



ANNUAL MONITORING REPORT

April 2006 – March 2007



December 2007

CONTENTS

1. Executive Summary	4
2. Introduction	6
3. Local Development Scheme Timetable and Milestones	8
Local Development Scheme	
Gedling Borough Replacement Local Plan (2005)	
Statement of Community Involvement (2006)	
Development Plan Documents	
Supplementary Planning Documents	
Non-Local Development Framework Documents	
4. Contextual Indicators	15
Demographic Structure	
Economy	
Natural and Built Environment	
Housing and Households	
Travel and Transport	
Crime and Disorder	
Indices of Deprivation	
5. Core and Local Output Indicators	26
Business Development	
Housing	
Transport	
Local Services	
Mineral and Waste Indicators	
Flood Protection and Water Quality	
Biodiversity	
Renewable Energy	
6. Implementation of Saved Policies	40
7. Local Development Orders	42
8. Conclusions	43
List of Figures;	
Figure 1: Population Pyramid (mid-2006)	15
Figure 2: Unemployment Rate (April 2006 – March 2007)	17
Figure 3: Employees (2004-2007)	19
Figure 4: Average Property Prices Since 2001	22
Figure 5: Travel to Work (2001)	23
Figure 6: Household Car Ownership (2001)	23
Figure 7: Recorded Crime	24
Figure 8: Allocated and Non-Allocated Sites since 2001	29
Figure 9: Completed Dwellings (April 2001 – March 2007)	30

Figure 10: Completed Dwellings on Brownfield and Greenfield (April 2006 – March 2007)	31
Figure 11: Types of Completed Dwellings (April 2006 – March 2007)	31
Figure 12: Monitor (Housing Trajectory 2007)	33
Figure 13: Plan and Manage (Housing Trajectory 2007)	33
Figure 14: New Residential Development within 30 Minutes Travelling Time of Key Services	35
List of Tables;	
Table 1: Development Briefs	12
Table 2: Conservation Area Appraisals	14
Table 3: Population Breakdown (mid-2006)	16
Table 4: Ethnic Groups (mid-2005)	16
Table 5: Employee Jobs (2001-2005)	18
Table 6: Employment by Occupation (2004-2007)	18
Table 7: Qualifications (January – December 2006)	19
Table 8: Housing Tenure (April 2005)	21
Table 9: Proportion of Dwelling Types	21
Table 10: Average Property Prices: Dwelling Types (2007)	22
Table 11: Vacant Dwellings	22
Table 12: Recorded Crime	24
Table 13: Fear of Crime	24
Table 14: Business Development	26
Table 15: Allocated Employment Sites	27
Table 16: Housing	28
Table 17: New Dwellings on Brownfield Land	28
Table 18: Affordable Housing	29
Table 19: Allocated Housing Sites	32
Table 20: Gypsy and Traveller Sites	34
Table 21: Transport	35
Table 22: Local Services	36
Table 23: Retail and Employment Floor Space (April 2006)	36
Table 24: Open Space Provision	37
Table 25: Parks and Open Space Satisfaction	37
Table 26: Flood Protection and Water Quality	38
Table 27: Biodiversity	38
Table 28: Renewable Energy	38
Table 29: Implementation of Replacement Local Plan Policies	40
Appendices;	
Appendix 1: Local Development Scheme	44
Appendix 2: Detailed Description of Local Development Framework Core Output Indicators	46
Appendix 3: Housing Trajectory	52
Appendix 4: Five-Year Land Supply for Gedling Borough	53
Appendix 5: Residential Development within 30 Minutes Public Transport Time of Key Facilities	60
List of Abbreviations and Glossary	65

1. EXECUTIVE SUMMARY

- 1.1 This document is the third 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 2006 to 31 March 2007.
- 1.3 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

- 1.4 Gedling Borough Statement of Community Involvement (SCI) was adopted on 11 October 2006. All Local Development Documents (LDDs) prepared by the Borough will need to follow the procedures for consultation and engagement set out in this document.
- 1.5 It has been decided to revisit the earlier stages of preparation of the Core Strategy to ensure that the Council can demonstrate that it has met all the requirements of 'soundness' when the final document is submitted to the Secretary of State. All the Greater Nottingham local planning authorities (Ashfield District Council, Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) have agreed to align their Core Strategies. This alignment process will be managed by a group of officers representing all the local authorities involved and including Nottinghamshire County Council.
- 1.6 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.

Planning Policy Progress

- 1.7 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 second 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.
- 1.8 As a result of the Planning and Compulsory Purchase Act (2004) the policies in the Gedling Borough Replacement Local Plan (2005) are due to 'expire' in July 2008. To retain policies beyond this date the Borough Council would

need to seek the Secretary of State's agreement to issue a direction to 'save' them. 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 work must be completed in advance of the deadline of 28 December 2007 and the issue will be addressed in next year's AMR covering the period 1 April 2007 – 31 March 2008.

- 1.9 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

- 1.10 This AMR shows that the Council is making good progress towards meeting the development targets set within the national and regional strategies.
- 1.11 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. The dwelling completions figure for 1 April 2006 – 31 March 2007 exceeded the Joint Structure Plan annual requirement of 250 dwellings by 46 dwellings. However, the emerging review of the Regional Spatial Strategy for the East Midlands will increase the housing numbers required in the Borough. The current draft of the Regional Spatial Strategy calculates a need for 7,750 dwellings for Gedling Borough for the period from 2001 to 2026 (annual requirement of 310 dwellings). It is anticipated that future dwelling completions will meet or exceed the Regional Spatial Strategy annual requirement of 310 dwellings.
- 1.12 Brownfield windfall development has accounted for 92 per cent of residential completions, thereby exceeding the target of 60 per cent. However future dwelling completions on greenfield land is likely to increase because the Replacement Local Plan (2005) allocates 13 out of 15 sites for residential development on greenfield land. Three of those sites are under construction. The number of dwellings on windfall sites has increased since 2001.
- 1.13 A key area of future work will be the additional monitoring of local output indicators and this will be developed over time to reflect the changing monitoring needs of the Local Development Framework.

2. INTRODUCTION

- 2.1 This is the third Annual Monitoring Report (AMR) for Gedling Borough. This AMR is based upon the monitoring period 1 April 2006 to 31 March 2007.
- 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 also provides a baseline of information for the Borough. The Gedling Borough Replacement Local Plan was adopted in July 2005 replacing the 1990 Local Plan. At the county level, the Nottinghamshire and Nottingham Joint Structure Plan was adopted in February 2006 taking the place of the Nottingham Structure Plan (1996). The AMR assesses progress against the Replacement Local Plan (2005) and the Joint Structure Plan (2006). Next year's AMR will be assessed against the emerging Regional Spatial Strategy for the East Midlands.
- 2.4 Central government guidance states that survey, monitoring and review to be crucial to the successful delivery of local development frameworks. A systematic and dynamic monitoring system 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 are therefore required to develop monitoring systems to assess the effectiveness of Local Development Schemes. 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 Local Development Scheme delivery will be monitored against progress targets. Other Local Development Framework monitoring will be based on a framework of indicators which 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 reference to significant effects indicators. These indicators will be established through Sustainability Appraisal documents prepared in support of Development Plan Documents. At this point in time, the Council does not have any adopted Development Plan Documents. Once one is adopted, monitoring of the appropriate significant effects indicators will be included within the following Annual Monitoring Report.
- 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 The Council's Local Development Scheme (LDS) is a time-scaled programme for the preparation of Local Development Documents that must be agreed with Government. The LDS must be reviewed every year through the AMR.
- 3.2 This section will look at the progress the Council has made in producing the Local Development Framework. The Council's first Local Development Scheme was approved in March 2005 and since then there have been two revised versions of the LDS. This AMR looks at how progress was made against each element of the June 2006 LDS during the period 1 April 2006 – 31 March 2007. 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.
- 3.3 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.

Key to Status	
L	This is used when the target set has not been achieved within the timeframe.
K	This is used when the preparation of the document is ongoing.
J	This is used when the target set has been achieved within the timeframe or work is not due to commence within the monitoring period.

Local Development Scheme

- 3.4 Since the submission of the March 2005 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 and a new Local Development Scheme (June 2006) was adopted in August 2006.
- § However, some documents have not met the targets and milestones in accordance with the timetable set out in the June 2006 LDS version for two reasons – due to timescale slippages for the outstanding development briefs outside the control of Gedling Borough Council (as a result of protracted negotiations between developers or delays in the production of necessary consultancy reports); and to allow sufficient time for receiving the final reports of consultancy studies providing the evidence base for the Core Strategy.
- § A revised Local Development Scheme (March 2007) was approved by the Secretary of State in April 2007 and it became effective on 1 May 2007.

- 3.5 The latest revision of the LDS (March 2007) replaces the June 2006 LDS. For the purposes of this Annual Monitoring Report, progress is assessed against the June 2006 LDS, being the latest version of the LDS that relates to the current monitoring period.
- 3.6 The June 2006 LDS and the March 2007 LDS timetables are attached as Appendix 1.

Gedling Borough Replacement Local Plan (2005)

- 3.7 The Replacement Local Plan was adopted on 12 July 2005. As a result of the Planning and Compulsory Purchase Act (2004) the policies in the Gedling Borough Replacement Local Plan (2005) are due to 'expire' in July 2008. To retain policies beyond this date the Borough Council would need to seek the Secretary of State's agreement to issue a direction to 'save' them. At this time it is intended to make an application to save policies within the Replacement Local Plan.
- 3.8 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. The Borough Council will submit a list of policies to save for a further period to the Government Office for the East Midlands by the deadline of 28 December 2007. This will be addressed in next year's AMR covering the period 1 April 2007 – 31 March 2008.

Statement of Community Involvement (2006)

- 3.9 Within the previous monitoring period (1 April 2005 – 31 March 2006) the Borough Council had submitted its Statement of Community Involvement to the Secretary of State for Independent Examination in order to assess its soundness. The submission document was subject to a six weeks consultation period between 10 February and 24 March 2006.
- 3.10 Within the monitoring period the Borough Council received the Planning Inspectorate report regarding the soundness of the Statement of Community Involvement in June 2006. The document was considered to be sound and the Statement of Community Involvement was adopted on 11 October 2006.
- 3.11 All Local Development Documents (LDDs) prepared by the Borough will need to follow the procedures for consultation and engagement set out in this document.

Development Plan Documents

- 3.12 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 Local Development Scheme that was due to be adopted within 1 April 2006 – 31 March 2007. Work commenced on the preparation of the Core Strategy and Generic Development Control Policies.

Work is not due to commence on the Site Specific Allocations and other Development Plan Documents within the current monitoring period.

K Core Strategy

- 3.13 A comparison of progress on the Core Strategy against the June 2006 LDS is not straightforward. Scoping and evidence gathering for the Core Strategy commenced in October 2005 in accordance with the timescale set out within the June 2006 LDS. The first consultation stage (on the Issues and Options document) took place in April 2006. The second consultation stage (on the Preferred Options document) took place in February 2007, only just missing the January 2007 milestone as set out in the June 2006 LDS.
- 3.14 However, since preparing the Preferred Options document, it has been decided to revisit the earlier stages of preparation of the Core Strategy to ensure that the Council can demonstrate that it has met all the requirements of 'soundness' when the final document is submitted to the Secretary of State.
- 3.15 There are two possible causes of future slippage to progress on the Core Strategy:-
- § 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 with other districts and, as such, progress is outside the sole control of Gedling Council. It is important that due consideration is given to the implications of each study. As such, it is possible that further slippage in the publication of this information may result in delay.
 - § The timing of the next stages of the Core Strategy process will be the subject of discussion amongst Greater Nottingham authorities to be considered as part of discussions on the alignment of core strategies.
- 3.16 All the Greater Nottingham local planning authorities (Ashfield District Council¹, Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) have agreed to align their Core Strategies. It is not currently planned to prepare a single Joint Core Strategy, although the option is being left open to either produce a single joint Core Strategy Preferred Option document, should this be considered appropriate, or to produce joint documents at a later date. Erewash Borough Council in Derbyshire, which is also part of the Nottingham Core Housing Market, is not currently formally part of this agreement. However, there are likely to be opportunities to work more closely with Erewash in the future, and therefore work will continue to ensure that the process and content of the Erewash Core Strategy and the aligned Greater Nottingham Core Strategies are complementary to one another.

¹ Only the Hucknall part of Ashfield District Council falls within Greater Nottingham, so the degree of alignment is likely to be less, and the District will be unlikely to participate in any future jointly prepared single Core Strategy.

- 3.17 The first stage is to develop aligned Issues and Options consultation / reports. This is likely to involve:-
- § More closely synchronised work programmes, which will entail revised Local Development Schemes being submitted to Government Office for the East Midlands for approval.
 - § A single evidence base for matters of common concern².
 - § Where issues and options are identified as being of Greater Nottingham wide relevance, these will be consistently considered in each Council's issues and options process.
- 3.18 This alignment process will be managed by a group of officers representing all the local authorities involved and including Nottinghamshire County Council. Progress will be reported to the shadow Greater Nottingham Executive.
- 3.19 This will be discussed in next year's AMR covering the period 1 April 2007 – 31 March 2008.

