



Civic Centre,
Arnot Hill Park,
Arnold,
Nottinghamshire,
NG5 6LU

Agenda

Cabinet

Date: **Thursday 19 June 2014**

Time: **12.30 pm**

Place: **Reception Room**

For any further information please contact:

Lyndsey Parnell

Members' Services Officer

0115 901 3910

Cabinet

Membership

Chair	Councillor John Clarke
Vice-Chair	Councillor Michael Payne
	Councillor Peter Barnes Councillor Kathryn Fox Councillor Darrell Pulk Councillor Henry Wheeler
Observers:	Councillor Chris Barnfather Councillor Paul Hughes

AGENDA

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MINUTES CABINET

Thursday 24 April 2014

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Peter Barnes

Councillor Jenny Hollingsworth
Councillor Darrell Pulk

Observers: Councillor Chris Barnfather and Councillor Paul Hughes

Absent: Councillor Kathryn Fox

Officers in Attendance: H Barrington, P Darlington, D Wakelin, S Bray and A Dubberley

106 APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Kathryn Fox.

107 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 13 FEBRUARY 2014 AND 20 FEBRUARY 2014.

RESOLVED:

That the minutes of the above meetings, having been circulated, be approved as a correct record.

108 DECLARATION OF INTERESTS.

None.

109 REVIEW OF THE HOUSING STRATEGY

The Service Manager, Housing and Localities, presented a report, which had been circulated prior to the meeting, outlining the Council's approach to housing delivery.

RESOLVED:

To approve the publication of the Housing Delivery Plan as a statement of the Council's priorities and actions relating to housing, instead of producing a new Housing Strategy.

110 PUBLIC REALM WORKS - PROJECT REPORT

The Service Manager Housing and Localities presented a report, which had been circulated prior to the meeting, giving details of achievements made on the public realms project.

RESOLVED:

To note the report.

111 GEDLING PLAN - PERFORMANCE INDICATOR TARGETS 2014/15

Corporate Director, Stephen Bray, presented a report, which had been circulated prior to the meeting, outlining the Council's proposed performance targets for the forthcoming financial year.

RESOLVED

To agree performance indicators and targets set out at Appendix A of the report for 2014/15, for inclusion in the Gedling Plan.

112 THE DEVELOPMENT OF A "MEN IN SHEDS" PROJECT IN THE OLD STORES BUILDING, JUBILEE HOUSE

Corporate Director, Dave Wakelin, presented a report, which had been circulated prior to the meeting, giving details of plans for a "men in sheds" project at the Council's Jubilee House site.

RESOLVED to

- 1) Approve the establishment of a "Men in Sheds" project in the Old Stores Building at Jubilee House to be delivered in partnership with Age UK;
- 2) Approve the establishment of the expenditure budget and usage of funding for the Men in Sheds Project as detailed in paragraphs 4.1 and 4.2 of the report;
- 3) Approve the lease of the stores building to Age UK at a peppercorn rental for a period of 3 years; and
- 4) Delegate to the Corporate Director the power to negotiate and agree the details of the final scheme with Age UK.

113 POLICY FOR DEALING WITH UNAUTHORISED GYPSIES AND TRAVELLER ENCAMPMENTS

Corporate Director, Dave Wakelin, presented a report, which had been circulated prior to the meeting, proposing a policy for dealing with unauthorised gypsies and traveller encampments.

RESOLVED

To adopt the policy for dealing with unauthorised Gypsies and Traveller Encampments as set out in Appendix B to the report.

114 DRUIDS TAVERN CAR PARK BREACH OF FINANCIAL REGULATIONS

The Service Manager, Audit and Asset Management, presented a report, which had been circulated prior to the meeting, informing Cabinet of a breach of financial regulations.

RESOLVED:

To note the report.

115 INTRODUCTION OF A NEW OFF STREET CAR PARKING ORDER

The Service Manager, Audit and Asset Management, presented a report, which had been circulated prior to the meeting, outlining proposals for a new charging tariff for Gedling Borough Council run car parks.

RESOLVED:

- 1) To introduce a new Off Street Parking Places Order as soon as practicable;
- 2) To revoke the existing order, namely the Gedling Borough Council (Civil Enforcement Off Street Parking Places) Order 2009, as part of the process of making a new Off Street Parking Places Order;
- 3) To agree the Pay and Display tariff as set out in Appendix A to the report;
- 4) To authorise the responsible Corporate Director, in conjunction with the Council Solicitor and Monitoring Officer, to take all necessary steps to make and bring into effect the relevant Car Park Order in accordance with the proposals set out in the report, including consideration of objections received pursuant to the statutory consultation and any necessary decisions pursuant to the applicable regulations; and
- 5) To authorise the responsible Corporate Director to take all necessary steps to implement the car park charging arrangements.

CORPORATE PEER CHALLENGE - FINDINGS AND FOLLOW-UP

Corporate Director, Stephen Bray presented a report, which had been circulated prior to the meeting, providing the Council's action plan in response to the recently held Corporate Peer Challenge.

RESOLVED to:

- 1) Agree the proposed actions set out at Appendix 1 to the report; and
- 2) Incorporate the actions into the current year's Council Plan.

PROGRESS REPORTS FROM PORTFOLIO HOLDERS.**Councillor Payne (Public Protection and Communications)**

- The South Nottinghamshire area had recorded an overall reduction in reported crime.
- An animal welfare charter for the Borough had been written and would be publicised shortly.

Councillor Pulk (Leisure and Development)

- An increase of exercise amongst Gedling residents had been recorded.
- Arnot Hill Park Arts Trail had launched and was proving successful.
- Ley Street Choir for adults with learning difficulties had performed in the Civic Centre and all involved were congratulated.
- The new Bonington Theatre was proving popular with a busy events calendar underway.
- Gedling Leisure had launched a new online bookings website.

Councillor Hollingsworth (Health and Wellbeing)

- The number of referrals for safeguarding issues remains high which was judged to be a positive due to higher awareness.
- Dementia awareness work continues throughout the Borough in a positive way.
- Age UK's recent national loneliness campaign meeting presented the work that Gedling had done as an example of good practice.

Councillor Barnes (Environment)

- The first meeting of Gedling Country Park friends group had taken place with an encouraging level of attendance.

- Various events were to be held at the Netherfield Lagoons in the next few months.
- There had been a good response to expressions of interest for the lease on the Arnot Hill Park kiosk.

Councillor Wheeler (Policy advisor for Young People)

- The inaugural meeting of the Youth Council was held and considered a success.

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ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

The Leader advised that the May meeting of Cabinet had been cancelled due to lack of business.

The meeting finished at 2.25 pm

Signed by Chair:
Date:

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Report to Cabinet

Subject: Council Plan and Budget Outturn and Budget Carry Forwards 2013/14

Date: 19 June 2014

Author: Senior Leadership Team

Wards Affected

Borough-wide

Purpose

This report presents the Council Plan and Budget Outturn and Budget Carry Forwards for 2013/14.

Cabinet is asked to note the final outturn position for 2013/14 and recommend that Council:

- a) Approve the method of financing the 2013/14 capital expenditure which includes making the Capital Determinations required by the Local Government and Housing Act 1989;
- b) Approve the carry forward of budgets from 2013/14 as additions to the 2014/15 budgets, in accordance with financial regulations.

Key Decision

This is a not a key decision

Background

- 1.1 The Council's financial regulations allow for the carry forward of capital and revenue budgets to the new financial year where there is an underspend against the approved budget.
 - 1.2 The Chief Financial Officer has delegated authority to approve the carry forward of contractually committed schemes above £50,000 for Capital and £10,000 for Revenue, and all schemes where the underspend does not exceed £50,000 for Capital and £10,000 for Revenue, subject to reporting the source of the underspend and the subsequent use of the carry forward to the Portfolio Holder.
 - 1.3 Approval of full Council is required for schemes, which are not contractually committed, with a value over £50,000 for Capital and £10,000 for Revenue.
-

Proposal

2.1 Summary Budget Outturn Position

This report highlights continued good management of the Revenue and Capital budgets and overall Council performance. The Council has a revenue underspend of £490,683 against the Original Estimate, including carry forwards from 2012/13, or £488,283 against the Current Estimate i.e. the latest quarter 3 monitoring projection. Capital expenditure is broadly in line with the Current Estimate after accounting for carry forwards proposals.

2013/14 was a year of significant change in the funding of Local Government with the implementation of the Business Rates Retention Scheme and the abolition of Council Tax Benefit to be replaced by the Council Tax Discount Scheme. Both of these schemes have impacted upon the budget outturn position for the Council as detailed in the paragraphs below. The Local Government Finance Settlement also formally announced the anticipated grant reductions for 2014/15 with an indication of further significant cuts to come across the medium term. This together with the continuing uncertainty in the economy during the year means that 2013/14 has been another challenging financial year.

Against this backdrop Services have responded well to delivering efficiency savings for both the 2013/14 and the 2014/15 budget, and where possible have implemented these early contributing to the 2013/14 underspend. The outturn position will be analysed to identify any further underspends which can be removed from the future budget.

Given the extent of changes this represents a robust outturn position for the Council which increases reserve balances in the face of continuing uncertainty about future funding levels.

2.2 General Fund Revenue Financing and Budget Outturn 2013/14

2.2.1 General Fund Financing 2013/14

2.2.1.1 Revenue Support Grant Settlement (RSG) Funding

During 2013/14 the Government top-sliced part of the RSG for allocation as New Homes Bonus and a provision for a Capitalisation Fund, effectively earmarking resources based on an estimate of the funds that would be required for those schemes. The actual resources distributed under those schemes were evidently finalised at an amount under the original estimate and the residual sums have been redistributed across Local Government on the basis of original funding allocations. This has resulted in additional grant funding of £44,080 being allocated to Gedling, £22,780 in May 2013 (reported to Cabinet in quarterly monitoring report) and £21,300 in March 2014. This resource increases the General Fund Balance.

