aggregates.

5b Production of secondary/recycled aggregates.

DEFINITIONS

§ 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.

DEFINITIONS

§ 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.

DEFINITIONS

§ 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.

DEFINITIONS

§ '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.

DEFINITIONS

- § 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 3: HOUSING TRAJECTORY

Table A3-1: Housing Trajectory – Joint Structure Plan (2006)

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Past Completions - Allocated Sites	1	4	0	6	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Past Completions - Unallocated Sites	137	215	375	248	260	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Projections - Allocated Sites	-	-	-	-	-	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202
1: Ashwater Drive	-	-	-	-	-	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
3: Gedling Colliery	-	-	-	-	-	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47
4: Park Road	-	-	-	-	-	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
5: Stockings Farm	-	-	-	-	-	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26
6: Wood Lane	-	-	-	-	-	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
8: Flatts Lane	-	-	-	-	-	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
9: Teal Close	-	-	-	-	-	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
10: Victoria Park	-	-	-	-	-	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
11: Dark Lane	-	-	-	-	-	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
13: Plains Road	-	-	-	-	-	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
15: Top Wighay Farm	-	-	-	-	-	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Projections - Unallocated Sites	-	-	-	-	-	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
1: With planning permission	-	-	-	-	-	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89
2: Remaining Urban Capacity	-	-	-	-	-	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
3: Lapsed permissions	-	-	-	-	-	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
4: Conversions and C.O.U	-	-	-	-	-	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5
5: Commercial windfall allowance	-	-	-	-	-	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Total Past Completions	138	219	375	254	262	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Projected Completions	-	-	-	-	-	340	340	340	340	340	340	340	340	340	340	340	340	340	340	340
Cumulative Completions	138	357	732	986	1248	1588	1928	2268	2609	2949	3289	3629	3969	4309	4649	4989	5330	5670	6010	6350
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	-2	88	178	268	359	449	539	629	719	809	899	989	1080	1170	1260	1350
MANAGE - annual requirement taking account of past/projected completions	250	256	258	251	251	250	244	236	228	217	205	190	171	147	115	70	3	-110	-335	-1010

Source: Gedling Borough Council Housing Land Availability documents

APPENDIX 4:

LARGE RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES TRAVELLING TIME OF KEY FACILITIES

A4.1 For monitoring purposes, new development has been divided into large (more than 10 dwellings) and small (less than 10 dwellings) sites. Out of 262 residential completions, 175 completions (67 per cent) were on five large sites:-

§ Oxborough Road, Arnold	30 dwellings
§ Woodthorpe Drive, Woodthorpe	36 dwellings
§ Kappler Close, Netherfield	82 dwellings
§ Morris Street, Netherfield	10 dwellings
§ Coningswath Road, Carlton	17 dwellings

KEY FACILITIES

GP SURGERIES/ HEALTH CENTRES

A4.2 Primary Healthcare facilities (GPs, dentists etc) are administered by 5 Primary Care Trusts (PCTs), in and around the Borough. There are 15 practices and 51 GPs in the Gedling PCT area:-

- § Apple Tree Medical Practice, 4 Wheatsheaf Court, Burton Joyce
- § Bonington Medical Practice, 10 Chapel Lane, Arnold
- § Colwick Vale Surgery, Rectory Road, Colwick
- § Lambley Lane Surgery, 6 Lambley Lane, Burton Joyce
- § Netherfield Medical Centre, 2a Forester Street, Netherfield
- § Park House Medical Centre, Carlton Square, Carlton
- § Plains View Surgery, 57 Plains Road, Mapperley
- § Stenhouse Medical Centre, 66 Furlong Street, Arnold
- § The Calverton Practice, 2a St Wilfrid's Square, Calverton
- § The Surgery, 20-22 Westdale Lane, Gedling
- § The Surgery, 30 Longdale Avenue, Ravenshead
- § The Willows Medical Centre, Church Street, Carlton
- § Unity Surgery, 318 Westdale Lane, Mapperley
- § West Oak Surgery, 319 Westdale Lane, Mapperley

A4.3 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
- § Beech Clinic, 2a Beech Avenue, Mapperley
- § Calverton Health Centre, 4 St Wilfrid's Square, Calverton
- § Carlton Health Clinic, 428 Carlton Hill, Carlton
- § Daybrook Health Centre, Salop Street, Daybrook