J Generic Development Control Policies

- 3.20 Work commenced on the preparation of the Generic Development Control Policies document in accordance with the timetable set out in the LDS (June 2006). However, further progress is currently on hold in light of the revisit of the Core Strategy and as the purpose and format of the Generic Development Control Policies document is clarified in the light of emerging Government guidance and good practice.

J Site Specific Allocations

- 3.21 Work was not due to commence on this document within the current monitoring period. However, the timetable has been amended in the March 2007 LDS to show the commencement of work on this document in April 2008.

J Proposals Map

- 3.22 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.

J Arnold Town Centre Action Plan

- 3.23 Scoping and evidence gathering for the Arnold Town Centre Action Plan was scheduled to commence in December 2007. However the timetable has been amended in the March 2007 LDS to show the commencement of work on this document in February 2008.

² Much of this is already in place in the form of jointly commissioned studies covering the Greater Nottingham area.

Supplementary Planning Documents

3.24 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, six development briefs had been adopted. Table 1 and the LDS timetable extract in Appendix 1 highlights progress with remaining six of the development briefs.

Table 1: Development Briefs

	Progress Status at 31 March 2007	Milestones
Flatts Lane, Calverton	Adopted January 2005.	J
Howbeck Road, Arnold	Adopted January 2006.	J
Stockings Farm, Arnold	Adopted January 2006.	J
Park Road, Bestwood	Adopted May 2006.	J
Dark Lane, Calverton	The draft development brief for Dark Lane went out for consultation in February / March 2006, not January 2006 as outlined in the June 2006 LDS. The brief was due to be adopted in September 2006. However, this has been delayed due to other pressing priorities and because the development on the site is prevented by a concurrent application for village green status.	L
Regina Crescent, Ravenshead	This development brief was adopted in September 2006 meeting its target date in the June 2006 LDS.	J
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 June 2006 LDS. The brief was due to be adopted in October 2006. However, this has been delayed due to fundamental discussions regarding the timing and alignment of the proposed Gedling Access Road which needed to be addressed before progress on the brief could continue.	L
Plains Road / Arnold Lane (south)	This development brief was adopted in August 2006 meeting its target date in the June 2006 LDS.	J
Teal Close / North of Victoria Park	Consultation on a draft development brief for Teal Close / North of Victoria Park was due to commence in September 2006 and the brief was due to be adopted in February 2007, as outlined in the June 2006 LDS. Whilst work on the brief has commenced, further progress on the initial draft of the brief is in the hands of the consultants acting for the landowners and has been delayed pending the conclusions of negotiations over the purchase of land.	L
Ashwater Drive / Spring Lane	Consultation on a draft development brief for Ashwater Drive/Spring Lane was due to commence in October 2006, as outlined in the June 2006 LDS but didn't take place until April / May 2007 (outside the current monitoring period).	L
Top Wighay Farm	Consultation on a draft development brief for Top Wighay Farm was due to commence in October 2006, as outlined in the June 2006 LDS. However, progress on the initial draft of the brief is in the hands of the consultants acting for the landowners.	L

Former Newstead Sports Ground	Consultation on a draft development brief for the former Newstead sports ground was due to commence in March 2006. Work has not yet commenced on this document. No approaches have been made to the Council from developers regarding this site and as such it has been seen as a lower priority relative to other pressing work areas.	L
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- 3.25 A 'Planning Contributions Strategy' was approved by Nottinghamshire County Council on 29 March 2007 in order to establish the broad criteria and types and levels of contributions that the County Council will seek in legal agreements. Planning contributions are sometimes known as developer contributions or Section 106 Agreements. Planning contributions address the issue of how facilities / services adversely affected by a development can be protected, enhanced, maintained or, where appropriate, new provision made. For example, when a new development takes place there may be a need to improve transport or leisure facilities. The intention is to use this document as the basis for a Supplementary Planning Document (SPD) for Gedling Borough in due course.
- 3.26 In order to ensure that the Borough 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 a Supplementary Planning Document.

Non-Local Development Framework Documents

- 3.27 Conservation Area Appraisals have been reclassified by Central Government as background documents published in support of the relevant Development Plan Document. The June 2006 LDS classifies Conservation Area Appraisals as non-Local Development Framework documents.
- 3.28 Scoping and evidence gathering for the Calverton Conservation Area Appraisal commenced in April 2005 with consultation taking place in December 2005. In February 2007 the Council approved the proposal to join the three Conservation Areas (Labray, Burnor Pool, and Windles Square) within Calverton into a single Conservation Area. The Calverton Conservation Area Appraisal was adopted by the Borough Council on 1 February 2007.
- 3.29 Work on the Lambley Conservation Area Appraisal commenced in accordance with the timetable set out in the June 2006 LDS. Work on the Linby Conservation Area is scheduled to commence in April 2007, for Woodborough in April 2008 and the Papplewick Conservation Area Appraisal is scheduled to commence in April 2009.

Table 2: Conservation Area Appraisals

	Progress Status at 31 March 2007	Milestones
Bestwood Conservation Area Appraisal	Adopted May 2005.	J
Calverton Conservation Area Appraisal	This Conservation Area Appraisal was adopted in February 2007.	J
Lambley Conservation Area Appraisal	Work commenced on the preparation of this Conservation Area Appraisal. Consultation on this document took place in February 2007, not December 2006 as scheduled in the timetable of the June 2006 LDS. However the document was adopted in September 2007 (outside the current monitoring period) in advance of its date target of October 2007 set in the June 2006 LDS.	J
Linby Conservation Area Appraisal	Work not due to commence within the current monitoring period. The March 2007 LDS requires work to start on this document in June 2007.	J
Woodborough Conservation Area Appraisal	Work not due to commence within the current monitoring period. The March 2007 LDS requires work to start on this document in June 2008.	J
Papplewick Conservation Area Appraisal	Work not due to commence within the current monitoring period. The March 2007 LDS requires work to start on this document in June 2009.	J

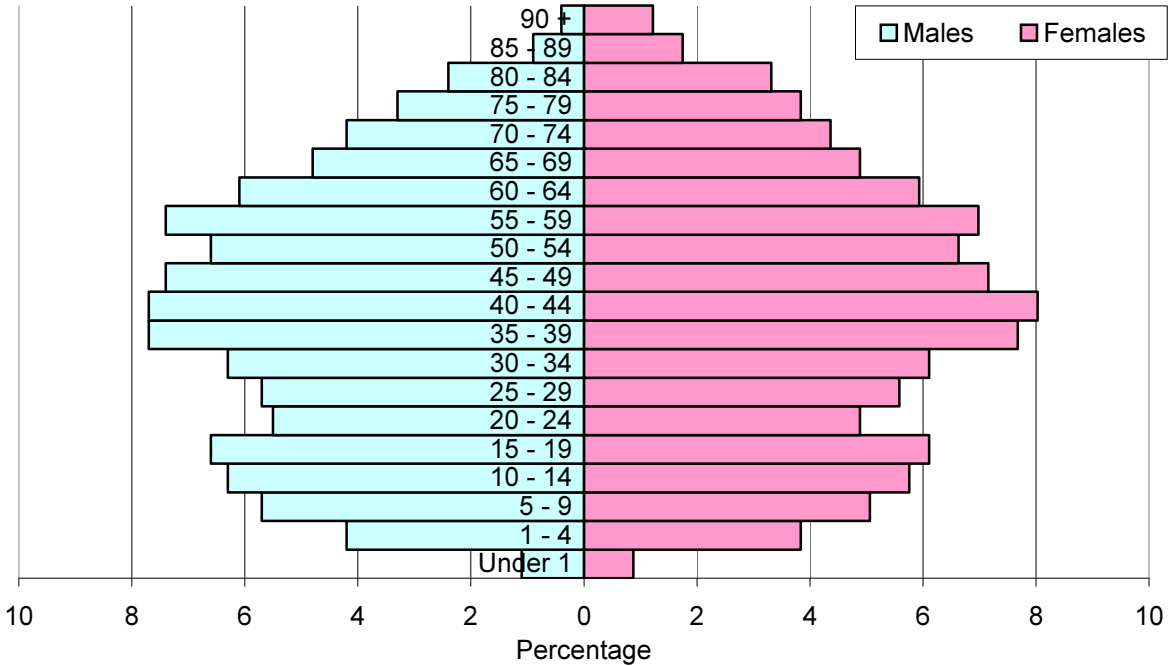
4. CONTEXTUAL INDICATORS

4.1 The contextual indicators in this section are designed to provide an understanding of the spatial characteristics of Gedling. The 2001 Census provides the baseline information for assessing the environment, social and economic structures of the Borough as outlined below. It was considered that for this Annual Monitoring Report it was important to set the scene but for future Annual Monitoring Reports a procedure will be in place to ensure that annual changes resulting from implementation of the Local Development Framework and associated performance of the policies can be monitored.

Demographic Structure

4.2 The Office for National Statistics (2007) projection estimate for mid-2006 indicates that the population of the Borough is 111,700. In 2004, Gedling Borough had a total population of 111,300. Of this total, approximately 74 per cent live within the urban area and 26 per cent live in the rural areas (Community Strategy 2006-2008).

Figure 1: Population Pyramid (mid-2006)



Source: National Statistics (2007)

4.3 Figure 1 shows the population varies across the age scales in Gedling. The Office for National Statistics (2007) projection estimate for mid-2006 indicates that there are 54,400 males (49 per cent) and 57,300 females (51 per cent) in the Borough. Table 3 shows that the majority of Gedling Borough’s residents are aged 44 to 64, with the second highest group being 30 to 44 years. The population varies across the age scales with a lower percentage of those aged 0 – 29 compared to Nottinghamshire and England. The proportion of those who are over 44 in Gedling Borough is higher than that for the county and England.

Table 3: Population Breakdown (mid-2006)

	Gedling	Nottinghamshire	East Midlands	England
0 to 15	16.4 %	17.1 %	17.4 %	17.7 %
16 to 29	17.1 %	17.7 %	19.3 %	19.6 %
30 to 44	21.8 %	21.8 %	21.5 %	22.1 %
44 to 64	24.0 %	23.5 %	22.6 %	21.9 %
65 to 74	12.2 %	11.9 %	11.3 %	10.9 %
75+	8.6 %	8.0 %	7.8 %	7.7 %

Source: National Statistics (2007)

4.4 In 2005, life expectancy for women in Gedling was higher (81.5 years) compared to that for men (78.0 years)³.

4.5 The Office for National Statistics (2007) projection estimate for mid-2005 indicates that a large proportion of the Gedling Borough's population (94 per cent) is White British compared to 89 per cent in England. There is a significantly larger number of Asian and Asian British people in the Borough (2.2 per cent) than other ethnic groups as shown in Table 4.

Table 4: Ethnic Groups (mid-2005)

	Gedling	Nottinghamshire	East Midlands	England
White				
British	91.8 %	n/a	89.2 %	84.7 %
Irish	0.9 %	n/a	0.8 %	1.2 %
Other	1.7 %	n/a	1.9 %	3.2 %
Mixed				
White / Black Caribbean	0.7 %	n/a	0.6 %	0.5 %
White / Black African	0.1 %	n/a	0.1 %	0.2 %
White and Asian	0.3 %	n/a	0.3 %	0.5 %
Other	0.2 %	n/a	0.3 %	0.4 %
Asian or Asian British				
Indian	1.1 %	n/a	3.2 %	2.4 %
Pakistani	0.8 %	n/a	0.9 %	1.6 %
Bangladeshi	0.1 %	n/a	0.2 %	0.6 %
Other	0.2 %	n/a	0.4 %	0.6 %
Black or Black British				
Caribbean	1.0 %	n/a	0.7 %	1.2 %
African	0.3 %	n/a	0.5 %	1.3 %
Other	0.1 %	n/a	0.1 %	0.2 %
Chinese or Other				
Chinese	0.4 %	n/a	0.6 %	0.7 %
Other ethnic group	0.3 %	n/a	0.3 %	0.6 %

n/a = not available

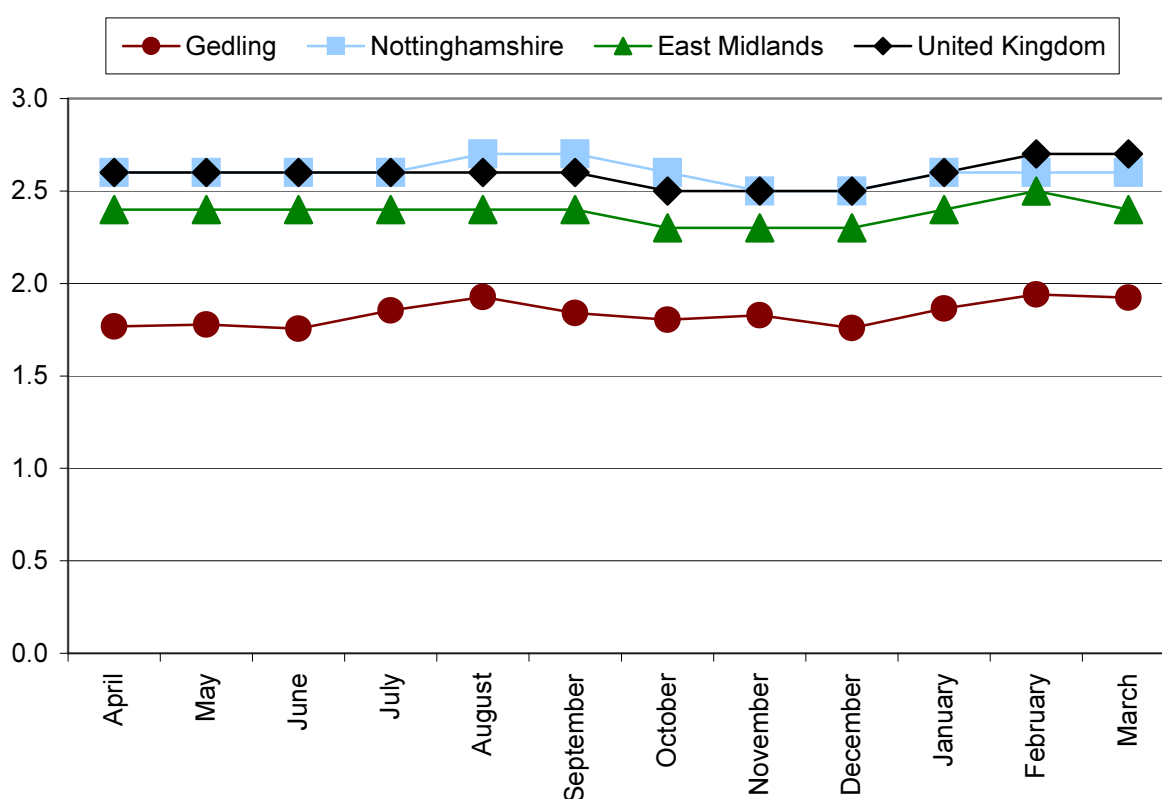
Source: National Statistics (2007)

³ East Midlands Public Health Observatory (2007).