2.2.1.2 Business Rates Retention

Background

The Business Rates Retention Scheme was introduced on 1 April 2013. Business Rates income was previously paid into a national pool which was then reallocated by central government to local authorities on a needs based formula through formula grant as part of the local government finance settlement. The Business Rates Retention scheme has replaced this centralised funding system, with 50% of income now being retained locally whilst the remaining 50% continues to be distributed on the needs based formula system via Revenue Support Grant.

Under the new regime the portion of a local authority's income that comes from retained business rates will change according to movements in its local business rates income (which could move up or down) to provide an incentive for supporting local business growth.

The 2013/14 local government finance settlement was the first under the new arrangements. It provided each local authority with its baseline funding level against which future movements in income will be measured. For Gedling this is £2,687,533.

Any growth in business rates is subject to a levy, which is a mechanism to limit any disproportionate benefit from business rate income as some local authorities have a lot of business property and would potentially be able to make large gains for relatively small investment in business rates growth. Levies paid are used to fund the safety net. For Gedling the levy rate is 50% of growth above the baseline funding level.

The safety net provides protection against significant decreases in business rates income, and ensures no local authority's income drops below 92.5% of its baseline funding level.

Gedling has entered into a pooling arrangement with the other Nottinghamshire authorities (excluding the City). Under this arrangement each member makes the levy payments, if applicable, into the Pool that would ordinarily have been required to be paid to central government had the Pool not been in operation. The Pool funds are then distributed by Nottinghamshire County Council (as lead authority) to Pool Members on the basis of a Memorandum of Understanding. This ensures no Member is worse off by being in the Pool, by offering an equivalent "safety net mechanism" to that offered by central government for authorities not in a Pool, and then sharing any remaining surplus. The Pool outturn figures for 2013/14 have not yet been finalised but it is likely that there will be a minor sum for redistribution which will be earmarked in reserves for future projects.

2013/14 Outturn

The initial Baseline Funding Level for Gedling was set at £2,687,533 and retained growth was estimated at £85,000 for 2013/14 giving a total Business Rates original estimate of £2,772,533.

Business Rates income in 2013/14 is based on the estimates provided to central government in January 2013 in the required statutory returns.

Growth recognised in the accounts for 2013/14 is determined by a complex model in which it is initially recognised as income based on the estimated position, and is then adjusted in the following year, as required by regulation, via the Collection Fund surplus/deficit calculation which is based on actual outturn figures.

The actual growth figure allocated to Gedling for 2013/14 is £263,678, of which £131,839 (equivalent to the 50% levy) is payable to the Nottinghamshire Pool. This leaves retained growth for Gedling of **£131,839** which is **£46,839** more than the original estimate of £85,000.

However, as described above, the amount credited to the General Fund balance during 2013/14 is based on the estimated figures provided to central government in January 2013, which totals £340,200 minus the pool contribution of £131,839 leaving a contribution to the General Fund Balance of £208,361. This will be offset by an adjustment in the surplus and deficit calculation of £76,522 in 2014/15 to ensure the final amount credited is based on the actual retained growth figure i.e. £131,839.

In addition, during 2013/14 the Government made a temporary increase to Small Business Rate Relief. This reduced the amount of business rates income, and this has been funded in full by a Section 31 grant. Grant of £307,165 has been recognised in the General Fund Balance in 2013/14, however, this will be offset in full by reduced business rates income when the Collection Fund surplus and deficit calculation is chargeable in the year following i.e. 2014/15 as required by regulation.

2.2.2 General Fund Budget Outturn 2013/14

- 2.2.2.1 The actual net revenue expenditure for each Portfolio area 2013/14 is detailed in Appendix 1, together with explanations of major variances in expenditure and income.
- 2.2.2.2 The table below summarises the actual net expenditure for each Portfolio in 2013/14 compared to both the original estimate and the current estimate. The current estimate is that approved by Cabinet in February 2014, adjusted by budget virements in the fourth quarter. During the financial year Cabinet approved a number of budget amendments as part of the quarterly monitoring process approving a net reduction of £2,400.
- 2.2.2.3 The table shows an overall General Fund underspend of £488,283, against the current estimate, equating to 3.8%

General Fund Revenue Outturn and Proposed Carry Forwards 2013/14

	Original Estimate (inc Carry Forwards 2012/13)	Current Estimate 2013/14	Actual 2013/14	Variance to Original Estimate	Variance to Current Estimate	Proposed Carry Forward
	£	£	£	£	£	£
Community Development	1,394,300	1,363,900	1,506,484	112,184	142,584	0
Health & Housing	1,032,800	1,177,100	848,596	(184,204)	(328,504)	0
Public Protection & Communication	1,594,000	1,494,200	1,430,498	(163,502)	(63,702)	13,800
Environment	5,146,300	5,098,800	4,865,085	(281,215)	(233,715)	69,100
Leisure & Development	2,881,600	2,868,200	2,763,206	(118,394)	(104,994)	23,200
Finance & Performance	907,800	952,200	1,052,248	144,448	100,048	3,600
TOTAL	12,956,800	12,954,400	12,466,117	(490,683)	(488,283)	109,700

2.2.2.4 Proposed Revenue Carry Forwards

The revenue carry forward requests total £109,700 and are attached at Appendix 2. These comprise of the schemes which:

- a) the Chief Financial Officer has authorised to carry forward in line with the delegation arrangements, totalling £89,700;
- b) are non-committed schemes in excess of £10,000, which require Council approval, totalling £20,000. This is one carry forward request for consultancy fees to formulate a disposal plan for targeted investment sites.

2.2.3 General Fund Balance at 31 March 2014

The General Fund Balance at 31 March 2014 is £6.195m, an increase of £963k against the current estimate of £5.232m. Of this balance £109.7k is required to fund revenue carry forwards and £384k is required for the Business Rates Collection Fund deficit as detailed in paragraph 2.2.1.2. This level of balances remains above the minimum required in the Council's Medium Term Financial Plan.

Movements on the General Fund Balance can be analysed as follows:

- a) Variations on the Financing estimates create a contribution to balances of £475k in 2013/14. However, £384k will be required in 2014/15 to fund the Business Rates Collection Fund deficit.
- b) The Revenue Budget outturn position enables a contribution to General Fund balances of £488k.

Details of the total reserves held at 31 March 2014 are shown at Appendix 3.

2.3 Summary of Major General Fund Revenue Variances from Current Estimate

2.3.1 After accounting for carry forward requests the net revenue underspend against the current estimate is £378,583 or 2.9%.

2.3.2 There are two significant areas of underspend to highlight which are Council Tax Benefit and Rent Allowances:

Council Tax Benefits

The outturn position on council tax benefits (CTBs) is a favourable variance of **£211k** to the latest approved estimate.

Council tax benefits and the associated subsidy arrangements were abolished on 1 April 2013. However, where valid backdated claims are made after this date the Council is obliged to pay them. Conversely, where a previous overpayment of benefit has been identified, the Council is entitled to recover this from the claimant. A third scenario arises where an overpayment arises from a technical change to a relief, discount or exemption for a period prior to 1 April 2013. Such overpayments have no impact on the claimant but generate an adjustment to benefit previously due and paid by the General Fund to the Collection Fund.

Following the abolition of CTBs, the DWP provide no subsidy towards valid backdated claims paid, the whole cost falling on the Council. A budget of £50k was established for such claims and a total of £42.9k was paid in 2013/14. Similarly, the DWP does not require repayment of previously paid subsidy in respect of overpayments clawed back. An income budget of £50k was established for such overpayments, and this was subsequently increased to £60k. The outturn indicates that £56.4k of benefit overpayments have been reclaimed by the issue of sundry debtors to the taxpayer, and in addition to this, £207.5k of technical changes have given rise to additional income to the General Fund that is now not required to be returned to the DWP.

Under the previous CTB scheme, the General Fund paid a sum equivalent to the benefit expenditure incurred in the year to the Collection Fund, which formed an integral part of the surplus or deficit subsequently shared with the relevant preceptors. In effect, it did not matter to the Collection Fund whether its income came from the taxpayer or from benefits funded by the General Fund. The General Fund received subsidy towards the cost of the benefit paid to the Collection Fund, but if such subsidy fell short of the sum paid over, any net cost was not shared with preceptors, falling

wholly on the Council. Accordingly, following the abolition of the CTB scheme, any cost incurred by the Council, or income received, is wholly attributable to Gedling and there is no need to share it with preceptors. As more time elapses from the abolition of CTB it is anticipated that future overpayment recoveries will become less significant.

It should be noted that during the year there has been some debate regarding the appropriate accounting treatment for the residual CTB payments and overpayment recoveries, in particular for overpayments relating to technical changes. To date there has not been any specific guidance issued by central government, and CIPFA, the public sector accountancy body, have recently requested clarification but as yet none has been received. Gedling's treatment follows the same transactions as the previous regime simply without the inclusion of a subsidy return, resulting in the reported credit to the General Fund. Some authorities appear to have left the overpaid CTB in the Collection Fund to be shared with preceptors. The External Auditor has indicated they would not challenge our accounting treatment subject to reviewing the position should further guidance be forthcoming from central government prior to the accounts being finalised.

Due to the uncertainty surrounding this issue it was considered prudent not to report a projected underspend during the quarterly budget monitoring process. Indeed, there remains a risk that should future guidance be received from central government that advises an alternative approach, this underspend may need to be reversed and credited to the Collection Fund. The final position will be confirmed following the audit of the Statement of Accounts in September.

Rent Allowances

The outturn position on rent allowances is a favourable variance of **£204.9k** to the latest approved estimate. For clarity, this is best considered in two parts.

The original assumption for the net cost of benefit payments and subsidy to the General Fund was adjusted during the year from £482.2k to £634.1k, largely to reflect a significant increase in prior year eligible overpayments, the effect of which was to reduce full rate subsidy and increase reduced rate subsidy, increasing the net cost to the Council. However, this increase subsequently slowed, and outturn for net cost was £590.8k, a favourable variance of £43.3k to the latest approved estimate.