A4.4 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:-

- § Ashfield House, Forest Road, Annesley Woodhouse
- § Sherwood Health Centre, Elmswood Gardens, Sherwood
- § Dr Collinson and Partner, 201 Queens Bower Road, Bestwood Park
- § 59 Mansfield Road, Blidworth
- § Health Care Complex and Surgery, Lowmoor Road, Kirkby-in-Ashfield
- § Hucknall Health Centre, 54 Curtis Street, Hucknall
- § Lowdham Health Centre, Francklin Road, Lowdham

HOSPITALS

A4.5 There are two privately run hospitals in the Borough, both situated adjacent to Mansfield Road (A60):-

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

A4.6 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:-

- § Ashfield Community Hospital, Portland Street, Kirkby-in-Ashfield – accessible by limited bus service from Ravenshead, approximately 30 minutes public transport time
- § Kings Mill Hospital, Mansfield Road, Sutton-in-Ashfield – full range of services (635 beds, Accident and Emergency department etc), accessible by limited bus services from Ravenshead
- § Newark Hospital, Boundary Road, Newark – full range of services (101 beds, small Accident and Emergency department etc), accessible by limited rail services from Burton Joyce approximately 30 minutes public transport time
- § Nottingham City Hospital, Hucknall Road, Nottingham – accessible by bus service within 30 minutes of Arnold town centre
- § Queen's Medical Centre, Nottingham, University Hospital NHS Trust, Derby Road, Nottingham – full range of services (Accident and Emergency department etc.), accessible by bus service within 30 minutes of Arnold town centre

PRIMARY SCHOOLS

A4.7 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
- § All Hallows CofE Primary School, Priory Road, Gedling
- § Arnbrook Primary, Bestwood Lodge Drive, Arnold
- § Arno Vale Junior School, Saville Road, Woodthorpe

- § Arnold View Primary and Nursery School, Gedling Road, Arnold
- § Burton Joyce Primary School, Padleys Lane, Burton Joyce
- § Central Infant and Nursery School, Garden Avenue, Foxhill Road, Carlton
- § Central Junior School, Garden Avenue, Carlton
- § Church Drive Primary and Nursery School, Church Drive, Daybrook
- § Coppice Farm Primary School, Laver Close, Arnold
- § Ernehale Infant and Junior Schools, Derwent Crescent, Arnold
- § Good Shepherd RC Primary School, Somersby Road, Woodthorpe
- § Haddon Primary School, Haddon Close, Westdale Lane, Carlton
- § Hawthorne Primary School, School Walk, Bestwood Village
- § Killisick Junior School, Killisick Road, Arnold
- § Lambley Primary School, Catfoot Lane, Lambley
- § Linby Cum Papplewick CofE Primary School, Quarry Lane, Linby
- § Manor Park Infant and Nursery School, Flatts Lane, Calverton
- § Mapperley Plains Primary and Nursery School, Hazel Grove, Mapperley
- § Carlton Netherfield Junior School, Chandos Street, Netherfield
- § Newstead Primary and Nursery School, Hucknall Road, Newstead
- § Parkdale Primary School, Parkdale Road, Carlton
- § Phoenix Infant and Nursery School, Phoenix Avenue, Gedling
- § Pinewood Infant and Nursery School, Pinewood Avenue, Arnold
- § Porchester Junior School, Standhill Road, Carlton
- § Priory Junior School, Priory Road, Gedling
- § Richard Bonington Primary and Nursery School, Calverton Road, Arnold
- § Robert Mellors Primary and Nursery School, Bonington Drive, Arnold
- § Sacred Heart Catholic Primary School, Southcliffe Road, Carlton
- § Seely CofE Primary School, Burntstump Hill, Arnold
- § Sir John Sherbrooke Junior School, Flatts Lane, Calverton
- § St John's CofE Primary School, Vale Road, Colwick
- § St Wilfrid's CofE Primary School, Main Street, Calverton
- § Standhill Infant School, Standhill Road, Carlton
- § Stanhope Primary and Nursery School, Keyworth Road, Gedling
- § Warren Primary School, Bewcastle Road, Nottingham
- § Westdale Junior School, Westdale Lane, Mapperley
- § Willow Farm Primary School, Willow Lane, Gedling
- § Woodborough Woods Primary School, Lingwood Lane, Woodborough
- § Woodthorpe Infant School, Arno Vale Road, Woodthorpe

A4.8 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

A4.9 Clearly, there are far fewer secondary schools within Gedling, serving far wider catchment areas than the various primary. Secondary schools within Gedling Borough are as follows:-

- § Arnold Hill Comprehensive School, Gedling Road, Arnold
- § Big Wood School, Bewcastle Road, Warren Hill, Nottingham