Economy

- 4.6 The average unemployment rate between April 2006 and March 2007 according to the Nottinghamshire County Council monthly 'Employment Bulletin' is 1.8 per cent for Gedling in comparison to 2.6 per cent for Nottinghamshire, 2.4 per cent for the East Midlands and 2.6 per cent for the United Kingdom.
- 4.7 It is worth noting that the unemployment rate for Gedling Borough has increased from 1.8 per cent in April 2006 to 1.9 per cent in March 2007 as shown in Figure 2.

Figure 2: Unemployment Rate (April 2006 – March 2007)



Source: Nottinghamshire County Council Employment Bulletins (2006-2007)

- 4.8 Ravenshead ward has the lowest unemployment figure with an average of 0.5 per cent and Killisick ward has the highest unemployment figure with an average of 3.9 per cent.
- 4.9 In 2005 a high proportion of Gedling's residents (76 per cent) were working in services industry as shown in Table 5. 30.6 per cent of residents worked in the public administration, education and health sectors and 28.1 per cent worked in distribution, hotels and restaurants. The number of jobs in manufacturing has decreased from 16.3 per cent in 2001 to 14.8 per cent in 2005 and the number of tourism-related jobs has increased from 6.8 per cent in 2001 to 8.4 per cent in 2005.

Table 5: Employee Jobs (2001-2005)

	2001	2003	2005
Manufacturing	16.3 %	13.0 %	14.8 %
Construction	6.1 %	7.4 %	7.7 %
Distribution, Hotels & Restaurants	24.2 %	25.8 %	28.1 %
Transport & Communications	2.4 %	4.0 %	4.7 %
Finance, IT & other businesses	9.1 %	8.2 %	9.1 %
Public Admin, Education & Health	34.6 %	36.7 %	30.6 %
Other Services	5.3 %	3.6 %	3.6 %
Tourism-related	6.8 %	6.5 %	8.4 %

Source: Nomis Official Labour Market Statistics (2007)

4.10 During the monitoring period (1 April 2006 – 31 March 2007), a high proportion of Gedling's residents in employment worked in 'Managers and Senior', 'Associate Professional and Technical', and 'Skilled Trades' as shown in Table 6. 15.8 per cent of residents within Gedling Borough worked in the associate professional and technical sector compared to 7.2 per cent in sales and customer service sector.

Table 6: Employment by Occupation (2004-2007)

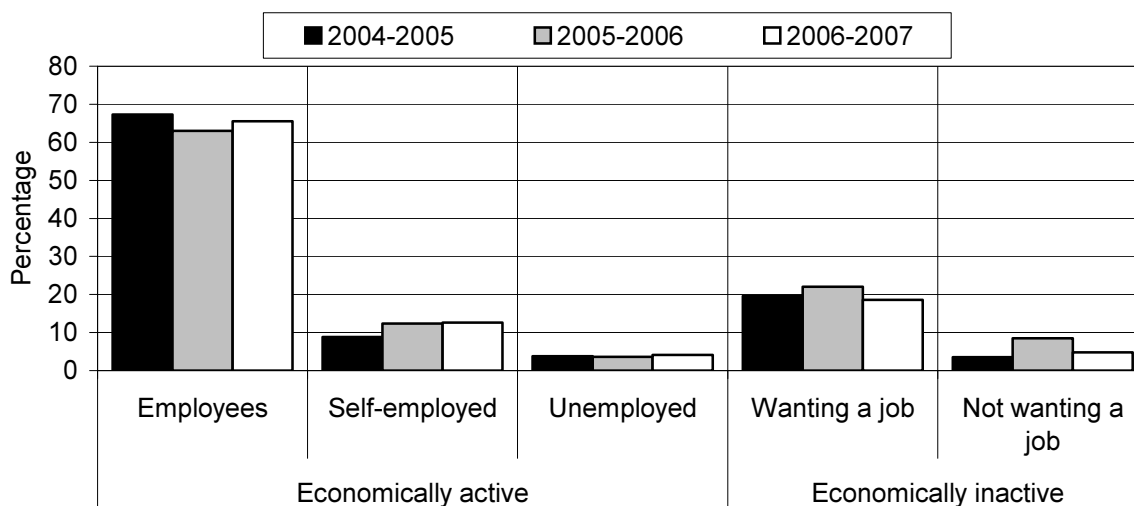
	2004-2005	2005-2006	2006-2007
Managers and Senior	11.9 %	16.3 %	15.6 %
Professional	10.1 %	12.5 %	12.9 %
Associate Professional & Technical	12.0 %	13.0 %	15.8 %
Administrative & Secretarial	13.9 %	11.7 %	13.4 %
Skilled Trades	11.6 %	11.3 %	16.0 %
Personal Service	7.2 %	7.9 %	n/a
Sales & Customer Service	9.8 %	5.2 %	7.2 %
Process Plant & Machine Operatives	10.4 %	9.2 %	n/a
Elementary	9.0 %	12.9 %	10.0 %

n/a = not available

Source: Nomis Official Labour Market Statistics (2007)

4.11 During the monitoring period (1 April 2006 – 31 March 2007), the Borough had a higher proportion of economically active⁴ employees. 81 per cent of those of working age were in employment (65 per cent were employees, 12 per cent were self-employed and 4 per cent unemployed) as shown in Figure 3. The number of economically inactive⁵ people has decreased from 19.6 per cent in April 2004 – March 2005 to 18.6 per cent in April 2006 – March 2007.

Figure 3: Employees (2004-2007)



Source: Nomis Official Labour Market Statistics (2007)

4.12 In 2006 the working age population⁶ of Gedling Borough's residents had above average GCSE grades qualifications but below average A-levels than the county and national levels. The Borough had a significantly higher proportion of working age population with no qualifications than Nottinghamshire as shown in Table 7.

Table 7: Qualifications (January – December 2006)

	Gedling	Nottinghamshire	East Midlands	England
No qualifications	18.1 %	14.1 %	14.0 %	13.7 %
GCSE grades A-C or equivalent	24.4 %	22.2 %	23.9 %	23.3 %
GCE A Level or equivalent	20.1 %	25.7 %	24.3 %	22.8 %
Higher education below degree level	11.6 %	8.3 %	8.7 %	7.9 %
Degree or equivalent and above	18.6 %	17.4 %	16.2 %	19.5 %
Other qualifications	7.3 %	12.2 %	13.0 %	12.9 %

Source: Annual Population Survey (2007)

⁴ Economically active are those who are either in employment or unemployed.

⁵ Economically inactive are those who are neither in employment nor unemployed.

⁶ Working age population includes males aged 16 to 64 and females aged 16 to 59

Natural and Built Environment

- 4.13 Gedling Borough has a diverse range of natural habits, which includes a number of sites important for nature conservation and biodiversity. There is 1 Site of Special Scientific Interest (SSSI); 4 Local Nature Reserves (LNRs); 76 Sites of Importance for Nature Conservation (SINCs) (Biological); 11 Sites of Importance for Nature Conservation (SINCs) (Geological); and 11 Mature Landscape Areas (MLAs). Two new sites (Gedling House Meadow and Netherfield Lagoons) were declared as Local Nature Reserves on 15 February 2007.
- 4.14 There are now six Conservation Areas in the Borough and they are in Calverton, Lambley, Linby, Papplewick, Woodborough and Bestwood Village. At the start of the monitoring period, the Council had eight Conservation Areas before the Council approved the proposal to join the three existing Conservation Areas (Labray, Burnor Pool, and Windles Square) within Calverton into a single Conservation Area on 1 February 2007.
- 4.15 There are 188 listed buildings in the Borough. There are 167 Grade II listed buildings and of those 15 are classified as being at risk.

Housing and Households

- 4.16 In 2007 there was a total of 49,236 households in Gedling Borough⁷. Of this total, 79.2 percent of households are in Arnold and Carlton wards which make up the majority of the urban area. The remaining 20.8 per cent of households are within the rural area. In 2001, 99.2 per cent of the Borough's resident 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.
- 4.17 In 2001, the average size of households in Gedling Borough was 2.3 people compared to 2.4 in both Nottinghamshire and England and Wales⁸.
- 4.18 In April 2005, 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 8.

⁷ CACI (2007)

⁸ Census (2001)

Table 8: Housing Tenure (April 2005)

	Gedling	Nottinghamshire	East Midlands	England
Owner Occupied	81.3 %	n/a	83.0 %	81.2 %
Privately Rented	7.7 %	n/a		
Rented from Local Authority	7.7 %	n/a	11.5 %	9.8 %
Rented from Registered Social Landlords	3.3 %	n/a	5.3 %	8.6 %
Rented from Others	0.0 %	n/a	0.2 %	0.4 %

n/a = not available

Source: PSHC Survey (2006) and National Statistics (2007)

4.19 The dwelling type profile in Gedling (in 2006) varies from the national pattern (in 2003). Gedling Borough had a higher proportion of detached properties (28.4 per cent) compared with England as a whole (19.7 per cent), as shown in Table 9. Terraced houses and flats occur at a lower level than for England. This has obvious implications with respect to the supply of smaller affordable homes for first time buyers.

Table 9: Proportion of Dwelling Types

	Gedling (2006)	Nottinghamshire	East Midlands	England (2003)
Detached	28.4 %	n/a	n/a	19.7 %
Semi-detached	33.2 %	n/a	n/a	30.1 %
Terraced	14.4 %	n/a	n/a	29.0 %
Flat, maisonette or apartment	7.8 %	n/a	n/a	12.0 %
Others	16.2 %	n/a	n/a	9.4 %

n/a = not available

Source: Private Sector House Condition Survey (2006)

4.20 Table 10 provides the average prices of different type of properties sold in the Borough between 1 April 2006 and 31 March 2007, in comparison with both the county and national average prices. 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 semi-detached and terraced houses in Gedling is higher than the county average.

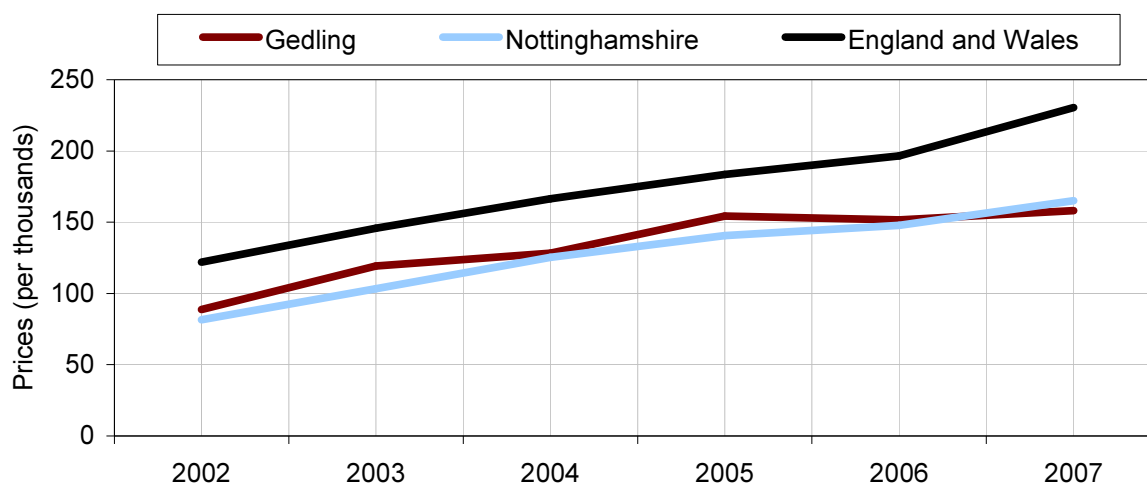
Table 10: Average Property Prices: Dwelling Types (2007)

	Gedling	Nottinghamshire	East Midlands	England & Wales
Detached	£221,441	£241,769	£252,560	£353,096
Semi-detached	£143,378	£138,376	£148,961	£206,054
Terraced	£114,247	£111,981	£124,619	£183,410
Flat, maisonette or apartment	£105,471	£111,685	£119,056	£206,048
Average all properties	£158,187	£164,999	£171,896	£230,474

Source: www.bbc.co.uk (2007)

4.21 Since 2001 the average house price in Gedling has been below the national average but above the county average. However since the end of the March 2007, the average house price in Gedling has fallen below the average house price in Nottinghamshire.