The original assumption for overpayment recoveries was for net income to the General Fund of £540k. This was reduced during the year to £474k largely due to the introduction of a contribution to bad debt provisions. However, due to the significant volatility that is characteristic of rent allowances, large increases in some types of overpayment recoveries were also experienced, and even when offset by a further increase in contribution to the bad debt provision, the outturn was net income to the General Fund of £635.6k, a favourable variance of £161.6k to the latest approved estimate.

When combined, these factors account for the variance of £204.9k. It is worth noting that the variances on these two parts to the original estimates are adverse £108.6k and favourable £95.6k respectively, a net of only £13k. In the context of the gross Rent Allowance budget of £27m this equates to an under-spend of only 0.75%.

2.3.3 Other Expenditure Areas – Major Variances in Excess of £10,000

Additional expenditure has arisen in some services:

- Development Management – £126,000 provided in respect of the judicial review of a planning decision for a wind turbine. An application for costs has been made and the Council is waiting for a costs order to be made by the Court of Appeal specifying the final amount to be paid. £42,000 for a costs order in respect of the judicial review of the crematoria planning decision;
- Waste Management - agency staff in waste services has been £29,700 higher than expected mainly due to ongoing sickness and vacancies.

Reductions in expenditure include:

- Employee expenses – Savings of £573,200 have been achieved against the original estimate. This is mainly due to: the delivery of efficiencies arising from planned restructures £242,900; salary savings from the closure of Arnold Leisure Centre/Theatre and the Leisure Centre Management restructure £211,400; positive vacancy management across all services of £125,300. £443,200 savings were approved by Cabinet during quarterly monitoring resulting in a final underspend position of £106,300 compared to the current estimate. This is over and above the vacancy provision target of £89,700. Savings arising from restructures have all been reflected in the 2014/15 approved budget;
- Utilities – Net savings of £77,500 against the original estimate mainly due to: lower than expected contract price inflation £33,500; Arnold Leisure Centre closure £35,300; removal of the Hub budgets and other minor changes £8,700. £66,900 of the savings were approved by Cabinet during quarterly monitoring resulting in a final underspend position of £10,600 compared to the current estimate;
- Saving in Community Protection equipment maintenance £19,000;
- Savings of £9,500 on mayoral civic expenditure and hospitality;
- Savings of £16,000 on fleet due to efficiency reductions.

2.3.4 Income Areas - Major Variances in Excess of £10,000

2.3.4.1 Fees and Charges

There have been some signs of recovery in the economy with an increase in the number of major planning applications being submitted however leisure centre fees and charges are currently still down on the original estimate.

Planning Income

An increase in the number of major applications submitted has resulted in additional income of £48,800. This has enabled a contribution to the Local Development Framework and Planning Reserve for the anticipated future costs of this process and to manage fluctuations in workload arising from the planning application process.

Leisure Centre Income

Leisure Centre fees and charges original estimate for 2013/14 was set at £2,083,800 with the current estimate revised to £1,846,400, a reduction of £237,400. The main contributory factor to this was the extended closure of Arnold Leisure Centre which gave rise to a reduction in the original budget of £169,500. The remaining reduction in the original budgets was mainly due to reduced usage at Carlton Forum Leisure Centre for the all- weather pitch and public swimming and minor changes at the other leisure centres. Actual fees and charges collected for 2013/14 were £1,871,708 which is slightly above the current estimate.

Hackney Carriage Licencing

A continued significant increase in demand for Hackney Carriage Licencing was experienced during 2013/14 as reflected in the current estimate which was increased by £64,400 during quarterly monitoring. A further £18,000 of income was achieved compared to the current estimate. The Hackney Carriage Licencing budget in 2014/15 has been reduced to reflect the anticipated reduction in licencing income due the introduction of the Knowledge Test.

Cemeteries Income

Cemeteries income is down by £76,500 compared to original estimate and £36,500 to the current estimate. The budget for 2014/15 has been amended to reflect this trend.

2.3.4.2 Other Income Areas

Additional income has arisen in some services:

- A renegotiation of a lease for a telecommunications mast at Arnold Leisure Centre has resulted in a one off receipt of £61,000 for backdated rentals. This has enabled a revenue contribution to the Arnold Leisure Centre refurbishment in place of the planned contribution from the Asset Management Revenue Reserve which is beginning to face increased demand;
- Car Parking enforcement surplus via Nottinghamshire Partnership £18,600.
- Additional Investment Income of £12,900

2.4 Building Control Fee Earning Trading Account

There is a statutory requirement to break even on the Building Control Fee-Earning account to ensure the service is not subsidised by the council taxpayer.

Following another difficult year in 2012/13 the deficit owed to the General Fund was £116,235 at 31 March 2013. This deficit needs to be recovered over a reasonable timescale and for 2013/14 a budget was set which, if achieved, would have contributed £24,600 towards this target.

However, the income budget has not been achieved during the year resulting in a net deficit on the account of £2,164 for the year. The deficit on the Building Control fee earning account at the 31st March 2014 is now £118,399.

However, there are now some signs of recovery in the income with applications numbers increasing towards the end of the year.

The financial position will continue to be closely monitored in 2014/15 and further intervention may be necessary in due course to reduce costs.

2.5 Reserves and Provisions

Reserves and provision requirements have been reviewed and transactions completed within the portfolio analysis. A full list of Earmarked Reserves is included in Appendix 3 which details the actual position on Earmarked Reserves at 31 March 2014 of £2.716m compared to the estimated position of £2.422m, an increase of £294,000.

Significant movements in reserves and provisions are summarised below:

- Insurance Fund – the insurance fund has been increased by £50,000 to replenish the fund and to return it to insurance company's recommended level. The fund value has been reducing due to the cost of insurance excesses chargeable to it;
- Land Charges – a reserve of £25,000 has been established to allow for any future claims from property search companies seeking refunds for fees paid to access land charges data. Claims from previous claimants have been, or are in the process of being, settled and provision has been made for these in the accounts. Additional claimants have indicated an intention to claim but the value of the claims are unknown and this reserve earmarks funds for these as they arise;
- Rural Broadband – a reserve of £90,000 has been established from the approved budget for this purpose. This scheme has been delayed and payments will be made to Nottinghamshire County Council in phases in line with the rolling out of the Rural Broadband,
- Local Development Framework and Planning Reserve – a contribution of £48,000 has been made from the additional income received for planning applications. This reserve is to fund the costs associated with the Aligned Core Strategy, Planning Policy changes and fluctuation in planning workload.
- Arnold Town Masterplan – the balance on the reserve of £177k has been used to make planned contributions to Arnold Leisure Centre and the remainder for the overspend on Druids Car Park (see Capital Outturn 3.3 below)
- The Earmarked Grants reserve contains grants which are received for specific purposes to fund qualifying expenditure in future financial years and totals £385,200 at 31 March 2014. Additional £227,300 of grants were received during

2013/14 with £202,000 remaining unused at the year end. Notable grants received include £68,000 New Burdens grant to support the Localisation of Council Tax, £80,400 for various leisure grants, £22,600 WW1 Commemorations, £20,775 Men In Sheds project and £10,000 Domestic Homicide Reviews.

2.6 Members Pot Outturn 2013/14

In 2013/14 the Members Pot budget was £25,000 of which £25,000 has been spent on grants to third parties as detailed in Appendix 4.

2.7 Support Service Recharges and Capital Financing Variations

Detailed explanations of major variations at individual portfolio holder level are included at Appendix 1. Global changes in respect of the treatment of support services and capital financing can mask the detail of performance in individual areas and these 'non controllable costs' are also highlighted separately (see paragraphs below).

Support Service Recharges

The budgets of all central support, service administration and fleet providers have been monitored and updated as part of the quarterly budget monitoring process. Reallocation of support costs has been undertaken as part of the accounts closedown process based on actual outturn figures and therefore variances between the central support budgets and actual recharges have occurred as a result of this reappraisal. Variances resulting from the reappraisal of central support and service administration have occurred across the board, but the entries themselves do not impact on the budget requirement or the amount to be raised by Council Tax. **Overall, support services have underspent compared to the current estimate by £69,300 in 2013/14.**

Capital Financing Charges

Capital financing charges reflected in the Council's service department budgets include amortisation and depreciation.

Amortisation charges relate to the cost of Capital schemes where no asset is created and the capital expenditure is therefore charged to revenue in the year it occurs. Budget variances may occur because of capital scheme under and overspends and carry forwards/slippage. Depreciation reflects the usage of capital assets within the services and budget variances can occur due to the revaluation of assets.

The entries themselves do not impact on the budget requirement or the amount to be raised by Council Tax. The net cost to the General Fund is nil, as there is a corresponding credit within the Finance and Performance Portfolio.

2.8. Statement of Accounts – Technical Adjustments

- 2.8.1 The Council is required to comply with International Financial Reporting Standards (IFRS) in the production of its Statement of Accounts which requires a number of technical adjustments to be made to portfolio totals. The adjusted totals are then presented in the Comprehensive Income and Expenditure Statement within the Statement of Accounts.

- 2.8.2 Adjustments will be made in respect of Employee Benefits i.e. holiday pay and pensions, and impairments arising from asset revaluations and further details are provided below. The adjustments themselves do not impact on the budget requirement or the amount to be raised by Council Tax and therefore do not affect the General Fund balance. A summary of the adjustments to be made are detailed in Appendix 5. No budgets are set for them and managers do not have direct control of the costs. They are therefore not included within the Outturn Portfolio balances at paragraph 2.2.2.3.

Employee Benefits Holiday Pay

Adjustments are required for untaken employee annual leave at the financial year end. This is to ensure the charge to the revenue account fully reflects the actual work undertaken during the year. The net impact on the Net Cost of Services for 2013/14 is an increase from 2012/13 of £2,200.

Pension Benefits

IFRS reporting standards require recognition in the Accounts of the benefit entitlements earned by employees during the period rather than the actual amount of employer's pension contributions payable upon which charges to council tax are based. Adjustments will be made to the service revenue accounts Net Costs of Services to remove the actual pension contributions payable and replace them with the benefit entitlements earned as provided by the Actuary. For 2013/14 this adjustment adds £852,000 to the Net Cost of Services.