- § Carlton-Le-Willows Comprehensive School, Wood Lane, Gedling
- § Christ The King School, Darlton Drive, Arnold
- § Colonel Frank Seely Comprehensive School, Flatts Lane, Calverton
- § Joseph Whitaker School, Warsop Lane, Rainworth, Mansfield
- § Kirkby College, Tennyson Street, Kirkby-In-Ashfield
- § National CofE Technology College, Annesley Road, Hucknall
- § Redhill School, Redhill Road, Arnold
- § The Gedling School, Wollaton Avenue, Gedling
- § The Holgate School, Hillcrest Drive, Hucknall
- § The Wheldon Sports College, Coningswath Road, Carlton

AREAS OF EMPLOYMENT

A4.10 Major work locations refer to the centroids of Lower Super Output Areas (LSOAs) with a workplace population of greater than 500 people (2001 Census). This is in line with the LDF guidance. The workplace population includes people who live within the LSOA and work within the LSOA, and people living outside of the LSOA but working within it.

A4.11 All Nottinghamshire (County) LSOA codes contain the prefix E0102 and Nottingham City codes include E0101.

MAJOR RETAIL CENTRES

A4.12 The Replacement Local Plan (July 2005) continues to accord with PPS6 Annex A (March 2005), in its classification of District Centres within the Borough.

A4.13 Nottingham City Centre is defined as a “Regional Centre” in the Joint Structure Plan (2006), much of the Arnold / Carlton urban area is within 30 minutes public transport time of the City Centre.

A4.14 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:-

- § Regional Centre: Nottingham
- § Major Sub-Regional Centre: Mansfield
- § Sub-Regional Centres: Newark, Retford, Sutton-in-Ashfield and Worksop
- § Major District Centres: Arnold, Beeston, Bulwell and Hucknall
- § District Centres: Carlton Square, Clifton, Eastwood, Hyson Green, Kimberley, Kirkby-in-Ashfield, Mansfield Woodhouse, Mapperley Plains, Netherfield, Oak Tree, Sherwood, Stapleford, Warsop and West Bridgford

ASSESSMENT OF 30 MINUTES TRAVELLING TIME

A4.15 A range of infill / small-scale development is scattered throughout the Arnold / Carlton urban area. As this urban area contains a wide range of key services together with a substantial range of public transport services, an assumption is made that in practice any development within this area will be “sustainable”, insofar as this is likely to be within 30 minutes public transport time of the full range of key services. Therefore, this report will assess only large

development sites (more than 10 dwellings). The following tables provide an assessment for each large development (for which residential completions have come forward during April 2005 and March 2006).

PUBLIC TRANSPORT

A4.16 Assumptions were used in the model such as:-

- § Fastest travel time achieved by public transport (includes rail and bus) on Mondays between 0700-0900 (in line with DfT assumptions);
- § Fastest travel time includes walk time from origin point to bus stop / rail station, waiting time, actual on board vehicle time, and walk time from alighting bus stop to final destination; and
- § The total travel time is sampled every 5 minutes between 0700-0900 hours on a Monday and the fastest travel achieved over this period is output.

A4.17 The maximum walking distance from origin points to a bus stop / rail station is 800 metres (10 minutes walk time), in line with national standards. Any origin point which is greater than 800m from a bus stop is omitted from the calculations. Walking times from origin points to bus stops are calculated using the road network (as opposed to straight line / crow fly distances).

CYCLING AND WALKING DISTANCES

A4.18 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 per hour, with walking speeds from 3 – 5 km per 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 of 12 km per hour cycling speed and 4 km per hour walking speed.

Table A4-1: Oxborough Road, Arnold

	Location	Within 30 minutes of public transport	Time (in minutes)	Within 30 minutes of walking distance	Within 30 minutes of cycling distance
GP Surgery	Daybrook Health Centre	Yes	6.73	Yes	Yes
Hospital	Nottingham City Hospital	Yes	16.43	Yes	Yes
Primary School	Burford Primary and Nursery School	Yes	6.19	Yes	Yes
Secondary School	Redhill Comprehensive School	Yes	7.05	Yes	Yes
Employment Area	E01028167 (Daybrook)	Yes	6.73	Yes	Yes
Retail Centre	Arnold	Yes	9.05	Yes	Yes