Figure 4: Average Property Prices Since 2001



Source: http://www.proviser.com and www.bbc.co.uk (2007)

4.22 Table 11 gives details of vacancy rates in Gedling Borough as of 31 March 2007. A total of 5.2 per cent of all dwellings in Gedling Borough are vacant, the majority of which are owned by the private sector.

Table 11: Vacant Dwellings

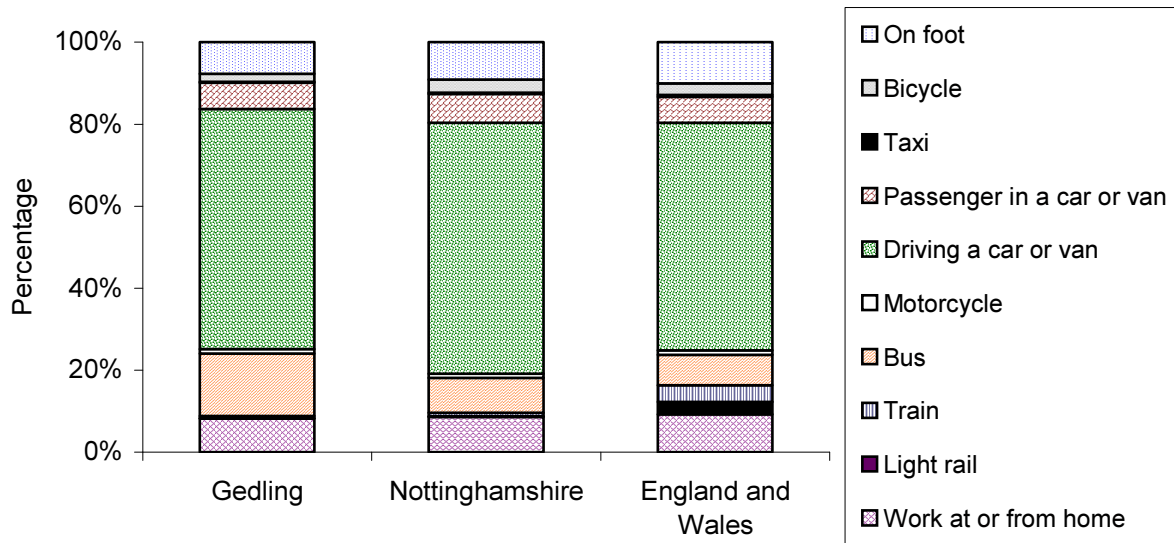
	Private Sector	Registered Social Landlord	Local Authority	Total
Number of Dwellings	44,219	1,640	3,691	49,550
Vacant Dwellings	2,423	35	141	2,599
Vacant %	5.5 %	2.1 %	3.8 %	5.2 %

Source: Housing Strategy Statistical Appendix (2007)

Travel and Transport

4.23 In 2001 over half of Gedling Borough's workforce travelled to the City of Nottingham for work⁹. This factor is reinforced by the fact that the Borough has 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 5.

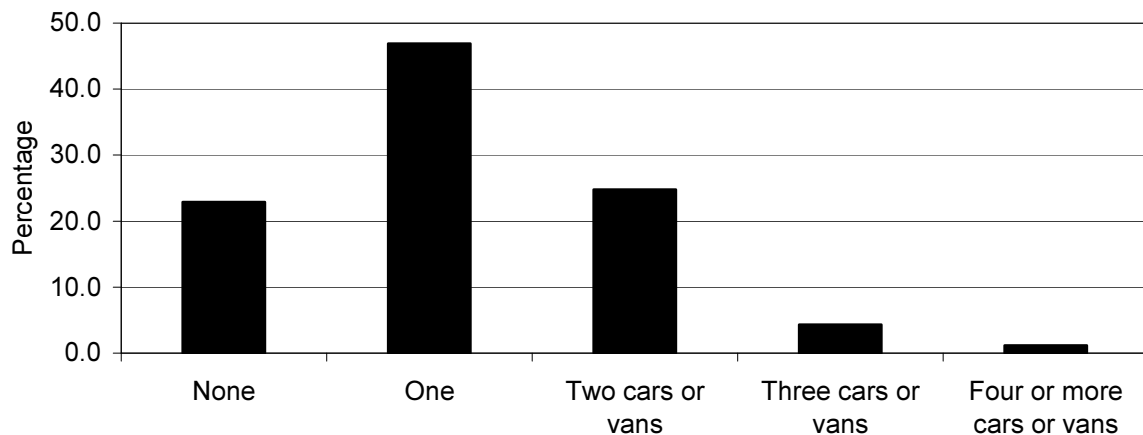
Figure 5: Travel to Work (2001)



Source: Census (2001)

4.24 In terms of household car ownership, rates within the Borough have continued to increase (see Figure 6) 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 6: Household Car Ownership (2001)



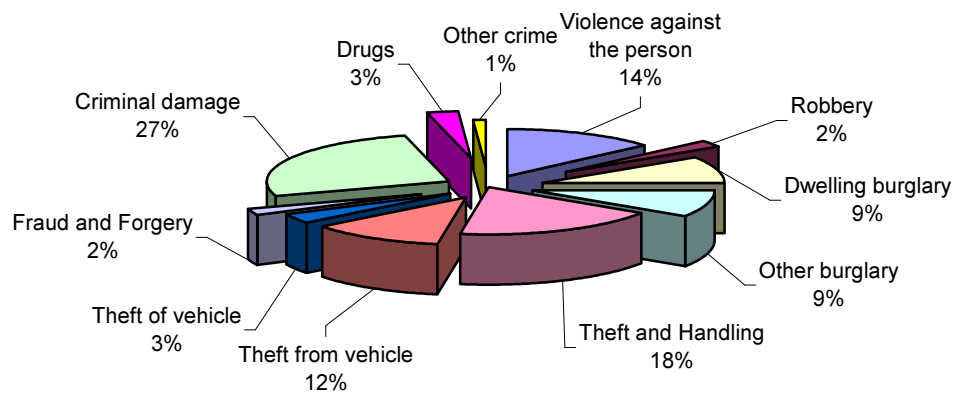
Source: Census (2001)

⁹ Census 2001

Crime and Disorder

4.25 Figure 7 reveals that 'Criminal damage' and 'Theft and Handling' crimes accounted for the largest volume of recorded crime in Gedling Borough during 1 April 2006 – 31 March 2007. There was a slight decrease in the total number of crimes recorded in 2006-2007 (10,938 compared to 10,982 in 2005-2006). 'Violence against the person' and 'Theft from vehicle' accounted for a significant amount of crime in the Borough and overall Acquisitive Crime (including theft of and theft from vehicle and burglary) are still an issue within Gedling.

Figure 7: Recorded Crime



Source: Nottinghamshire Police Recorded Crime

4.26 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 10,938 in 2006-2007.

Table 12: Recorded Crime

Local Indicator	Target	2005-2006	2006-2007
Number of recorded crime	Reduce	10,982	10,938

Source: Nottinghamshire Police Recorded Crime (2007)

4.27 The Community Strategy sets a target to increase the percentage of Gedling Borough residents feeling safe during day to 95 per cent by March 2008. The percentage of residents feeling safe during the day has increased from 84 per cent in 2004 to 89 per cent in 2006, moving towards the target.

Table 13: Fear of Crime

Local Indicators	Target	2004	2006
Number of residents feeling safe in daytime	Increase	84.1	89.0
Number of residents feeling safe after dark	Increase	44.9	60.0

Source: Gedling Community Strategy 2006-2008 (Annual Report 2006-2007)

Indices of Deprivation

- 4.28 The Indices of Multiple Deprivation (IMD) are measured across geographical areas called Super Output Areas (SOA). Each Super Output Area is ranked nationally by a deprivation score for each of the following themes – Income, Employment, Health Deprivation and Disability, Education, Skills and Training, Barriers to Housing and Services, Crime, and Living Environment. The scores obtained by each Super Output Area for all seven themes are then combined to give an overall IMD score. SOAs are used to break down wards according to the size of their population. It is therefore possible for wards to constitute one or numerous SOAs. For example, in Gedling Borough the Bestwood Village ward has just one SOA, whilst the Carlton Hill ward has five. Within Gedling Borough, there are 77 SOAs throughout the 22 wards. The SOAs are mapped on the Community Profiles web page at Gedling Borough Council's website.
- 4.29 As at 2004 Gedling ranked overall as the 184th most deprived out of a total of 354 local authority areas in England. In addition, Gedling ranked 186th for income and 163rd for employment. Further information can be found from the Community Profiles using the following link
http://www.gedling.gov.uk/index/gcp-home/gcp-area_profile.htm.

5. CORE AND LOCAL OUTPUT INDICATORS

- 5.1 The March 2007 Local Development Scheme indicates that the Core Strategy Development Plan Document is not due to be adopted until March 2010 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.
- 5.2 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 1 April 2006 – 31 March 2007. A detailed description of the core indicators is provided in Appendix 2.
- 5.3 Local output indicators should be used to address the outputs of policies not covered by the core indicators. A number of indicators are included in this AMR, for instance, the percentage of new dwellings defined as ‘affordable’ and the percentage of residents that are satisfied with the quality of open space.

Business Development

- 5.4 Monitoring of employment development (B1, B2 and B8) indicators takes 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 1 April 2006 – 31 March 2007.

Table 14: Business Development

Core Indicators	April 2006 – March 2007		
1a Amount of floor space developed for employment by type ¹	B1a		0 m ²
	B1b		0 m ²
	B1c		0 m ²
	B2		0 m ²
	B8		0 m ²
	Mixed		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
	Mixed	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
	Mixed	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 ²	B1 to B8		35.04 ha
	B1 to B8		0 ha
1e Losses of employment land to completed development in: (i) employment / regeneration areas, and (ii) local authority area ²			0 ha
			1.03 ha
1f Amount of employment land lost to completed residential development			0 ha

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

² The minimum threshold is 0.1 hectares.

³ The minimum threshold is 0.1 hectares. Note that, to avoid double counting, losses are recorded when the loss is first implemented i.e. commencement of the first dwelling.

5.5 Between 1 April 2006 and 31 March 2007 one employment site was lost for retail development (Lidl foodstore):-

§ 8 Great Northern Way, Netherfield (1.03 ha) = industrial warehouse unit

5.6 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.

5.7 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 2007, a total of 2.6 hectares of allocated employment land is under construction as shown in Table 15. However 0.45 hectares of the Hazelford Way site and 7.91 hectares of the Calverton Colliery site were lost to sui generis land use. The remaining employment land available for the plan period is 35.04 hectares.

Table 15: Allocated Employment Sites

Employment Sites	Status at 31 March 2007
E1 (a) Top Wighay Farm (9ha)	No planning permission 9 ha remaining
E1 (b) Victoria Park (3.5 ha)	Site completed
E1 (c) Gedling Colliery (6 ha)	No planning permission 6 ha remaining
E1 (d) North of Hazelford Way (2 ha)	0.70 ha under construction for factory and offices 0.45 ha lost to sui generis use 0.85 ha remaining
E1 (e) Calverton Colliery (9 ha)	7.91 ha lost to sui generis use 1.09 ha remaining
E1 (f) Teal Close (17 ha)	No planning permission 17 ha remaining
E2 Hillcrest Park (3 ha)	1.90 ha under construction for light industrial and warehouse units 1.10 ha remaining

Housing

5.8 Monitoring of housing development indicators takes place as part of the annual Housing Land Availability update. This contains a list of outstanding planning permissions on both allocated and unallocated sites during the period 1 April 2006 to 31 March 2007. Other information is also collected such as on

completions, brownfield and greenfield development rate and dwelling types and this is summarised in the Annual Monitoring Report.

Table 16: Housing

Core Indicators		April 2006 – March 2007
2a	(i) Net additional dwellings since 2001	1466
	(ii) Net additional dwellings for April 2006 – March 2007	(net) 296
		(gross) 315
	(iii) Projected net additional dwellings from April 2006 up to 2011 from;	
	1. Outstanding planning permissions	1992
	2. Adopted allocations (without planning permissions)	2945
	3. Remaining urban capacity	458
	4. Lapsed permissions	111
	5. Conversions and changes of use	0
	6. Commercial windfall allowance	200
	(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	252
2b	Percentage of new and converted dwellings on previously developed land	92 %
2c	Percentage of new dwellings completed at:	
	(i) less than 30 dwellings per hectare ¹	22 %
	(ii) between 30 and 50 dwellings per hectare ¹	23 %
	(iii) above 50 dwellings per hectare ¹	55 %
2d	Affordable housing completions	41

¹ On sites of 10 or more completions.