Asset Impairment

A capital asset impairment review is undertaken each year end by the Council's valuer. An assessment is made of whether the asset values currently held in the Council's Balance Sheet reflect both the current physical and market conditions and determine if an adjustment is required. If an asset is impaired i.e. the value is assessed to be lower than that currently held, then the asset value is written down with the accounting loss being charged to the Comprehensive Income and Expenditure Statement.

During 2013/14 there were no significant impairment which indicates market prices have been more stable during the year.

3. **Capital Outturn 2013/14**

- 3.1 A summary of the capital outturn is presented in the table below. The latest estimate is that approved by Cabinet in February 2014. Capital outturn totals £3,147,157 compared to an approved budget of £4,181,400. This represents a net over spend of £15,357 after accounting for carry forward requests of £1,049,600. The net overspend relates to a £74,335 overspend on the Druids Lane Car Park scheme, partly offset by underspends on various other schemes. The details of the outturn for individual schemes by Portfolio area are included at Appendix 6.

Capital Outturn and Proposed Carry Forwards 2013/14

Portfolio	Current Estimate 2013/14	Actual Expenditure 2013/14	Variation	Proposed Carry Forward
	£	£	£	£
Community Development	19,400	1,020	(18,380)	18,400
Health & Housing	1,000	1,000	0	0
Public Protection & Communication	866,400	660,796	(205,604)	186,300
Environment	1,202,800	568,904	(633,886)	698,200
Leisure & Development	1,049,500	899,535	(149,965)	140,400
Finance & Performance	1,042,300	1,015,892	(26,408)	6,300
TOTAL	4,181,400	3,147,157	(1,034,243)	1,049,600

3.2 Proposed Capital Carry Forwards

The capital carry forward requests total £1,049,600 against a current capital programme of £4,181,400. The level of funding available to finance the carry forwards is projected to be sufficient.

Attached at Appendix 2 are details of the schemes which:

- The Chief Financial Officer has authorised to carry forward in line with the delegation arrangements, totalling £747,900;
- Are non-committed schemes in excess of £50,000 which require Council approval, totalling £301,700. These comprise of the remainder of the Disabled Facilities Grants budget, a Schmidt Sweeper and the Youth Facility at Salop Street.

3.3 Capital Financing 2013/14

The proposed method of financing the £3,147,157 capital expenditure incurred in 2013/14 is summarised below and full details are included in Appendix 7.

	£
Capital Receipts	172,903
Capital Grants and Contributions	1,138,738
Prudential Borrowing	1,483,801
General Fund Revenue Contributions	351,715
Total Capital Financing	3,147,157

It is proposed that the overspend of £74,335 on the Druids Car Park in Arnold Town Centre is part financed by the remaining sum in the Arnold Town Master Plan revenue reserve of £36,715 and the residual balance of £37,620 by borrowing. This has been assumed in the table above.

3.4 Capital Determinations 2013/14

The Local Government and Housing Act 1989 requires each Local Authority to determine how its capital expenditure has been financed together with the amounts set aside from revenue as provision for credit liabilities (repayment of debt).

- (i) Section 42(2)(g) of the Local Government and Housing Act 1989 requires the Authority to determine the amount of expenditure which has been met out of money provided by other persons. This is:

	£
Capital grants receivable	1,059,495
Capital contributions	79,243

- (ii) Section 60(2) of the Act requires the Authority to determine the amount of usable capital receipts to be applied to meet expenditure incurred for capital purposes for 2013/2014. This figure is £172,903.
- (iii) Section 63(1) of the Act requires the Authority to determine the amounts set aside from revenue accounts as provision for repayment of debt, known as the minimum revenue provision (MRP). This is calculated in accordance with the MRP policy for 2013/14 as approved by Council on 4 March 2013 and equates to £532,064.

4. Performance Results and Future Targets

- 4.1 The Council continues to manage its performance using the Covalent Performance Management system.
- 4.2 Against the backdrop of a continuing move away from paper based information towards use of more electronic means, and the government's aspiration for local authorities to be more open and transparent, the Council continues to make performance information accessible publicly on line on the Council's website. Hard copy performance documents are no longer routinely produced nor attached to Cabinet agendas – performance documents covering Improvement Actions and Performance Indicators can, however, be accessed at <http://www.gedling.gov.uk/aboutus/howwework/prioritiesplansperformance/performance/>. Hard copies are available for reference in the Members' Room.
- 4.3 For members and the public accessing performance information through this link, traffic light symbols continue to be used to show progress for both actions and performance indicators. To be assessed as Green at the end of the fourth quarter (i.e. end of year): -

- An Improvement Action must be completed, or be on target compared with where it should be if the project straddles more than one financial year, as set out in its Project Plan.
- A Performance Indicator must be in line with target for the year.

Progress is assessed against the latest agreed target for both actions and indicators^[1].

- 4.4 Overall, progress against Council Plan priorities is very positive. Appendix 8 shows a summary of high level progress against priorities and objectives – it shows good progress against the Plan overall and against four out of five of the priority themes. Performance is particularly strong in areas of high priority, including developing the local economy and supporting the most vulnerable.
- 4.5 Progress against Improvement Actions is particularly strong. 93% (49 out of 53) are either completed or on target with outcomes secured or on the way to being so, compared with 83% in 2013/14. The year has seen the launch or completion of a range of significant projects, including refurbishment of Bonington Theatre and Arnold swimming pool; construction of Gedling Country Park; co-location of Public Protection staff within Home Brewery and works to accommodate the Department of Work and Pensions within the Civic Centre; expansion of locality working to Killisick; progression of Gedling Access Road including securing financial support; development of a Tri-Borough Collaboration with Rushcliffe and Newark and Sherwood Councils; introduction of “Men in Sheds” and expansion of the Citizens’ Advice Service at the Civic Centre.
- 4.6 For the few Improvement Actions assessed as Red, work involved has been rolled forward for completion in the 2014/15 Gedling Plan and/or relevant Service Plans and revised targets agreed.
- 4.7 Progress against Performance Indicators overall is also good with 78% (55 out of 70 that are performance rather than tracking measures) with green status, with a further 3 with amber status, compared with 67% green in 2013/14. Performance against 17 indicators has significantly exceeded target performance, almost all of which are in high priority areas such as the time taken to process housing benefit claims; the number of new affordable homes delivered and the levels of anti-social behaviour. Of the remaining indicators showing red status, some have seen continued improvements in performance, including the number of new homes built and the levels of reported crime, though without securing challenging targets. In these and other areas, actions are being taken to address the difference.

^[1] The year-end reports largely follow the format for quarterly reports. The main difference is that performance indicator reports show both q4 results and full year results where appropriate. For indicators measured on an ongoing basis, there is generally a separate figure for the final quarter and for the full year - for those measured on a one-off basis at year end, only a year-end figure is included. In a limited number of cases, performance is measured on a 12 month rolling basis (for example, sickness absence performance) – in these instances the q4 and year-end performance data is the same. These documents contain explanations of variances and proposed target changes as previously, along with trend arrows for performance indicators (note that an upward arrow indicates improved performance, irrespective of whether improvement is represented by a higher or lower value) and progress bars for actions showing progress made against project milestones.

- 4.8 As previously, a separate report is produced highlighting key outcomes secured during the quarter, focusing on areas where the Council has made a real difference to people's lives. This is attached at Appendix 9 and is available on the website and in hard copy in the Members' Room.

Alternative Options

- 5 This report provides a statement of the actual performance against the Council Plan for 2013/14 and as such there are no alternative options. The proposals for budget carry forwards are in accordance with the requirements of Financial Regulations and are submitted for Member consideration.

The approval of the capital financing method and determinations are statutorily required and as resources available for capital financing are severely restricted there are no alternative options available.

Financial Implications

- 6 As detailed in the report.

Appendices

- 7 Appendix 1 General Fund Revenue Outturn 2013/14 Variance Analysis
Appendix 2 Budget Carry Forward Summary 2013/14
Appendix 3 General Fund Balances and Earmarked Reserves 2013/14
Appendix 4 Members Pot 2013/14
Appendix 5 Statement of Accounts Technical Adjustments 2013/14
Appendix 6 Capital Outturn 2013/14
Appendix 7 Capital Financing Summary 2013/14
Appendix 8 High Level Summary of Performance Outcomes 2013/14
Appendix 9 Quarter 4 Performance Outcomes 2013/14

Background Papers

- 8 Council Plan 2013/14 and Quarterly Performance Monitoring Reports

Recommendations

Members are recommended:

- (a) To note the Council Plan Performance and Budget Outturn figures for 2013/14;**
- (b) To note the revenue carry forwards approved by the Chief Financial Officer of £89,700 included in Appendix 2, being amounts not in excess of £10,000;**
- (c) To note the capital carry forwards approved by the Chief Financial Officer of £747,900 included in Appendix 2, being amounts not in excess of £50,000 and committed schemes above £50,000;**
- (d) To refer to Council for approval:**
 - i) The revenue carry forward of £20,000 for the non-committed scheme in excess of £10,000;**
 - ii) The capital carry forward of £301,700 for non-committed schemes in excess of £50,000;**
 - iii) The overall method of financing of the 2013/14 capital expenditure as set out in Appendix 7 of the report;**
 - iv) The capital determinations in Section 3.4.**

Reasons for Recommendations

- 10 To ensure Members are informed of the performance against the Council Plan for 2013/14; to request approval of carry forwards budgets to enable delivery of delayed projects in 2014/15 and; to comply with statutory requirements for capital financing.