Table A4-2: Woodthorpe Drive, Woodthorpe

	Location	Within 30 minutes of public transport	Time (in minutes)	Within 30 minutes of walking distance	Within 30 minutes of cycling distance
GP Surgery	Sherwood Health Centre	Yes	4.96	Yes	Yes
Hospital	Nottingham City Hospital	Yes	15.59	Yes	Yes
Primary School	Haydn Primary School	Yes	7.59	Yes	Yes
Secondary School	Haywood Comprehensive School	Yes	12.77	Yes	Yes
Employment Area	E01013969 (Nottingham LSOA)	Yes	4.59	Yes	Yes
Retail Centre	Sherwood	Yes	5.59	Yes	Yes

Table A4-3: Kappler Close, Netherfield

	Location	Within 30 minutes of public transport	Time (in minutes)	Within 30 minutes of walking distance	Within 30 minutes of cycling distance
GP Surgery	Netherfield Medical Practice	Yes	4.74	Yes	Yes
Hospital	Queen's Medical Centre	No	33.55	No	No
Primary School	Netherfield Junior School	Yes	3.09	Yes	Yes
Secondary School	The Gedling School	Yes	14.13	No	Yes
Employment Area	E01028186 (Netherfield & Colwick)	Yes	6.95	Yes	Yes
Retail Centre	Carlton Square	Yes	6.83	Yes	Yes

Table A4-4: Morris Street, Netherfield

	Location	Within 30 minutes of public transport	Time (in minutes)	Within 30 minutes of walking distance	Within 30 minutes of cycling distance
GP Surgery	Netherfield Medical Practice	Yes	1.18	Yes	Yes
Hospital	Queen's Medical Centre	No	33.06	No	No
Primary School	Netherfield Junior School	Yes	4.93	Yes	Yes
Secondary School	The Gedling School	Yes	11.56	No	Yes
Employment Area	E01028186 (Netherfield & Colwick)	Yes	4.38	Yes	Yes
Retail Centre	Carlton Square	Yes	4.56	Yes	Yes

Table A4-5: Coningswath Road, Carlton

	Location	Within 30 minutes of public transport	Time (in minutes)	Within 30 minutes of walking distance	Within 30 minutes of cycling distance
GP Surgery	The Surgery, Westdale Lane	Yes	6.28	Yes	Yes
Hospital	Nottingham City Hospital	No	33.01	No	No
Primary School	Westdale Junior School	Yes	4.91	Yes	Yes
Secondary School	The Gedling School	Yes	11.56	Yes	Yes
Employment Area	E01028194 (Porchester)	Yes	13.01	Yes	Yes
Retail Centre	Mapperley Plains	Yes	13.01	Yes	Yes

A4.19 Maps are included in this appendix to show the above results.

LIST OF ABBREVIATIONS AND GLOSSARY

Adoption	The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
Affordable Housing	<p>Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:</p> <ul style="list-style-type: none">§ Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.§ Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
Allocation	Land identified as appropriate for a specific land use.
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.
Biodiversity	The range of life forms which constitute the living world, and the habitats and ecosystems within which they exist.
Brownfield land (Previously developed land)	Brownfield, or previously developed land, is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
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.
Density	The intensity of development within a given area. Usually measured for housing in terms of the number of dwellings per hectare.

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 Briefs	Documents, which provide more detailed guidance, to ensure that sites are developed in a way which achieves the planning objectives of the Council. (see Supplementary Planning Document)
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.
Green Belt	An area of land surrounding a city in which development is only permitted in certain special circumstances. Green belts are defined as having five distinct purposes:- <ol style="list-style-type: none"> 1. To check the unrestricted sprawl of large built up areas; 2. To assist in safeguarding the countryside from encroachment; 3. To prevent neighbouring towns from merging into one another; 4. To preserve the setting and special character of historic towns; and 5. To assist urban regeneration by encouraging recycling of derelict and other urban land.
Greenfield land	Land not previously developed or which blend in with the landscape, such as parks and agricultural land.
Hectare	An area of 10,000 square metres or 2.471 acres.

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.
Joint Structure Plan (JSP)	The Nottinghamshire and Nottingham Joint Structure Plan, establishing the interim strategic policy context for Development Plan Documents. This will be superseded by the next Regional Spatial Strategy.
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)	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 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 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 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.
Replacement Local Plan	This comprises a Written Statement and a Proposals Map. This sets out the policies which the Council proposes to apply in deciding whether or not development will be permitted.
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.
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 (SA)	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.
The Act	Planning and Compulsory Purchase Act (2004).
The Regulations	The Town and Country Planning (Local Development) (England) Regulations, 2004. Provides regulatory detail to support the implementation of the Act.
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.

Signed by Portfolio Holder (Councillor Paul Feeney)

Date