5.9 The Nottinghamshire and Nottingham Joint Structure Plan (2006) sets out a housing requirement for 5,000 dwellings between the period 2001 and 2021. Table 16 shows that there were 1,466 dwelling completions in the period 1 April 2001 – 31 March 2007.

5.10 Gedling Borough is making good progress towards meeting the target for use of brownfield land as shown in Table 17. Planning Policy Statement 3: Housing (November 2006) states that at least 60 per cent of new housing should be provided on previously developed land. Within Gedling Borough, 92 per cent of new build dwellings constructed between 1 April 2006 and 31 March 2007 were constructed on previously developed land, thereby significantly exceeding this target.

Table 17: New Dwellings on Brownfield Land

Local Indicator	Target	2005-2006	2006-2007
Percentage of new dwellings on brownfield land	60 %	91 %	92 %

5.11 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 1 April 2006 and 31 March 2007, 14 per cent of new dwellings were affordable compared to 18 per cent in the previous monitoring period as shown in Table 18. There have been very few completions of affordable housing during the current monitoring period, although it is anticipated the number will increase during the next monitoring period (April 2007 – March 2008).

Table 18: Affordable Housing

Local Indicator	Target	2005-2006	2006-2007
Percentage of new 'affordable' housing provision	20 %	18 %	14 %

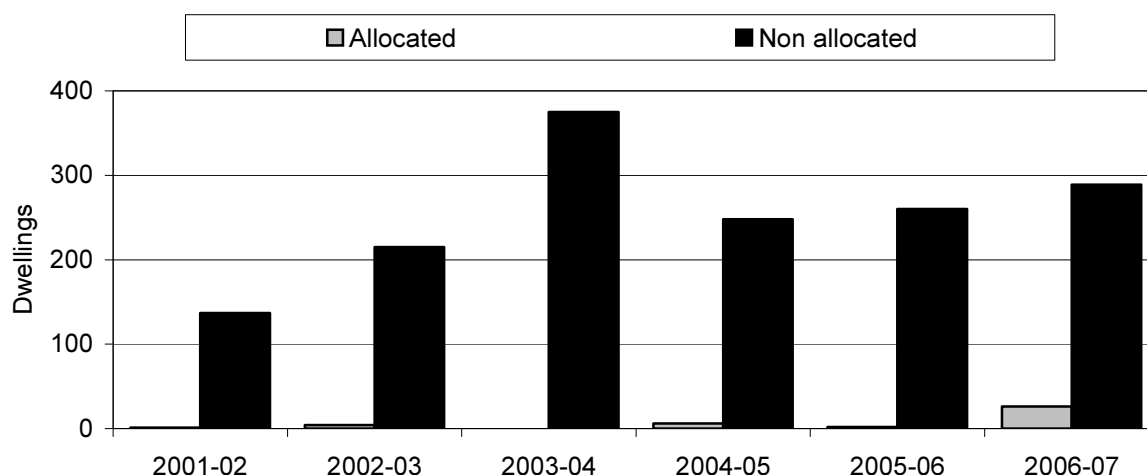
5.12 Since 1 April 2007, all local planning authorities are required to have regard to Planning Policy Statement 3 on Housing (PPS3) as a material consideration when making decisions on planning applications. One of the effects of PPS3 is to reduce the site threshold for seeking provision of affordable housing to 15 dwellings or 0.5 ha. This new threshold will now be used as the affordable housing trigger rather than 1 hectare as stated in Policy H18 of the Replacement Local Plan and the Interim Planning Guidance on Affordable Housing (April 2005). As the Borough Council's Core Strategy is unlikely to be adopted until 2010, it is intended to produce revised Interim Guidance on Affordable Housing in due course, to take into account the advice of PPS3, the draft Regional Plan for the East Midlands and the Nottingham Core Housing Market Assessment. This will be discussed in the next AMR covering the monitoring period 1 April 2007 – 31 March 2008.

Residential Completions

5.13 Between 1 April 2006 and 31 March 2007 there was a gross total of 315 dwellings completed (new builds, conversions and change of use to residential). Of these, 254 residential completions (81 per cent) were within the Arnold and Carlton urban area.

5.14 Figure 8 shows the number of dwellings completed on allocated and windfall (non-allocated) sites since 2001. Between 1 April 2006 and 31 March 2007, 91.7 per cent of dwellings were completed on windfall sites and 8.3 per cent dwellings were completed on allocated sites. It is anticipated that the number of allocated sites will increase within the next monitoring period.

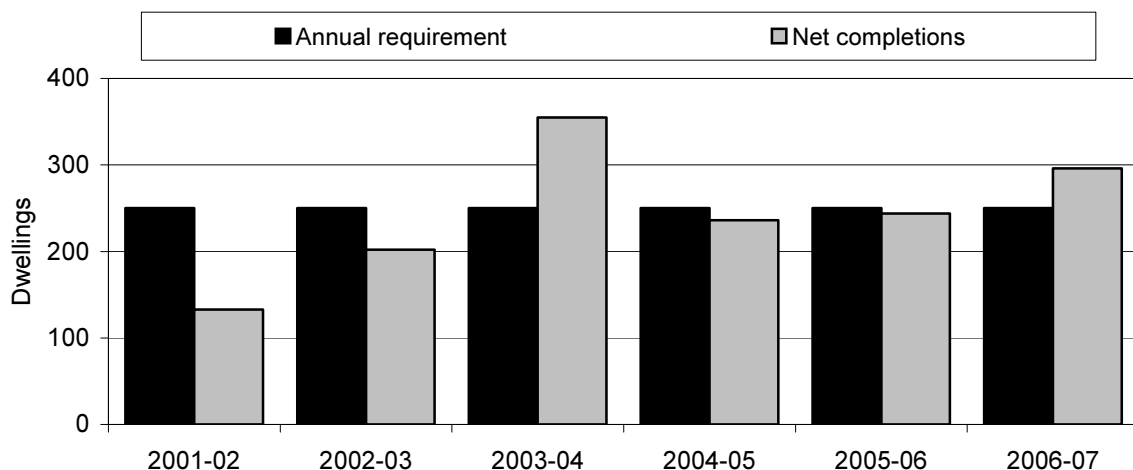
Figure 8: Allocated and Non-Allocated Sites since 2001



Source: Gedling Borough Council Housing Land Availability documents (2001-2007)

- 5.15 Figure 9 shows that net dwelling completions were significantly lower than the Joint Structure Plan annual requirement of 250 dwellings in the period 1 April 2001 to 31 March 2003. There were 133 net dwelling completions in the period 2001-2002 and this increased to 244 dwellings in 2005-2006. In 2006-2007 the net completions figure exceeded the Joint Structure Plan annual requirement of 250 dwellings by 46 dwellings. There were 296 net dwelling completions in 2006-2007. At this stage, it is anticipated that dwelling completions will continue to exceed the Joint Structure Plan annual requirement of 250 dwellings between 2007 and 2021.
- 5.16 The East Midlands Regional Assembly is reviewing the Regional Spatial Strategy for the East Midlands (RSS8) which is due to be adopted in 2008 and will set new housing requirements. The current draft of the Regional Plan calculates a need for 7,750 dwellings for Gedling Borough for the period from 2001 to 2026 (which compares with an annual requirement of 310 dwellings). Prior to the current monitoring period, Gedling Borough's net dwelling completions were significantly lower than the Regional Plan annual requirement of 310 dwellings. However, it is anticipated that future dwelling completions will meet or exceed the Regional Spatial Strategy annual requirement of 310 dwellings.

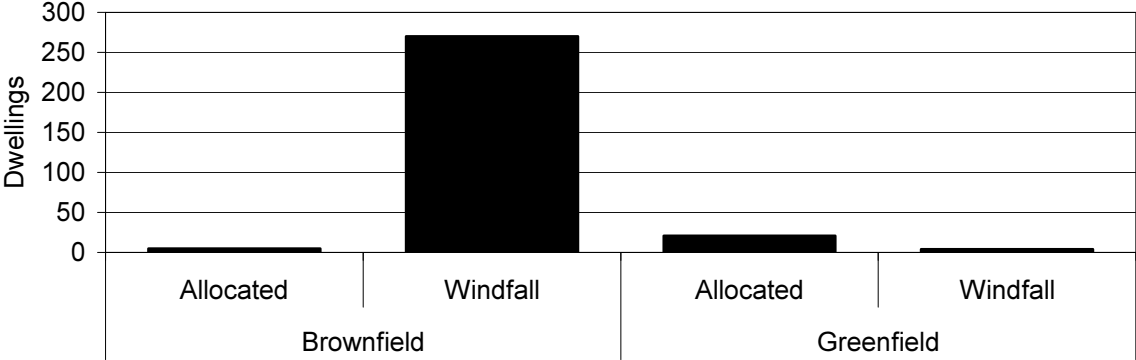
Figure 9: Completed Dwellings (April 2001 – March 2007)



Source: Gedling Borough Council Housing Land Availability documents (2001-2007)

- 5.17 Between 1 April 2006 and 31 March 2007, the majority of residential completions were on brownfield windfall sites as shown in Figure 10. Of the 300 new build completions, ninety per cent of completions were on brownfield windfall sites. Seven per cent of dwelling completions were on greenfield allocated sites and only one per cent of completions were on greenfield windfall sites.

Figure 10: Completed Dwellings on Brownfield and Greenfield (April 2006 – March 2007)



Source: Gedling Borough Council Housing Land Availability document (2007)

5.18 Since 1 April 2006, the highest proportion of completed new build dwelling types were for three bedroom houses followed by two bedroom flats, which reflects demands in the housing market. Within the previous monitoring period (1 April 2005 – 31 March 2006), the highest proportion of completed new build dwelling types were for four bedroom houses and two bedroom flats.

Figure 11: Types of Completed Dwellings (April 2006 – March 2007)



Source: Gedling Borough Council Housing Land Availability documents (2007)

Permissions

- 5.19 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 live planning permissions relating to brownfield sites.
- 5.20 However, for the purposes of the next AMR, the proportion of greenfield sites is likely to 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.

- 5.21 As at 31 March 2007, there are six sites with outstanding permissions on sites allocated in the Replacement Local Plan (2005).

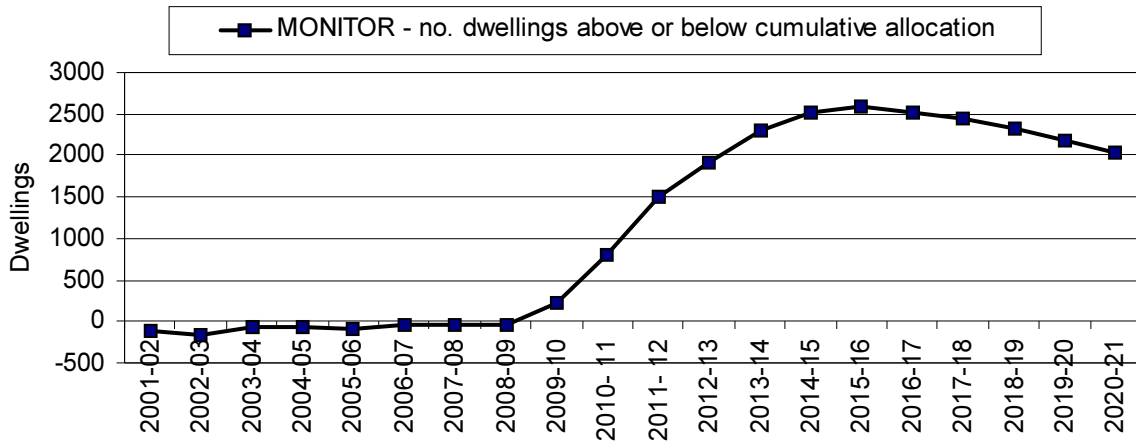
Table 19: Allocated Housing Sites

Housing Sites	Status at 31 March 2007
H2 (a) Ashwater Drive / Spring Lane (140 dwellings)	Outline permission for 10 dwellings
H2 (b) Former Newstead Sports Ground (80 dwellings)	No planning permission
H3 Gedling Colliery / Chase Farm (1120 dwellings)	No planning permission
H2 (c) Park Road, Bestwood (175 dwellings)	Under construction for 175 dwellings.
H4 Stockings Farm (390 dwellings)	No planning permission
H2 (d) Wood Lane (40 dwellings)	No planning permission
H2 (e) Chartwell Grove (40 dwellings)	Detailed permission for 50 dwellings
H2 (f) Flatts Lane, Calverton (90 dwellings)	Under construction for 156 dwellings
H5 Teal Close (195 dwellings)	No planning permission
H5 North of Victoria Park (205 dwellings)	No planning permission
H2 (g) Dark Lane, Calverton (110 dwellings)	No planning permission
H2 (h) Howbeck Road (50 dwellings)	Outline permission for 50 dwellings
H2 (i) Plains Road / Arnold Land (south) (80 dwellings)	No planning permission
H2 (j) Regina Crescent, Ravenshead (140 dwellings)	Under construction for 138 dwellings
H6 Top Wighway Farm (595 dwellings)	No planning permission

Housing Trajectory

- 5.22 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. Appendix 3 (on page 52) shows the Housing Trajectory for the Joint Structure Plan period (between 2001 and 2021).
- 5.23 Since the start of the Joint Structure Plan period (1 April 2001) there have been 1,466 residential (net) completions. The remaining dwellings rate per year (up to 2021) is 252 dwellings, which is higher than the 250 annual requirement. 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. Taking account of the Replacement Local Plan allocations (which total 3,030 dwellings) there should be no problem in meeting the requirement before the end of the Joint Structure Plan period.
- 5.24 The 'monitor' line in Figure 12 shows the plan strategy is less likely to deviate from the annual delivery of 250 dwellings. Since 1 April 2003, the number of completed dwellings has exceeded the annual Joint Structure Plan requirement with 355 dwellings in 2003-2004, 236 dwellings in 2004-2005, 244 in 2005-2006 and 296 in 2006-2007.