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	Current (Revised) Budget 2013/14	Actual Expenditure	Variation to Revised	Analysis of variance	
				Controllable variance	Non Controllable Variance
General Fund					
Community Development	1,363,900	1,506,484	142,584	(25,775)	168,359
Health & Housing	1,177,100	848,596	(328,504)	(429,092)	100,588
Public Protection & Communication	1,494,200	1,430,498	(63,702)	(76,851)	13,149
Environment	5,098,800	4,865,085	(233,715)	(1,999)	(231,716)
Leisure & Development	2,868,200	2,763,206	(104,994)	11,922	(116,916)
Finance & Performance	952,200	1,052,248	100,048	41,269	58,779
General Fund	12,954,400	12,466,117	(488,283)	(480,525)	(7,758)

Community Development Portfolio. Outturn Summary 2013/14

	Current		Variation to	Analysis of Variance	
	Approved Estimate 2013/14	Actual Expenditure		Controllable Variance	Non Controllable Variance
	£	£	£	£	£
Community Development					
Democratic Mgt & Representation	540,100	687,279	147,179	(12,751)	159,930
Scrutiny Officer	0	0	0	0	0
Committee Services	(14,700)	0	14,700	7	14,693
Localities	136,500	118,848	(17,652)	(385)	(17,267)
Community Grants	227,100	223,301	(3,799)	(2,896)	(902)
Town Twinning	9,300	1,071	(8,229)	0	(8,229)
Community Centres	301,000	309,571	8,571	(8,758)	17,330
Events & Play	164,600	165,393	793	(991)	1,784
Parish Aid	0	1,020	1,020	0	1,020
Community Development	1,363,900	1,506,484	142,584	(25,775)	168,359

Total Controllable Variance for Community Development Portfolio of (£26k) underspend

Democratic Mgt & Representation - £12.8K underspend

Variance mainly due to a reduction in mayoral related costs and a reduction in members mileage due to an increase in the use of public transport.

Committee Services - no variance

No major variances.

Localities - £0.4K underspend

No major variances.

Community Grants - £2.9K underspend

No major variances.

Town Twinning - no variance

No variance

Community Centres - £8.8K underspend

Variance mainly due to a temporary reduction in working hours by the Management Staff and additional room hire income from across the centres.

Events & Play - £1K underspend

Variance mainly due to additional Arnold Carnival Income.

Parish Aid - no variance

No major variances.

Health & Housing Portfolio. Outturn Summary 2013/14

	Current Approved Estimate 2013/14	Actual Expenditure	Variation to Estimate	Analysis of Variance	
				Controllable Variance	Non Controllable Variance
Health & Housing					
Housing Needs	388,400	378,781	(9,619)	(12,665)	3,046
Housing Strategy	133,000	113,237	(19,763)	(1,835)	(17,928)
Council Tax Benefits	(10,000)	(221,009)	(211,009)	(211,009)	0
Rent Allowances	160,100	(44,785)	(204,885)	(204,885)	0
Housing Benefit Administration	480,100	600,387	120,287	4,817	115,471
Rent Rebates	25,500	21,986	(3,514)	(3,514)	0
Health & Housing	1,177,100	848,596	(328,504)	(429,092)	100,588

Total Controllable Variance for Health & Housing Portfolio of (£429K) underspend

Housing Needs - £12.7K underspend

Variance due to reduction in Bed and Breakfast accommodation usage, saving on project delivery and reduced demand on the Sanctuary scheme.

Housing Strategy - £1.8K underspend

Variance due to a saving on staff training.

Council Tax Benefits - £211K underspend

Subsidy arrangements ended when the Council Tax Reduction Scheme replaced the Council Tax Benefit regime. Backdated adjustments resulting in payments to claimants now have to be met by the authority, however where overpayments have been made, and subsidy has been previously claimed, this no longer has to be paid back.

Rent Allowances - £205K underspend

Overpayment recoveries by sundry debtor were higher than anticipated.

Housing Benefit Administration - £4.8k overspend

Variance due to an overspend on salaries, partly offset by a saving on training.

Rent Rebates - £3.5K underspend

No major variance.

Public Protection & Communication Portfolio. Outturn Summary 2013/14

	Current Approved Estimate 2013/14	Actual Expenditure	Variation to Estimate	Analysis of Variance	
				Controllable Variance	Non Controllable Variance
Public Protection & Communication					
Licensing & Hackney Carriages	(121,900)	45,390	167,290	(15,075)	182,365
Central Print Room	39,500	0	(39,500)	8,670	(48,170)
Environmental Protection	326,600	302,893	(23,707)	(7,235)	(16,472)
Food, Health & Safety	254,900	248,014	(6,886)	(5,931)	(955)
Comm Protection & Dog Control	589,100	551,843	(37,257)	(21,761)	(15,496)
Information Technology	111,000	0	(111,000)	(24,652)	(86,348)
Communications & Publicity	(1,000)	0	1,000	(5,287)	6,287
Renovation Grants	351,400	282,358	(69,042)	(4,963)	(64,079)
Customer Services	(55,400)	0	55,400	(617)	56,017
Public Protection & Communication	1,494,200	1,430,498	(63,702)	(76,851)	13,149

Total Controllable Variance for Public Protection & Communication Portfolio of (£77K) underspend

Licensing & Hackney Carriages - £15.1K underspend.

Variance due to increased income from Hackney Carriage Vehicle Inspection and Licence Fees due to a further increase in licensing application volumes.

Central Print Room - £8.7K overspend

Variance mainly due to the centralising of Print Room budgets. This will be offset by savings across departments.

Environmental Protection - £7.2K underspend.

Variance mainly due to additional income for sewer baiting and underspends on Operational Equipment and Chemicals.

Food, Health & Safety - £5.9K underspend

Variance due to salary savings as a result of a vacant post.

Comm Protection & Dog Control - £21.8K underspend.

Variance mainly due to savings on Operational Equipment and additional income from the secondment of a member of staff to Gedling Homes.

Information Technology - £24.7K underspend

Variance mainly due to underspends on Software Licences and Maintenance which are subject to a carry forward request.

Communications & Publicity - £5.3K underspend

Variance due to salary savings for the apprentice and reduced expenditure on Council publications.

Renovation Grants - £5.0K underspend.

Variance mainly due to additional repayment of improvement grants.

Customer Services - £0.6K overspend

No major variance.

Environment Portfolio. Outturn Summary 2013/14

	Current Approved Estimate 2013/14	Actual Expenditure	Variation to Estimate	Analysis of Variance	
				Controllable Variance	Non Controllable Variance
	£	£	£	£	£
Environment					
Sustainability	43,300	47,894	4,594	(127)	4,720
Estates & Valuation	34,300	0	(34,300)	(19,379)	(14,921)
Public Land & Buildings	28,300	(9,100)	(37,400)	(6,872)	(30,528)
Business Units	3,900	(2,699)	(6,599)	(4,739)	(1,859)
Waste Management	1,999,100	1,973,857	(25,243)	55,696	(80,939)
Street Care	833,100	774,343	(58,757)	9,568	(68,324)
Public Conveniences	33,200	30,930	(2,270)	(2,954)	684
Direct Services Service Support	(2,200)	0	2,200	1,201	999
Technical Services	(1,300)	0	1,300	654	646
Building Services	39,500	0	(39,500)	518	(40,018)
Programmed Maintenance	149,300	110,606	(38,694)	1,191	(39,886)
Car Parks	264,300	197,640	(66,660)	(26,137)	(40,524)
Fleet Management	0	0	0	(12,912)	12,912
Public Offices	18,600	41	(18,559)	(16,894)	(1,664)
Assets & Sustainability	(54,400)	507	54,907	(600)	55,507
Allotments	33,200	26,946	(6,254)	(1,588)	(4,665)
Parks	1,697,200	1,689,955	(7,245)	(6,092)	(1,153)
Cemeteries	(20,600)	24,166	44,766	27,469	17,296
Environment	5,098,800	4,865,085	(233,715)	(1,999)	(231,716)

Total Controllable Variance for Environment Portfolio of (£22K) underspend

Sustainability - £0.1 underspend

No major variance.

Estates & Valuation - £19.4K underspend

Variance mainly due to an underspend on consultancy fees which are subject to a carry forward request, partly offset by an insurance claim excess and honorarium payments .

Public Land & Buildings - £6.9K underspend

Variance due to underspends on general repairs and additional income from surveying fees and small land sales.

Business Units - £4.7K underspend

Variance due to lower Partnership payments as a result of empty units.

Waste Management - £55.7K overspend

Variance mainly due to trade recycling efficiencies not achieved, and additional recycling income reported at Quarter 3 not attained due to reversion to original tonnage levels. Additional variance due to an overspend on bins and agency costs, though the latter was mostly offset by salary savings and increased garden waste income.

Street Care - £9.6K overspend

Variance due to cost of insurance settlement excesses and lower than expected income from Trade Sweeping, partly offset by salary savings which are subject to a carry forward request.

Public Conveniences - £3.0K underspend

Underspend due to delay in the start of planned works to demolish Ravenshead toilet which is subject to a carry forward request.

Direct Services Service Support - £1.2K overspend

No major variance.

Technical Services - £0.7K overspend

No major variance.

Building Services - £0.5K overspend

No major variance.

Programmed Maintenance - £1.2K overspend

No major variance.

Car Parks - £26.1K underspend

Variance due to a car parking enforcement surplus from the Nottinghamshire County Council Parking Partnership and additional income from parking tickets.

Fleet Management - £12.9K underspend

Overall reduction in service costs resulting mainly from Fleet efficiencies and reduction in vehicles, partly offset by an income shortfall from the delayed sale of used vehicles.

Public Offices - £16.9K underspend

Variance due to delayed Men In Sheds and depot security projects which are subject to carry forward requests.

Assets & Sustainability £0.6K underspend

No major variance.

Allotments - £1.6K underspend

Variance due to additional contribution from the Allotment Association for fencing, partly offset by increased Water Charges.

Parks - £6.1K underspend

Variance mainly due to savings on staffing costs and an underspend on maintenance which is subject to a carry forward request.

Cemeteries - £27.5K overspend

Variance due to lower than budgeted income from burials partly offset by an underspend on refuse collection and water charges.