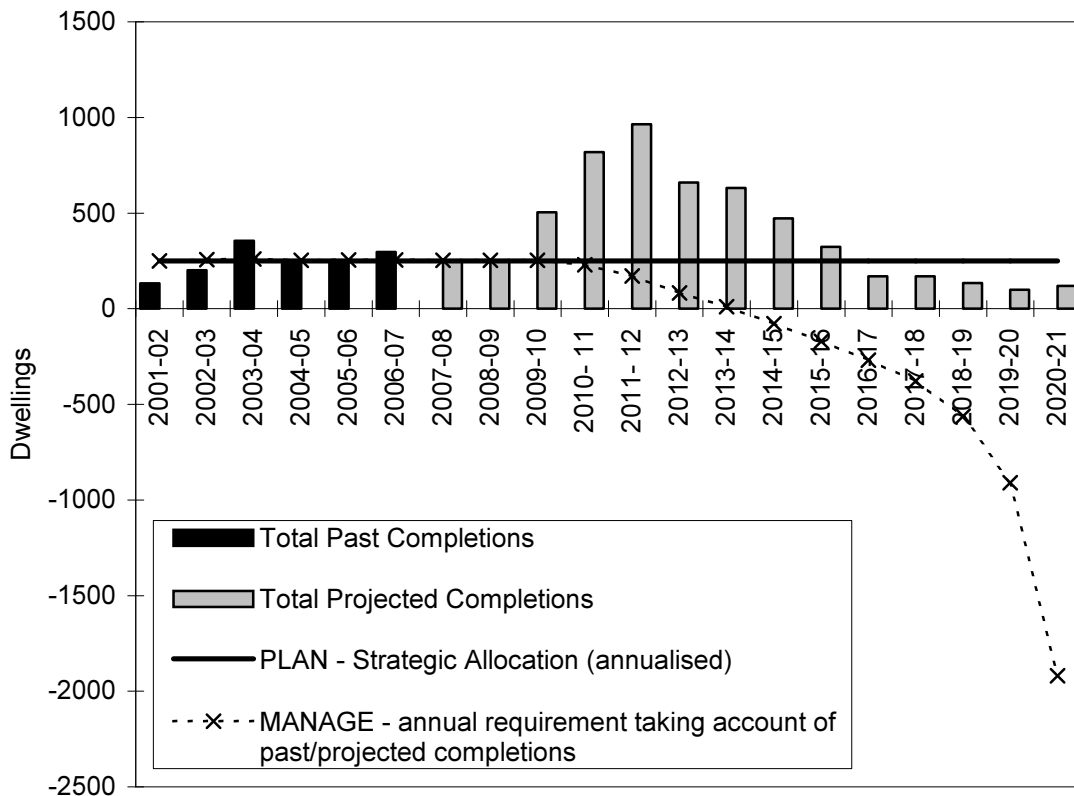
Figure 12: Monitor (Housing Trajectory 2007)



Source: Gedling Borough Council Housing Land Availability documents (1991-2007)

5.25 The 'manage' line in Figure 13 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 1 April 2001, the number of completed dwellings ranges from a low of 133 dwellings in 2001-2002 to a high of 355 dwellings in 2003-2004. The projected completions take account of the allocations in the Replacement Local Plan 2005, sites with planning permissions, Urban Capacity sites and others.

Figure 13: Plan and Manage (Housing Trajectory 2007)



Source: Gedling Borough Council Housing Land Availability documents (1991-2007)

- 5.26 It is emphasised that the Housing Trajectory is not intended to produce a perfect forecast of the future for Gedling.

Five Year Supply

- 5.27 Work has commenced on an assessment of land supply for housing within Gedling Borough in accordance with the requirements of Planning Policy Statement 3: Housing (December 2006). This national guidance came into force in April 2007, i.e. outside of the current monitoring period. However, it is confirmed that the Council has a minimum of five years land supply.
- 5.28 The report on the five year land supply for Gedling Borough is contained in Appendix 4 (on page 53).

Urban Capacity

- 5.29 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 and monitoring is undertaken annually. As at 31 March 2007 the remaining urban capacity figure is 458 dwellings.

Gypsy and Traveller Sites

- 5.30 As at 31 March 2007, Gedling Borough Council was aware of two gypsy and traveller sites (authorised and non-authorised) within the Borough. A site at Blidworth Bottoms was recently discovered and this site may be classified as 'authorised' because it had been in use for years. Within the monitoring period (1 April 2006 – 31 March 2007) there was one unauthorised site on Mansfield Road in Papplewick.

Table 20: Gypsy and Traveller Sites

Local Indicators	2005-2006	2006-2007
Number of designated sites	0	1
Number of unauthorised sites	0	1

- 5.31 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. A 'Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire Local Authorities (except Bassetlaw)' has therefore been undertaken. The final report was published in May 2007, outside of the current monitoring period. This assessment concluded that there may be 3 sites within the Borough, totalling 13 pitches, although queries have been raised about the location of 2 of these sites which may in fact lie outside the Borough. The assessment also concludes that an additional 4 permanent pitches need to be provided between 2007 – 2011.

Transport

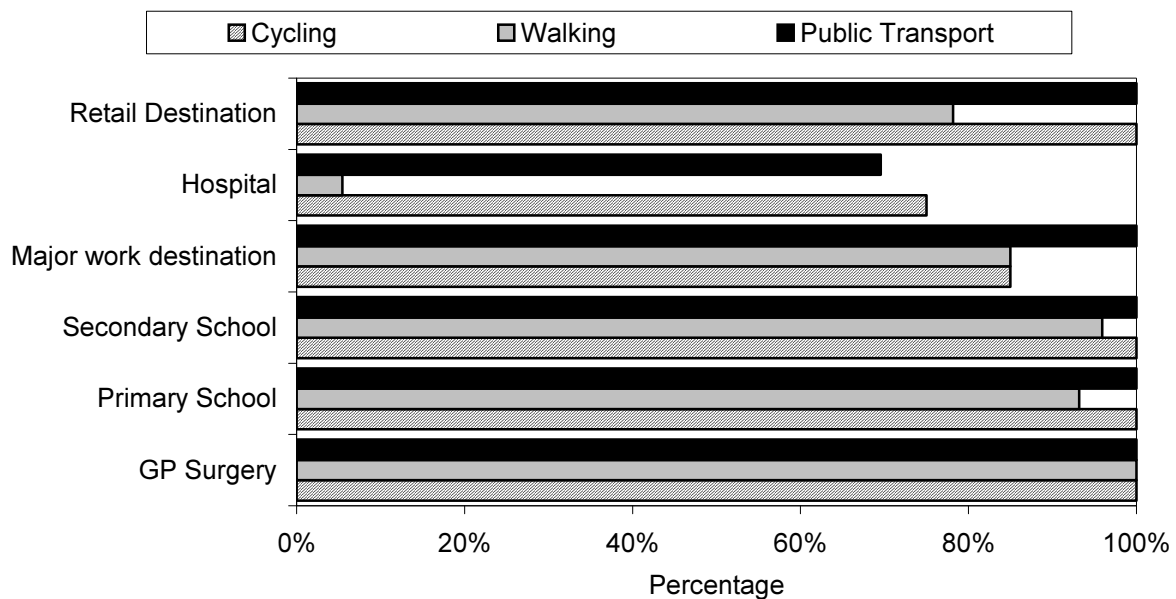
Table 21: Transport

Core Indicators		April 2006 – March 2007	
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:	dwellings	
	(i) GP	220	100 %
	(ii) Hospital	153	70 %
	(iii) Primary school	220	100 %
	(iv) Secondary school	220	100 %
	(v) Employment	220	100 %
	(vi) Retail	220	100 %

5.32 Figure 14 provides a summary of large residential development within 30 minutes travelling time of key services. From 1 April 2006 – 31 March 2007 there was a net total of 296 dwellings completed. For monitoring purposes, new development has been divided into large sites (more than 10 dwellings) and small sites (less than 10 dwellings). Out of 296 completions, 220 dwellings (74 per cent) were on large sites.

5.33 The background information concerning how the accessibility of large residential development was calculated is contained in Appendix 5 (on page 60). 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.

Figure 14: New Residential Development within 30 Minutes Travelling Time of Key Services



Sources: Public Transport Strategy Team, Nottinghamshire County Council (2007) & Planning Policy Team, Gedling Borough Council (2007)

Local Services

5.34 During the monitoring period (1 April 2006 to 31 March 2007) there was no completed retail, office or leisure development in Arnold as shown in Table 22. 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 22: Local Services

Core Indicators		April 2006 – March 2007
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	11 ha 1.8 %

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).

5.35 Only one site has been developed for retail development (Lidl foodstore) with a gross retail floor space of less than 2,500 m². The previous use of the site was large industrial (warehouse units) on the Greater Northern Way industrial estate (1.03 ha).

5.36 The Office for National Statistics (2007) indicates that Gedling Borough had a total of 775,000 m² of retail floor space in 2006. The Office for National Statistics (2007) also provides data for the number of units and floor area occupied by specific employment use classes. In April 2006, the Borough contained 304,000 m² floor space occupied by offices, 394,000 m² by factories and 210,000 m² by warehouses as shown in Table 23.

Table 23: Retail and Employment Floor Space (April 2006)

Category	Sub-Category	Number of Units	Floor Space (m ²)
Retail:		775	147,000 m ²
Offices:	Commercial	191	33,000 m ²
	Other	113	38,000 m ²
Factories		394	278,000 m ²
Warehouses		210	202,000 m ²

Source: <http://www.neighbourhood.statistics.gov.uk> (2007)

Open Space Provision

5.37 Following a grant from Heritage Lottery, the introduction of Park Rangers, the establishment of the Friends of Arnot Hill Park and the continued support of the Grounds Maintenance Staff, Arnot Hill Park was awarded a Green Flag in May 2007, outside of the current monitoring period. The improvement plan started in 2000 with the Heritage Lottery Grant which allowed for a major

refurbishment of the Lake, a new refreshment kiosk, play area and sensory garden. The challenge for 2006/7 was to ensure systems were in place to maintain these improvements with a mechanism for future development. The award of the Green Flag confirmed that this had been achieved. Further information can be obtained from the following website <http://www.greenflagaward.org.uk>.

- 5.38 The Local Nature Reserve known as Gedling House Woods meets the Green Pennant Standard, with the local community being involved with its management.
- 5.39 Policy R3 of the Replacement Local Plan (2005) states that residential development on sites of 0.4 ha and above should provide a minimum standard of 10 per cent open space to serve that development. This target is reflected in the Gedling Community Strategy 2006-2008. Provision can be made in one or more of the following ways: provision within the development; a financial contribution to provide facilities on or off site; or a financial contribution to enhance facilities nearby.

Table 24: Open Space Provision

Local Indicator	Target	2005-2006	2006-2007
Percentage of new public open space provision	10 %	n/a	10 %

- 5.40 Within the monitoring period (1 April 2006 to 31 March 2007), two completed residential development sites over 0.4 ha were Tamarix Close (28 dwellings) and Brooklands Drive (25 dwellings). Both sites provided a financial contribution to the provision and/or maintenance of off-site recreational facilities.
- 5.41 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 2007, 75 per cent of the residents in the Borough thought that parks and open spaces had improved or stayed the same, compared to 70 per cent in the period 2004-2005 as shown in Table 25.

Table 25: Parks and Open Space Satisfaction

Local Indicator	Target	2004-2005	2006-2007
Percentage of residents who think parks and open spaces have improved or stayed the same in their local area	Increase	70 %	75 %

Source: Gedling Annual Satisfaction Survey (2006)

Minerals and Waste Indicators

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

Flood Protection and Water Quality

- 5.43 Within the monitoring period (1 April 2006 to 31 March 2007), two planning applications were rejected based on advice provided from Environment

Agency. No application was granted permission against the advice of the Environment Agency on flood defence grounds or water quality.

Table 26: Flood Protection and Water Quality

Core Indicator		April 2006 – March 2007
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	None

5.44 The Borough Council takes due regard of advice provided by the Environment Agency concerning flooding and takes a strong line in respect of development likely to be at risk from or to exacerbate flooding concerns. Within areas at potential risk from flooding where there is already existing development, for example in close proximity to the River Trent, the Environment Agency issue advisory notes to applicants indicating how flooding concerns can be minimised. This advice does not constitute an objection to a planning application and is passed on to applicants.

Biodiversity

Table 27: Biodiversity

Core Indicators		April 2006 – March 2007
8	(i) Change in priority habitats and species (by type)	None
	(ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	None

5.45 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 is due come into use after the end of the current monitoring period. This form will include a biodiversity question that has to be answered for a planning application to be validated.

5.46 General information about other changes to areas designated for their intrinsic environmental value is maintained by the Nottinghamshire Biological and Geological Record Centre. Gedling Borough had a total of 1,112.83 ha of land designated as Sites of Importance for Nature Conservation (SINCs) in 2007. There has been no loss of SINCs to development in Gedling Borough during the current monitoring period.

Renewable Energy

Table 28: Renewable Energy

Core Indicator		April 2006 – March 2007
9	Renewable energy capacity installed by type.	0 mw

5.47 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 1 April 2006 to 31 March 2007.

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 29 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 Annual Monitoring Reports.

Table 29: Implementation of Replacement Local Plan Policies (2005)

Environment		
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.
ENV41	River – Environment	See paragraphs 5.44 and 5.43. This policy is being implemented effectively.
Housing		
H2	Distribution Of Residential Development	See paragraph 5.21. There are outstanding planning permissions for three of the (fifteen) allocation sites listed under Policy H2.
H8	Residential Density	See Table 16: 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.
H10	Extensions	This policy is being implemented effectively. This policy is mostly used within the Replacement Local Plan (50 per cent of all recommendation reports).
H11	Conversions And Change Of Use To Residential	Applications for conversion and change of use of buildings and floors have been considered mainly for the conversion / change of use to residential. This policy is being implemented effectively.
H16	Design Of Residential Development	This policy is being implemented effectively as it contains criteria for assessing proposals for new residential development.
H18	Affordable Housing	See paragraph 5.11. This policy is being implemented for residential development on large sites.
Employment		
E1	Allocation Of Employment Land	See Table 15: Allocated Employment Sites. A total of 2.6 hectares of allocated employment land is under construction.
E2	Proposed Mixed Use At Hillcrest Park, Calverton	Part of the site is under construction for development of light industrial and warehouse units (B1/B8).

E3	Retention Of Employment	This policy is being implemented effectively. Planning applications are refused for a change of use to other non-employment uses.
Transport		
T10	Highway Design And Parking Guidelines	This policy is being implemented effectively. Most recommendation reports refer to policy T10.
Recreation		
R3	Provision Of Open Space With New Residential Development	See paragraph 5.39. This policy is being implemented effectively.

- 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 work must be completed in advance of the deadline of 28 December 2007 and the issue will be addressed in next year's AMR covering the period 1 April 2007 – 31 March 2008.

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 April 2006 – March 2007 shows that Gedling Borough 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 Nottinghamshire and Nottingham Joint Structure Plan (2006) and the level of development on brownfield land is well above the national and regional targets.
- 8.2 The net dwelling completions figure for 1 April 2006 – 31 March 2007 exceeded the Joint Structure Plan annual requirement of 250 dwellings by 46 dwellings. However, the emerging review of the Regional Spatial Strategy for the East Midlands will increase the housing numbers required in the Borough. The current draft of the Regional Spatial Strategy calculates a need for 7,750 dwellings for Gedling Borough for the period from 2001 to 2026 (annual requirement of 310 dwellings). It is anticipated that future dwelling completions will meet or exceed the Regional Spatial Strategy annual requirement of 310 dwellings.
- 8.3 Brownfield windfall development has accounted for 92 per cent of residential completions, thereby exceeding the target of 60 per cent. However future dwelling completions on greenfield land is likely to increase because the Replacement Local Plan (2005) allocates 13 out of 15 sites for residential development on greenfield land. Three of those sites are under construction. The number of dwellings on windfall sites has increased since 2001 and it is likely that this trend will continue.
- 8.4 It is anticipated that local output 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.

**APPENDIX 1:
LOCAL DEVELOPMENT SCHEME (JUNE 2006)**

Table A1-1: 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																														
Local Development Documents																																																															
i. Development Plan Documents																																																															
Statement of Community Involvement																																																															
Core Strategy			P																																																												
Generic Development Control Policies																																																															
Site Specific Allocations																																																															
Proposals Map																																																															
Arnold Town Centre Action Plan																																																															
Revised as each DPD is adopted																																																															
ii. Supplementary Planning Documents																																																															
Dark Lane, Calverton																																																															
Regina Crescent, Ravenshead																																																															
Gedling Colliery / Chase Farm																																																															
Plains Road / Arnold Lane, Arnold																																																															
Teal Close / North of Victoria Park																																																															
Ashwater Drive / Spring Lane																																																															
Top Wighay Farm																																																															
Former Newstead Sports Ground																																																															
Non-Local Development Documents																																																															
Annual Monitoring Report																																																															
Non-LDF Documents																																																															
Calverton CAR																																																															
Lambley CAR																																																															
Linby CAR																																																															
Woodborough CAR																																																															
Papplewick CAR																																																															

current monitoring period

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

REVISED LOCAL DEVELOPMENT SCHEME (MARCH 2007)

Table A1-2: Revised Local Development Scheme Timetable (March 2007)

	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
Local Development Documents																																
i. Development Plan Documents																																
Core Strategy	P															C					S											
Generic Development Control Policies											P																					
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																
Gedling Colliery / Chase Farm						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				
Non-Local Development Documents																																
Annual Monitoring Report						X					X					X					X											
Non-LDF Documents																																
i. Conservation Area Reviews																																
Lambley CAR						P					C					R					A											
Linby CAR																P										C					R	
Woodborough CAR																										P						
Papplewick CAR																																

current monitoring period

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
- I** Receipt of Inspector's Report
- A** Adoption of Local Development Document
- X** Publication of Annual Monitoring Report

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

	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	TOTAL
Past Completions - Allocated Sites	1	4	0	6	2	26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39
Past Completions - Unallocated Sites	132	198	355	230	242	270	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1427
Projections - Allocated Sites	-	-	-	-	-	-	33	33	136	451	595	510	480	360	210	170	170	135	100	120	3503
1: Ashwater Drive / Spring Lane	-	-	-	-	-	-	0	0	0	70	70	0	0	0	0	0	0	0	0	0	140
2: Newstead Sports Ground	-	-	-	-	-	-	0	0	0	0	0	40	40	0	0	0	0	0	0	0	80
3: Gedling Colliery / Chase Farm	-	-	-	-	-	-	0	0	0	100	100	100	100	100	100	100	100	100	100	120	1120
4: Park Road, Bestwood	-	-	-	-	-	-	0	0	57	59	59	0	0	0	0	0	0	0	0	0	175
5: Stockings Farm	-	-	-	-	-	-	0	0	0	70	70	70	70	70	40	0	0	0	0	0	390
6: Wood Lane	-	-	-	-	-	-	0	0	0	0	0	40	0	0	0	0	0	0	0	0	40
7: Chartwell Grove	-	-	-	-	-	-	0	0	0	0	50	0	0	0	0	0	0	0	0	0	50
8: Flatts Lane, Calverton	-	-	-	-	-	21	33	33	33	36	0	0	0	0	0	0	0	0	0	0	156
9: Teal Close	-	-	-	-	-	-	0	0	0	0	0	70	70	55	0	0	0	0	0	0	195
10: North of Victoria Park	-	-	-	-	-	-	0	0	0	0	0	70	70	65	0	0	0	0	0	0	205
11: Dark Lane, Calverton	-	-	-	-	-	-	0	0	0	0	0	50	60	0	0	0	0	0	0	0	110
12: Howbeck Road	-	-	-	-	-	-	0	0	0	0	50	0	0	0	0	0	0	0	0	0	50
13: Plains Road / Arnold Lane	-	-	-	-	-	-	0	0	0	0	80	0	0	0	0	0	0	0	0	0	80
14: Regina Crescent, Ravenshead	-	-	-	-	-	-	0	0	46	46	46	0	0	0	0	0	0	0	0	0	138
15: Top Wighay Farm	-	-	-	-	-	-	0	0	0	70	70	70	70	70	70	70	70	35	0	0	595
Projections - Unallocated Sites	-	-	-	-	-	-	219	219	368	368	369	149	152	113	113	0	0	0	0	0	2070
1: Detailed planning permissions	-	-	-	-	-	-	219	219	219	219	220	0	0	0	0	0	0	0	0	0	1096
2: Outline planning permissions	-	-	-	-	-	-	0	0	41	41	41	41	41	0	0	0	0	0	0	0	205
3: Remaining Urban Capacity	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4: Lapsed permissions	-	-	-	-	-	-	0	0	15	15	15	15	17	17	17	0	0	0	0	0	111
5: Conversions and C.O.U	-	-	-	-	-	-	0	0	65	65	65	65	66	66	66	0	0	0	0	0	458
6: Commercial windfall allowance	-	-	-	-	-	-	0	0	28	28	28	28	28	30	30	0	0	0	0	0	200
Total Past Completions	133	202	355	236	244	296	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1466
Total Projected Completions	-	-	-	-	-	-	252	252	504	819	964	659	632	473	323	170	170	135	100	120	7039
Cumulative Completions	133	335	690	926	1170	1466	1718	1970	2474	3293	4257	4916	5548	6021	6344	6514	6684	6819	6919	7039	
PLAN - Strategic Allocation (cumulative)	250	500	750	1000	1250	1500	1750	2000	2250	2500	2750	3000	3250	3500	3750	4000	4250	4500	4750	5000	
MONITOR - no. dwellings above or below cumulative allocation	-117	-165	-60	-74	-80	-34	-32	-30	224	793	1507	1916	2298	2521	2594	2514	2434	2319	2169	2039	
MANAGE - annual requirement taking account of past/projected completions	250	256	259	254	255	255	252	252	253	230	171	83	11	-78	-170	-269	-379	-561	-910	-1919	-2039

Notes: If detailed planning permission granted, estimated that site will start to come forward immediately and over a 5 year period. If outline planning permission granted, estimated that site will start to come forward after 2 years from now over a 5 year period. On sites up to 100 dwellings the completion rate is estimated as 50 per year. On sites over 100 dwellings the completion rate is estimated as 70 dwelling per year. The projected allocated completions are taken into account of marketing influences.

APPENDIX 4: FIVE-YEAR LAND SUPPLY FOR GEDLING BOROUGH

INTRODUCTION

- A4.1 All Local Planning Authorities in England are advised through Planning Policy Statement 3: Housing (December 2006) that they must undertake work to establish whether or not a Five-Year Housing Land Supply exists in their area.
- A4.2 This document sets out that assessment and its findings demonstrate that Gedling Borough Council has a five-year supply of housing land within the Borough.
- A4.3 This document will be monitored on an annual basis linked to the Annual Monitoring Report review process. This exercise will enable the Borough Council to actively plan, monitor and manage housing needs and ensure that the Council can deliver a flexible supply of land for housing.
- A4.4 Future Local Development Documents (LDDs) will set out policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous the delivery of housing for at least 15 years from the date of adoption.

FIVE YEAR NEED FOR GEDLING BOROUGH

- A4.5 Planning Policy Statement 3 (para 53) states that “LPAs should set out policies and strategies for delivering the level of housing provision... for at least 15 years, taking account of the level of housing provision in the current RSS. Where the RSS is under review, LPAs should also have regard to the level of housing provision proposed in the emerging RSS”. For Gedling Borough, the emerging Regional Spatial Strategy (RSS8)¹⁰ sets a requirement for the period 2001 – 2026 (15 years) as follows:-

PUA ¹¹	= 5625
non-PUA ¹²	= 2125
Total	= 7750

- A4.6 Advice produced by the DCLG ‘Demonstrating a 5 year Supply of Deliverable Sites’ requires the first assessment to cover the period 1 April 2007 – 31 March 2012.

Completions 2001 – 2007

PUA	= 1286 (i.e. an average of 214 dpa)
Non-PUA	= 180 (i.e. an average of 30 dpa)
Total	= 1466

¹⁰ RSS8: East Midlands – Three Cities Sub-Regional Strategy Policy 1.

¹¹ Principal Urban Area – defined as the built up area of Nottingham (for Gedling Borough this includes Arnold and Carlton)

¹² Non-Principal Urban Area (for Gedling Borough this comprises the rural area including the villages)

A4.7 Subtracting these figures from the total requirement gives the residual target figure for the remainder of the RSS period.

Residual figure 2007 – 2026 (19 years)

PUA	= 4339
Non-PUA	= 1945
Total	= 6284

A4.8 In order to meet the residual demand, this means a build rate to 2026 of:-

PUA	= 228 dpa
Non-PUA	= 102 dpa

A4.9 The clear conclusion from the above calculations is that we are currently close to target to meet our PUA figure (comparing completions of 214 dpa against 228 dpa), yet have been falling a long way behind on the non-PUA completions (comparing completions of 30 dpa against 102 dpa). This is unsurprising given that Green Belt sites were not released for development until the adoption of the Gedling Borough Replacement Local Plan in July 2005.

FIVE YEAR LAND SUPPLY

A4.10 The DCLG document ‘Demonstrating a 5 year Supply of Deliverable Sites’ identifies three sources of sites that have the potential to delivery housing during the following five years:-

- § Sites that have planning permission (outline or a full planning permission that has not been implemented).
- § Sites that are allocated for housing in the Development Plan.
- § Unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period.

A4.11 Each of these sources of sites are now considered in turn.

1. Sites with Planning Permission

A4.12 Sites with planning permission are taken from the Council’s Housing Land Availability document dated 31 March 2007 (but excluding sites allocated in the Gedling Borough Replacement Local Plan that have planning permission).¹³

A4.13 The housing trajectory produced for Gedling Borough (included as Appendix 3 of the Council’s Annual Monitoring Report) sets out a number of assumptions for the development of sites with the benefit of planning permission. These include:-

¹³ Allocations with planning permission are considered with allocations without planning permission so that they can be assessed to establish whether they are deliverable (ie available, suitable and achievable) within the 5 year period).