Leisure & Development Portfolio. Outturn Summary 2013/14

	Current Approved Estimate 2013/14	Actual Expenditure	Variation to Estimate	Analysis of Variance	
				Controllable Variance	Non Controllable Variance
Leisure & Development					
Development Service Support	(700)	0	700	(39)	739
Development Management	421,200	476,678	55,478	154,472	(98,995)
Planning Policy	403,200	356,868	(46,332)	(41,637)	(4,695)
Building Control Account	83,700	70,221	(13,479)	(15,555)	2,076
Land Charges	(36,300)	(25,246)	11,054	28,295	(17,241)
Leisure Services Division	(3,900)	650	4,550	4,104	446
Leisure Misc Expenses/Contn	23,700	30,703	7,003	7,003	0
Calverton Leisure Centre	242,900	249,010	6,110	2,331	3,779
Carlton Forum Leisure Centre	220,900	195,473	(25,427)	(45,111)	19,685
Redhill Leisure Centre	89,600	119,311	29,711	8,228	21,484
Arnold Theatre	33,600	40,941	7,341	1,025	6,316
Arnold Leisure Centre	725,600	633,826	(91,774)	(69,691)	(22,083)
Richard Herrod Leisure Centre	308,900	290,951	(17,949)	(19,680)	1,731
The Arts & Tourism	114,000	102,118	(11,882)	(1,261)	(10,622)
Leisure Development	241,800	221,703	(20,097)	(561)	(19,537)
Leisure & Development	2,868,200	2,763,206	(104,994)	11,922	(116,916)

Total Controllable Variance for Leisure & Development Portfolio of £12K overspend

Development Service Support - no variance
No major variance.

Development Management - £154.5K overspend
Variance due to costs arising from the judicial review of wind turbines and the court costs for the crematoria case, partly offset by savings on salaries which are subject to a carry forward request, mileage, consultancy fees, planning adverts and additional income which has been offset by a transfer into the Local Development Framework Reserve.

Planning Policy - £41.6K underspend
Variance due to an underspend on consultancy for the Local Development Framework and an underspend on the introduction of the Community Infrastructure Levy which is subject to a carry forward request.

Building Control Account - £15.6K underspend
Variance due to an increase in income as a result of increasing the fees charged and training savings which are subject to a carry forward request.

Land Charges - £28.3K overspend
No major variance.

Leisure Services Division - £4.1K overspend
Variance mainly due to additional staff joining the pension scheme, partly offset by the postponement of the Quest Assessment.

Leisure Misc Expenses/Contn - £7.0K overspend
Variance due to an overspend on consultancy for the Arnold Leisure Centre refurbishment project.

Calverton Leisure Centre - £2.3K overspend
Variance mainly due to increase in utility and water recharges partly offset by additional income from an increase in parties and swimming lessons.

Carlton Forum Leisure Centre - £45.1K underspend
Variances mainly due to number of vacant posts as well as increased income from swimming activities, partly offset by a reduction in Fitness Members.

Redhill Leisure Centre - £8.2K overspend

Variance due to a reduction in usage on the all weather pitch as well as an increase in licence fees, partly offset by salary savings due to vacant posts.

Arnold Theatre - £1.0K overspend

No major variance.

Arnold Leisure Centre - £69.7K underspend

Variances due to the extended closure resulting in savings on salaries, premises and supplies & services, partly offset by a further reduction in income from activities. Additional one off income of £61k was received for the telecommunication mast, this has been offset by a revenue contribution to capital for the Arnold Leisure Centre refurbishment.

Richard Herrod Leisure Centre - £19.7K underspend

Variance due to increased income from bars due to additional functions as well as salary savings from vacant posts.

The Arts & Tourism - £1.3K underspend

No major variance.

Leisure Development - £0.6K underspend

No major variances.

Finance & Performance Portfolio. Outturn Summary 2013/14

	Current Approved Estimate 2013/14	Actual Expenditure	Variation to Estimate	Analysis of Variance	
				Controllable Variance	Non Controllable Variance
Finance & Performance					
Arnold Master Plan	0	0	0	0	0
Organisational Development	(22,700)	0	22,700	(10,120)	32,820
Audit, Risk Management, Health & Safety	(3,900)	5,026	8,926	1,340	7,586
Corporate Management	1,007,200	979,936	(27,264)	(12,449)	(14,815)
Emergency Planning	13,600	12,754	(846)	(1,631)	784
Legal Services	23,600	0	(23,600)	(883)	(22,717)
Postages	100	0	(100)	5,080	(5,180)
Economic Development	114,500	103,226	(11,274)	4,722	(15,996)
Registration Of Electors	181,400	189,073	7,673	(8,348)	16,021
Elections	91,800	77,097	(14,703)	6,920	(21,622)
Procurement	0	0	(0)	374	(374)
Corporate Administration	5,000	0	(5,000)	(2,414)	(2,586)
Financial Services	1,400	(4,000)	(5,400)	(1,829)	(3,571)
Corporate Finance	0	0	0	0	0
Insurance Premiums	0	50,000	50,000	54,453	(4,453)
Revenues-Local Taxation	510,900	489,879	(21,021)	3,248	(24,269)
Concessionary Fares	0	0	0	0	0
Central Provisions Account	25,000	11,300	(13,700)	(13,700)	0
Non Distributed Costs	130,100	164,553	34,453	35,253	(800)
Corporate Income & Expenditure	213,700	(444,679)	(658,379)	(11,404)	(646,975)
Movement in Reserves (MIRs)	(1,339,500)	(581,916)	757,584	(7,344)	764,928
Finance & Performance	952,200	1,052,248	100,048	41,269	58,779

Total Controllable Variance for Finance & Performance Portfolio of £41K overspend

Arnold Master Plan - no variance

No major variances

Organisational Development - £10.1K underspend

Variance due to salary savings and unanticipated training income from courses supplied to other partners and councils.

Audit, Risk Management, Health & Safety - £1.3K overspend

Variance due to savings on consultancy fees which are subject to a carry forward request.

Corporate Management £12.4K underspend

Variance due to a rebate of external Audit fees.

Emergency Planning - £1.6K underspend

No major variance.

Legal Services - £0.9K underspend

No major variance.

Postages - £5.1 overspend.

Variance mainly due to increased demand/charges on the postal system, partly offset by recovered costs from third parties.

Economic Development - £4.7K overspend.

Variance due to an overspend on agency staff for the delivery of the Employment and Skills Action Plan.

Registration Of Electors - £8.3K underspend

Variance mainly due to a reduction in canvasser payments.

Elections - £6.9K overspend

Variance due to additional by-election in March 2014.

Procurement - £0.4K overspend

No major variance.

Corporate Administration - £2.4K underspend

Variance due to salary savings which are subject to a carry forward request.

Financial Services - £1.8K underspend

No major variance.

Corporate Finance - no variance

No major variance.

Insurance Premiums - £54.4K overspend

Variance due to increased insurance premiums.

Revenues-Local Taxation - £3.2K overspend

Variance mainly due to an overspend on salaries.

Central Provisions Account - £13.7K underspend

Variance due to a reduction in the bad debt provision on sundry debtors.

Non Distributed Costs - £35.3K overspend

Variance due to a pension strain payment.

Corporate Income & Expenditure - £11.4K underspend

Variance due to additional investment income.

Movement in Reserves (MIRs) - £7.3K underspend

Variance due to savings on MRP as a result of the capital programme slippage.

ALL COMMITTED REVENUE CARRY FORWARD REQUESTS, PLUS UNCOMMITTED REVENUE REQUESTS UNDER £10,000
2013/14 to 2014/15

This schedule will need to be approved by the Chief Financial Officer

Department:

All portfolios

Refs

- A Work Committed (Ordered/Contract Agreed)
Not Committed but affected by Policy
Decision/ significant impact on Service
Provision
B Provision

Portfolio	Service Area	Description of Scheme/ Request	Approved Budget	2013/14 Actual				Reason for Carry Forward	
				Actual Exp 2013/14	Reserved Creditors 2013/14	Total 2013/14 Actual	Carry Forward Requested	Ref A/B	Details
Public Protection & Communication	Information Technology	Completion of the IDOX upgrade to support Dev Control and Planning information	67,400	55,510	0	55,510	11,900	A	Remainder of software upgrade due to staged implementation. Order no 20641713.
	Information Technology	DWP shared accomodation project	5,000	3,080	0	3,080	1,900	B	For completion of minor works regardng office moves to support the shared accomodation project.
Environment	Estates	Consultancy Fees - other	10,000	1,200	0	1,200	8,800	A	Core Assets Mgmt - This work was commissioned during 2013. Some work has been completed and invoices have been paid in respect of this. The remaining work is expected to be completed during 2014.
	Waste Services	Bourne Mews Bin Project	2,000	0	0	0	2,000	A	To install new bins to encourage recycling in this area and to enable removal of other bins which are unsightly and cause problems - working in partnership with Gedling Homes
	Waste Services	Vehicle signage	1,100	0	0	0	800	A	Items designed, parts purchased, just need to agree installation date but waiting for comms to complete artwork due to delay with 3rd party approval.
	Grounds Maintenance	Target Hardening	63,000	45,204	10,979	56,182	3,000	B	Target Hardening Traveller Incursion Prevention Measures. Work Still To Be Carried Out At Burton Road Jubilee Park. Additional funding of £6K approved by Cabinet Feb 2014; work to the value of £3K already complete and £3K outstanding due to time restraints.
	Grounds Maintenance	Clutch Repairs on HIAB Lorry	55,300	46,793	5,516	52,309	3,000	A	Clutch repairs to HIAB lorry delayed due to awaiting delivery of parts.

Portfolio	Service Area	Description of Scheme/ Request	Approved Budget	2013/14 Actual				Reason for Carry Forward	
				Actual Exp 2013/14	Reserved Creditors 2013/14	Total 2013/14 Actual	Carry Forward Requested	Ref A/B	Details
Environment	PASC	Support to populate the new BARTEC sotware for PASC			Underspend £8,500		7,000	B	Admin support required to populate the BARTEC database. Purchase of software delayed until 14/15.
	Public Conveniences	Demolition of Ravenshead public conveniences.	4000	0	0	0	4,000	A	Delay in demolition due to delays in cutting off water and electricity supplies by the utilities providers. PO 20641484/5
	Public Conveniences	Demolition of Ravenshead public conveniences.	-2500	0	0	0	-2,500	A	Contribution from Asset Mgmt reserve towards the demolition of Ravenshead public conveniences.
	Public Offices	Installation of CCTV, security lighting and fencing at the Depot	36,200	4,883	0	4,883	31,300	A	Works delayed due to wait on camera delivery. Order 20643436, 20643798, 20643797. Budget approved at Qtr 3 monitoring.
	Public Offices	Contribution from Reserves for security works at the Depot	-25,000	0	0	0	-25,000		Delay due to delayed intallation of CCTV and fencing at the Depot, budget approved at Qtr 3 monitoring.
	Public Offices	Depot works for 'Men in Sheds' project	16,700	0	0	0	16,700	A	Delay due to negotiations with future Partner-Age UK. Order 20643838/9/41/42, budget approved at Qtr 3 monitoring.
Leisure & Development	Development Control	Idox training due to implementation of upgrade to software	1,800	531	0	531	1,200	A	In order to deliver service improvements and to support new technology there is a need to carry out additional training, using the current year 2013/14 training budget. The lead in times from the company supplying software has delayed being able to deliver in this financial year despite the services best effects to secure this before 31st March. PO 20643502
	Building Control	Idox training due to implementation of upgrade to software	1,400	660	0	660	700	A	
	Development Control	Agency Cover	19,400	11,532	5,004	16,536	2,800	B	Development Control has been restructured and as an interim measure agency cover has been sourced to continue delivering the service whilst permanent appointments are made. It is anticipated that the structure will be filled by Q2 2014/15. A request is made for a small amount of agency carry forward to provide service resilience, and to ensure that caseloads can continue to be managed.

Portfolio	Service Area	Description of Scheme/ Request	Approved Budget	2013/14 Actual				Reason for Carry Forward	
				Actual Exp 2013/14	Reserved Creditors 2013/14	Total 2013/14 Actual	Carry Forward Requested	Ref A/B	Details
Leisure & Development	Planning Policy	CIL - Consultancy	19,300	0	750	750	18,500	A	This is the final staged payment for preliminary consultancy which has been undertaken. The service has delayed making payment until a trigger point has been passed.
	Planning Policy	CIL - Hearing	25,000	0	0	0	25,000	B	Budget and funding to cover the costs of the CIL examination and hearing once all pre work has been completed.
	Planning Policy	Contribution from reserves for CIL - Hearing funding	-25,000	0	0	0	-25,000	B	
	Planning Policy	Transport Modelling for the Gedling Access Road	50,500	0	0	0	50,500	B	Further consultancy and funding from the HCA for Transport Modelling at Gedling Access Road. Due to procurement thresholds being passed this will require a report to the chair of scrutiny for it to be ordered without a proper tender process. Service Manager will need to ensure that HCA are contractually committed to reimbursing this cost, before proceeding.
	Planning Policy	Transport Modelling for the Gedling Access Road Grant	-50,500	0	0	0	-50,500	B	
Finance	Audit & Risk	Consultancy Fees	36,300	33,345	0	0	2,600	A	Due to delays in the installation of the cash kiosks, the planned audit of the new cash office systems has been delayed until 14/15.
	Corporate Admin	Back Scanning	5,000	1,684	2,068	3,752	1,000	B	To support the continuation of the backscanning in order to free up office space in support of shared accommodation with the DWP
TOTAL			316,400	204,422	24,317	195,393	89,700		

Prepared By:

Authorised By:

Chief Financial Officer

NON COMMITTED REVENUE BUDGET CARRY FORWARD REQUESTS OVER £10,000
2013/14 to 2014/15

This schedule will need to be approved by Council following endorsement by the Chief Financial Officer

Department: All portfolios

Porfollo	Service Area	Description of Scheme/ Request	Approved Budget	2013/14 Actual				Reason for Carry Forward
				Actual Exp 2013/14	Reserved Creditors 2013/14	Total 2013/14 Actual	Carry Forward Requested	Details
Environment	Estates	Consultancy Fees	20,000	0	0	0	20,000	Consultancy work to formulate a disposal mechanism for investment land.
TOTAL			20,000	0	0	0	20,000	

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Prepared By: _____ **Endorsed By:** _____
Chief Financial Officer

ALL COMMITTED CAPITAL CARRY FORWARD REQUESTS, PLUS UNCOMMITTED CAPITAL REQUESTS UNDER £50,000
2013/14 to 2014/15

This schedule will need to be approved by the Chief Financial Officer

Department:

Various

Ref's

A

Work Committed (Ordered/Contract Agreed)

B

Not Committed but affected by Policy Decision/ significant impact on Service Provision

Scheme	Approved Budget £	2013/14 Actual				Reason for Carry Forward	
		Actual Exp 2013/14 £	Reserved Creditors 2013/14 £	Total 2013/14 Actual £	Carry Forward Requested £	Ref A/B	Details
Parish Aid	19,400	1,020	0	1,020	18,400	A	Committed to Parishes, awaiting schemes to commence.
Daybrook Water Course	45,000	0	0	0	45,000	A	Works underway- grant funded scheme
Replace Vauxhall Astra Light Van	42,000	0	0	0	42,000	B	Order still to be raised due to electric point difficulties
Replace Seddon Rigid Freighter Signage	3,400	0	0	0	1,600	A	Signage ordered, awaiting completion
Replace Seddon Rigid Freighter Signage	3,500	0	0	0	1,600	A	Signage ordered, awaiting completion
Replace Hayter 5 Gang Mower	28,000	0	0	0	28,000	A	Ordered, awaiting delivery
Burton Road Play Area	6,400	0	0	0	6,400	A	Retention on works
Bartech Waste Mgmt System	12,100	0	0	0	12,100	A	Order raised awaiting delivery
Asset Management Fund	6,300	0	0	0	6,300	B	Not committed against specific schemes
King George V	112,500	83,952	0	83,952	28,500	B	To finish landscaping and play areas.
Self Service Kiosk	32,900	15,317	0	15,317	17,600	B	To complete the works on the cash office and install wi-fi in support of the kiosks and shared accommodation.
Replace Mercedes Econic Freighter	170,000	0	0	0	170,000	A	Ordered, awaiting delivery
Replace Mercedes Econic Freighter	165,000	0	0	0	158,000	A	Ordered, awaiting delivery
ALC Refurbishment	861,500	721,050	0	721,050	140,400	A	Delay in works due to the need to redesign the foundations for the reception area.
DWP Civic Centre Alterations	74,100	2,140	0	2,140	72,000	A	Delay in commencement of work due to delay in tendering process.
TOTAL	1,582,100	823,479	0	823,479	747,900		

Prepared By:

Authorised By:

Chief Financial Officer

NON-COMMITTED CAPITAL CARRY FORWARD REQUESTS OVER £50,000
2013/14 to 2014/15

This schedule will need to be approved by Council following endorsement by the Chief Financial Officer

Department: Various

Scheme	Approved Budget £	2013/14 Actual			Carry Forward Requested £	Reason for Carry Forward Details
		Actual Exp 2013/14 £	Reserved Creditors 2013/14 £	Total 2013/14 Actual £		
Disabled Facilities Grant	609,600	404,324	36,563	440,887	168,700	Ongoing programme.
Replace Scmidt Sweeper	68,000	0	0	0	68,000	Order to be raised, delay in tender process
Salop Street Youth Faciltiy	65,000	0	0	0	65,000	Delayed due to consultation period
				0		
				0		
				0		
TOTAL	742,600	404,324	36,563	440,887	301,700	

Prepared By:

Endorsed by:

Chief Financial Officer

GENERAL FUND BALANCES AND TOTAL RESERVES 2013/14

	Current Estimate 2013/14 £000's	Actual Outturn 2013/14 £000's	Variance 2013/14 £000's
General Fund Balance at 1 April 2013	4,941	4,941	0
<u>Plus:</u>			
GBC Council Tax Requirement from Collection Fund	5,265	5,265	0
GBC share of declared previous year Collection Fund surplus	52	52	0
Parish Levy	472	472	0
GBC Share of Business Rates, tariff, levy & S31 SBR relief	2,772	3,203	431
New Homes Bonus	1,116	1,116	0
RSG & Other grants	4,040	4,084	44
<u>Less:</u>			
Committee Expenditure	(12,954)	(12,466)	488
Parish Precepts	(472)	(472)	0
General Fund Balance at 31 March 2014	5,232	6,195	963
Earmarked Reserves:			
Joint Use & Base Maintenance Reserve	197	144	(53)
Arnold Masterplan Reserve	177	0	(177)
Community & Crime Reserves	104	64	(40)
IT Replacement Reserve	326	352	26
Disabled Adaptations Reserve	20	22	2
Risk Management Reserve	160	184	24
S106 Revenue Reserve	127	111	(16)
Housing & Housing Benefits Reserve	397	425	28
Insurance Reserve	231	280	49
Efficiency & Innovation Reserve	163	194	31
Asset Management Reserve	75	79	4
Review of Local Development Framework Reserve	99	148	49
Earmarked Grants Reserve	175	385	210
CCTV Reserve	122	122	0
LA Mortgage Scheme Reserve (LAMS)	41	43	2
Rural Broadband Reserve	0	90	90
Apprentice Reserve	8	48	40
Land Charges	0	25	25
Total Earmarked Reserves at 31 March 2014	2,422	2,716	294
Total Reserves at 31 March 2014	7,654	8,911	1,257

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MEMBERS POT**OUTTURN SUMMARY****Members Pot Expenditure 2013-2014**

Budget 2012/13	£	25,000
Less Total Expenditure		<u>25,000</u>
Balance Unspent		<u>0</u>

No. of Councillors:	50
Spending their full allocation	50
Part spending their allocation	0
Not spending their allocation	0