- § if detailed permission granted then estimated that site will come forward immediately and over a 5 year period; and
- § if outline application granted then estimated that site will start to come forward after 2 years over a 5 year period.

PUA (non-allocations only)

Detailed permissions ¹⁴	= 931 (all come forward within 5 years)
Outline permissions	= 168 x 3/5 = 100.8 (i.e. 3/5 come forward within 5 years)
Total	= 1031.8

At a build rate of 228 dpa, this gives a PUA land supply of **4.5** years.

Non-PUA (non-allocations only)

Detailed permissions	= 279 (all come forward within 5 years)
Outline permissions	= 37 x 3/5 = 22.2 (i.e. 3/5 come forward within 5 years)
Total	= 201.2

At a build rate of 102 dpa, this gives a non-PUA land supply of **3.0** years.

2) Sites that are allocated for housing in the Development Plan

A4.14 PPS3 advises that sufficient specific deliverable sites should be identified to deliver housing in first 5 years. To be deliverable, sites should be available now, suitable and achievable (i.e. there is a reasonable prospect that housing will be delivered within 5 years).

A4.15 The housing allocations identified by Policy H1 of the Gedling Borough Replacement Local Plan have been assessed against the guidance of PPS3 to consider whether they are likely to come forward within 5, 10 or 15 years. The conclusions of the assessment are set out in Table A4-2 at the end of this appendix (page 58). (The assessment includes those allocations that already have the benefit of planning permission).

PUA

Sites with planning permission (see above)	= 1031.8 dwellings
Allocations with/without permission	= 650 dwellings
Total	= 1681.8 dwellings

At a build rate of 228 dpa, this gives a PUA land supply of **7.4** years.

Non-PUA

Sites with planning permission (see above)	= 201.2 dwellings
Allocations with/without permission	= 588 dwellings
Total	= 789.2 dwellings

At a build rate of 102 dpa, this gives a non-PUA land supply of **7.7** years.

3) Unallocated brownfield sites

A4.16 No account has been taken of specific unallocated brownfield sites in this current assessment of land supply.

¹⁴ Detailed permissions include permissions for conversions and changes of use, on the basis that no further application will need to be made so that they are likely to come forward within 5 years.

TEN YEAR LAND SUPPLY

PUA

Detailed permissions	= 0
Outline permissions	= $2/5 \times 168 = 67.2$
Allocations with/without permission	= 1190
Total	= 1257.2 dwellings

At a build rate of 228 dpa, this gives a PUA land supply of 5.5 years.

Added to 5 year land supply gives a total of $7.4 + 5.5 = 12.9$ years

Non-PUA

Detailed permissions	= 0
Outline permissions	= $2/5 \times 37 = 14.8$
Allocations with/without permission	= 540
Total	= 554.8 dwellings

At a build rate of 102 dpa, this gives a non-PUA land supply of 5.4 years.

Added to 5 year land supply gives a total of $7.7 + 5.4 = 13.1$ years

FIFTEEN YEAR LAND SUPPLY

A4.17 The guidance of PPS3 allows windfalls to be included in assessments of supply after 10 years. An estimate of windfall for years 10-15 has been calculated by taking the average annual figure for windfall completions since 2001, based on the following data:-

Table A4-1: Windfall Completions (2001 – 2007)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	Total
Arnold	77	54	197	131	116	98	673
Bestwood	0	0	0	1	0	0	1
Burton Joyce	2	1	5	21	4	13	46
Calverton	5	3	23	9	7	12	59
Carlton	50	147	138	61	111	152	659
Lambley	0	0	0	2	4	1	7
Linby	0	0	0	0	1	0	1
Newstead	1	0	0	2	1	0	4
Papplewick	0	0	0	10	0	0	10
Ravenshead	2	9	4	10	14	12	51
Stoke Bardolph	0	0	2	0	0	0	2
Woodborough	0	1	6	1	2	2	12
TOTAL	137	215	375	248	260	290	1525

PUA

Sites with planning permission	= 0
Allocations with/without permission	= 420
Windfall	= $(673/6 + 659/6) = 222 \text{ dpa} \times 5 = 1,110$
Total	= 1,530 dwellings

At a build rate of 228 dpa, this gives a PUA land supply of 6.7 years.

Added to 10 year land supply gives a total of $12.9 + 6.7 = 19.6$ years

Non-PUA

Sites with planning permission	= 0
Allocations with/without permission	= 105 dwellings
Windfall	= (193/6) = 32 dpa x 5 = 160.8
Total	= 265.8 dwellings

At a build rate of 102 dpa, this gives a non-PUA land supply of 2.6 years.
 Added to 10 year land supply gives a total of 13.1 + 2.6 = **15.7** years

CONCLUSIONS

A4.18 The conclusions of this exercise are as follows:-

- § Gedling Borough Council has an identifiable five year land supply based on both live permissions and those allocations that are considered to be deliverable within five years.
- § Furthermore, based on the assumptions set out in this document, the Council can demonstrate that both a ten and fifteen year land supply is met. The guidance of PPS3 allows windfalls to be included in assessments of supply after 10 years and has been calculated for the purposes of this exercise using past rates. Past experience is that windfalls will have a positive bearing on housing supply during the next 10 years, as well as within the period beyond. As such, the conclusions set out above are likely to be an under-estimate.

Table A4-2: Allocated Sites

Allocation Site	PUA/ non PUA	Developable within 5/10/15 years ¹⁵			Comments ¹⁶
Ashwater Drive / Spring Lane	PUA	140			Development brief likely to be adopted by the end of 2007 relating to whole site for 140 dwellings. Planning permission granted 1/11/04 on <u>part</u> site for 10 dwellings (2003/0677 – outline) – accounted for under ‘Sites with Planning Permission’. Planning application submitted but not determined relating to <u>whole</u> site. Straightforward greenfield site. (Standen Homes)
Former Newstead Sports Ground	Non PUA		80		Development brief due to be adopted Feb 2009. Allocation rolled forward from 1990 Local Plan. No pre-application discussions, therefore not anticipated to come forward until post 2012.
Gedling Colliery / Chase Farm	PUA	200	500	420	Development brief due to be adopted January 2008. Planning application anticipated early 2008. (Part) dependent on completion of Gedling Access Road. 1120 dwellings.
Park Road, Bestwood	Non PUA	175			Development brief adopted 5/06. Planning permission 14/2/07 (2006/1014 ARM). Work commenced on site in 2007.
Stockings Farm	PUA	140	250		Development Brief adopted 1/06. Straightforward Greenfield site. (Langridge Homes). 390 dwellings.
Wood Lane	PUA		40		No development brief required. Allocation limited to sheltered housing.
Chartwell Grove	PUA	50			Planning permission granted 8/6/06 (2006/0258 detailed). Work commenced on site.
Flatts Lane, Calverton	Non PUA	135			Development brief 1/05 Planning permission granted 19/1/06 for 156 dwellings (2005/1039 detailed). 21 dwellings complete, leaving 135 with permission. Work commenced on site.

¹⁵ 5 year period in which it is anticipated that each site will come forward is based on various factors – a series of assumptions, internal discussions with other officers in the Council, discussions with the landowner/developer and the stage of the planning process reached. The assumptions used are as follows:-

- § if detailed permission granted then estimated that site will come forward immediately and over a 5 year period;
- § if outline application granted then estimated that site will start to come forward after 2 years over a 5 year period;
- § large allocated sites considered likely to come forward from 2010 given long lead in period through local plan process;
- § on sites up to 100 dwellings the completion rate is estimated as 50 dpa;
- § on sites over 100 dwellings the completion rate is estimated as 70 dpa.

Teal Close	PUA		195		Development brief due to be adopted August 2008. Dependent on completion of GMITS scheme (due Spring 2007) plus ongoing negotiations with the landowner, therefore not anticipated to come forward until post 2012.
North of Victoria Park	PUA		205		Development Brief due to be adopted August 2008. Dependent on completion of GMITS scheme (due Spring 2007) plus ongoing negotiations with the landowner, therefore not anticipated to come forward until post 2012.
Dark Lane, Calverton	Non PUA		110		Development Brief likely to be adopted early 2008. Site promoted by Langridge Homes. Uncertainty over village green application therefore not anticipated to come forward until post 2012.
Howbeck Road	PUA	50			Development Brief adopted 1/06. Planning permission 3/07 (2006/0148 outline). Straightforward Greenfield site.
Plains Road / Arnold Lane	PUA	80			Development Brief adopted 8/06. Planning permission 3/07 (2006/0712 outline).
Regina Crescent, Ravenshead	Non PUA	138			Development Brief adopted 9/06. Planning permission 11/06 (2006/0257 detailed). Work commenced on site.
Top Wighay Farm	Non PUA	140	350	105	Development Brief due to be adopted August 2008. 595 dwellings.
TOTAL PER FIVE YEAR PERIOD		660 (PUA) 588 (non PUA)	1190 (PUA) 540 (non PUA)	420 (PUA) 105 (non PUA)	

APPENDIX 5: LARGE RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES TRAVELLING TIME OF KEY FACILITIES

A5.1 For monitoring purposes, new development has been divided into large sites (more than 10 dwellings) and small sites (less than 10 dwellings). Out of 296 completions, 220 dwellings (74 per cent) were on large sites with planning permission for 10 or more dwellings.

KEY FACILITIES

GP SURGERIES/ HEALTH CENTRES

A5.2 Primary Healthcare facilities (GPs, dentists etc) are administered by Gedling Primary Care Trust:-

- § 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

A5.3 In addition, there are 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

A5.4 There are other GP surgeries / health centres administered by surrounding PCTs serving the Borough residents:-

- § Ashfield House, Forest Road, Annesley Woodhouse
- § Bakersfield Medical Centre, 141 Oakdale Road, Nottingham
- § Blidworth Surgery, 59 Mansfield Road, Blidworth
- § Dr Collinson and Partner, 201 Queens Bower Road, Bestwood Park
- § Health Care Complex and Surgery, Lowmoor Road, Kirkby-in-Ashfield
- § Hucknall Health Centre, 54 Curtis Street, Hucknall
- § Lowdham Health Centre, Francklin Road, Lowdham
- § Sherwood Health Centre, Elmswood Gardens, Sherwood

A5.5 Outside the current monitoring period, Nottinghamshire County Teaching Primary Care Trust (PCT) was formed in October 2006 when it took over the functions and responsibility from six former PCTs – Ashfield, Broxtowe, Gedling, Mansfield, Newark and Sherwood and Rushcliffe Primary Care Trusts.

HOSPITALS

A5.6 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

A5.7 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

A5.8 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

A5.9 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

A5.10 Clearly, there are far fewer secondary schools within Gedling Borough, serving far wider catchment areas than the various primary:-

- § 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
- § Redhill School, Redhill Road, Arnold
- § The Gedling School, Wollaton Avenue, Gedling
- § The Wheldon Sports College, Coningswath Road, Carlton

A5.11 There are other secondary schools (within the vicinity of Gedling Borough) which serve Borough's residents:-

- § Joseph Whitaker School, Warsop Lane, Rainworth, Mansfield
- § Kirkby College, Tennyson Street, Kirkby-In-Ashfield
- § National CofE Technology College, Annesley Road, Hucknall
- § The Holgate School, Hillcrest Drive, Hucknall

AREAS OF EMPLOYMENT

A5.12 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.

MAJOR RETAIL CENTRES

A5.13 The Replacement Local Plan (July 2005) continues to accord with Annex A of Planning Policy Statement 6: Planning for Town Centres A (March 2005), in its classification of District Centres within the Borough.

A5.14 Nottingham City Centre is defined as a "Regional Centre" in the Nottinghamshire and Nottingham Joint Structure Plan (2006), much of the Arnold / Carlton urban area is within 30 minutes public transport time of the City Centre.

A5.15 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

A5.16 A range of infill / small-scale development is scattered throughout the Arnold / Carlton urban area. As this urban area contains a wide range of key services together with a substantial range of public transport services, an assumption is made that in practice any development within this area will be "sustainable", insofar as this is likely to be within 30 minutes public transport time of the full range of key services. Therefore, this report will assess only large

development sites (more than 10 dwellings). Large development sites include sites where less than 10 dwellings were completed within the monitoring period, providing that the development site overall has planning permission for 10 or more dwellings (e.g. 2 completions within the monitoring period from a site with permission for 15 dwellings in total would be included).

A5.17 Table A5-1 shows that the majority of the large residential development within 30 minutes travelling time of key services.

Table A5-1: New Residential Development within 30 Minutes Travel Time

	GP Surgery	Primary School	Secondary School	Major work destination	Hospital	Retail Destination
Public Transport	100%	100%	100%	100%	70%	100%
Walking	100%	93%	96%	82%	5%	78%
Cycling	100%	100%	100%	85%	75%	100%

Source: Public Transport Strategy Team, Nottinghamshire County Council (2007) & Planning Policy Team, Gedling Borough Council (2007)

PUBLIC TRANSPORT

A5.18 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.

A5.19 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

A5.20 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.

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 (CS)	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 (ha)	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 Alan Bexon)

Date