Breakdown of Grants/Contributions			
Name	Amount	Name	Amount
1st Burton Joyce Scout Group	250.00	Gedling Play Forum	1755.10
1st Daybrook Brownies	100.00	Gedling Southbank Football Club	84.90
1st Gedling Scout & Guide Group	100.00	Gedling Village Preservation Society	100.00
1st Woodborough Scout Group	200.00	Gedling Women's Institute	100.00
3rd Woodthorpe Scout Group	250.00	Gedling Youth & Community Centre	300.00
4th Nottingham Girls Brigade	150.00	Groundwork Greater Nottingham	85.00
A W Lymins	60.00	Haywood Road Pre School Playgroup	100.00
Age Concern Carlton & District	150.00	Kingswell Rangers Football Club	550.00
Ambrook Parents Forum	30.00	Lambley Parish Council	500.00
Arnold Association of Neighbourhood Watch Schemes	300.00	Leapool Allotments Assoc.	150.00
Arnold Food Bank	150.00	Ley Street Choir Ley Street Day Centre	500.00
Arnold Killisick Residents Association	220.00	Manor Park Infant & Nursery School	300.00
Arnold Methodist Playgroup	260.00	Mapperley Rotary Club	125.00
Arnold Swimming Club	420.00	Netherfield & Colwick Senior Citizens Club	500.00
Brick Yard Youth Club	750.00	Netherfield Boys FC	100.00
Bethesda Ministries	100.00	Netherfield Locality Partnership	550.00
Bestwood Male Voice Choir	100.00	Netherfield Senior Citizens Line Dancing Association	50.00
Bestwood St Albans Parish Council	100.00	New Writers UK	250.00
Bestwood Village Women's Institute	100.00	Newstead Brass Band	200.00
Bestwood Village Ladies Club	100.00	Newstead Youth Club	425.00
Burton Joyce Young Voices	150.00	Nottingham Hospitals Charity	100.00
Calverton Baptist Church	140.00	Nottinghamshire Girl Guides	100.00
Calverton Miners Welfare Colts FC	160.00	Notts Postnatal Network	50.00
Calverton Parents Forum	100.00	Peppers Explorers Scout Unit	75.00
Calverton Play Forum	100.00	Phoenix Boxing Club	200.00
Care & Comfort Services	100.00	Phoenix Farm Methodist Church	500.00
Carlton Digby School	50.00	Phoenix Farm Open Door Project	150.00
Carlton Forum Judo Club	100.00	Phoenix Farm Pre School Play Group	255.00
Carlton Forum Swimming Club	350.00	Ravenshead C of E Primary School	650.00
Carlton Kids Out of School Club	50.00	Ravenshead Parish Council	650.00
Carlton Life Saving Club	500.00	Ravenshead Tennis Club	200.00
Carlton Town Juniors	50.00	RBL Calverton & Woodborough	360.00
Chandos St Allotment Assoc	100.00	Robin Hood Cadet Corps of Drums	50.00
Community Youth Club at St. Marys	125.00	Rushcliffe Avenue Community Centre	100.00
Coppice Farm Primary School	300.00	St Johns Carlton PCC	365.00
Daybrook Neighbourhood Watch	50.00	St Marys Scouts & Guides	100.00
Debz4Coffee	375.00	St Swithuns Church Woodborough	300.00
Duke of Edinburgh Award Scheme	750.00	St Wilfrids Church	140.00
Foxhill Court Residents	100.00	St Wilfrids School	200.00
Framework	100.00	Stanhope Parents Forum	100.00
Friends of Bestwood Country park	150.00	The Ark Wollaton Avenue	205.00
Friends of Hobbucks	100.00	The Bestwood Village Christmas Tree Committee	100.00
Friends of Netherfield Primary School	100.00	The Royal British Legion	100.00
Friends of Patchings Farm	50.00	The Village Lunch	300.00
Future Newstead	300.00	Trussel Food Bank	485.00
Gedling Access Group	75.00	Victoria Cross Committee	40.00
Gedling Borough Council - Arts Projects	100.00	Warren Hill Action Group	200.00
Gedling Borough Council - Bulb Planting Bestwood Park	50.00	We R Here	50.00
Gedling Borough Council - Christmas Lights	200.00	Weaverthorpe Pre School Centre	200.00
Gedling Borough Council - Play Days	835.00	Wensley Road Neighbourhood Watch	100.00
Gedling Borough Council - Positive Moves	185.00	Westdale Junior School	100.00
Gedling Borough Council - Positive Moves Extras	100.00	Womens Aid Integrated Services	100.00
Gedling Borough Council - Skatepark King George V	300.00	Woodthorpe District Guides	150.00
Gedling Borough Council - WW1 Commemoration Events	115.00	Young People in Action	250.00
Gedling CVS	700.00		100.00
	350.00		

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Statement of Accounts - Technical Adjustments 2013/14

Portfolio	Actual Outturn £000	Employee Holiday Pay £000	Employee Pension Benefit £000	Adjusted Totals £000
Community Development	1,507	(3)	32	1,536
Health & Housing	838	(2)	74	910
Public Protection & Communication	1,431	(10)	143	1,564
Environment	4,939	6	230	5,175
Leisure & Development	2,678	1	198	2,877
Finance & Performance	1,002	10	175	1,187
Total	12,395	2	852	13,249
Reversal of Entries Via Finance and Performance Portfolio		(2)	(852)	(854)
Impact on Council Tax	12,395	0	0	12,395

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CAPITAL OUTTURN 2013/14

PORTFOLIO	SCHEME	2013/14 APPROVED BUDGET £	2013/14 FINAL OUTTURN £	VARIANCE £	PROPOSED CARRY FORWARDS £
COMMUNITY DEVELOPMENT	Aid to Parishes	19,400	1,020	(18,380)	18,400
		19,400	1,020	(18,380)	18,400
HEALTH AND HOUSING	Affordable Housing	1,000	1,000	0	0
		1,000	1,000	0	0
PUBLIC PROTECTION & COMMUNICATION	Self Service Kiosk Disabled Facilities Grants Renovation Grants - Landlords Fuel Poverty	32,900 609,600 76,400 147,500	15,317 440,867 75,747 128,845	(17,583) (168,713) (653) (18,655)	17,600 168,700 0 0
		866,400	660,796	(205,604)	186,300
ENVIRONMENT	Civic Centre Alterations Druids Lane Car Park Arnold LC Theatre/Bar Daybrook Water Course Replace Ford Transit FP55 CYL Replace Seddon Atkinson Rigid FJ55 KAO Replace Seddon Atkinson Rigs FJ55 KAK Replace Astra Van X221 YAL Replace Exhaust Fans in Workshop Replace Rover Freelander FD04 FFB Replace Hayler Triple Mower FJ07TWM Replace Hayler 5 Gang Mower FJ08HJN Replace Mercedes Econic FN07BYF Replace Mercedes Econic FN07BYB Replace Schmidt Sweeper AJ58RPO Replace Vauxhall Astra Light Van Replace Ford Transit FM54XZL Tractor Replacement Waste Mgmt System Reinststate KG5 Arnold Salop Street Youth Facility Burton Road Play area S106	74,100 250,000 15,500 45,000 29,000 3,400 3,500 29,800 1,500 20,000 35,000 28,000 170,000 165,000 68,000 42,000 17,000 10,000 12,100 112,500 65,000 6,400	2,140 324,335 15,656 0 29,029 0 0 29,820 1,540 19,645 35,400 0 0 0 0 0 17,421 9,978 83,952 0 0 0	(71,961) 74,335 156 (45,000) 29 (3,400) 0 20 40 (355) 400 (28,000) (170,000) (165,000) (68,000) (42,000) 421 (22) (12,100) (28,548) (65,000) (6,400)	72,000 0 0 45,000 0 1,600 1,600 0 0 0 0 28,000 170,000 158,000 68,000 42,000 0 0 12,100 28,500 65,000 6,400
		1,202,800	566,914	(633,886)	698,200
LEISURE & DEVELOPMENT	Gedling Country Park Richard Herrod Pavilion ALC Refurbishment	188,000 0 861,500	188,035 (9,550) 721,050	35 (9,550) (140,450)	0 0 140,400
		1,049,500	899,535	(149,965)	140,400
FINANCE & PERFORMANCE	Asset Management Fund Polling Booths Local Authority Mortgage Scheme Equipment Replacement	6,300 16,000 1,000,000 20,000	0 15,892 1,000,000 0	(6,300) (108) 0 (20,000)	6,300 0 0 0
		1,042,300	1,015,892	(26,408)	6,300
TOTAL		4,181,400	3,147,157	(1,034,243)	1,049,600

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CAPITAL FINANCING SUMMARY 2013/14

£	£	£
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CAPITAL EXPENDITURE 2013/14 REQUIRING FINANCING

<u>3,147,157</u>

RESOURCES APPLIED**Money Provided by Other Persons****Capital Grants Receivable:**

Disabled Facility Grant	357,717	
DECC Green Deal/Fuel Poverty	128,845	
Growth Point - Gedling Country Park	188,035	
Growth Point - Druids Car Park	250,000	
CENEX - Electric Vehicle	4,297	
Sport England - ALC	130,600	<u>1,059,494</u>

Contributions:

NCC LIS King George V	10,251	
S106 King George V	67,992	
S106 Affordable Hsg, The Grove	1,000	<u>79,243</u>

Total Money Provided by Other Persons

1,138,737

Revenue Contributions:

Revenue Contribution - ALC	315,000	
Revenue Contribution - Druids Car Park	36,715	351,715

Total Usable Capital Receipts Applied

172,903

Total Prudential Borrowing Applied

1,483,801

TOTAL RESOURCES APPLIED 2013/14

<u>3,147,157</u>

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Council Plan 2013/14 Overall Status



Homes



Provide more homes of the right type and in the right places



Jobs



Create more jobs and better access to jobs



Ensure local people are well prepared and able to compete for jobs



People



Improve health and well-being



Reduce anti-social behaviour, crime and the fear of crime



Reduce poverty and disadvantage



Performance



Improve the customer experience of dealing with the Council



Maintain a positive and productive working environment and strong relationships with staff



Mitigate the impact of budget reductions by maximising efficiency and effectiveness



Place



Provide an attractive local environment that local people can enjoy and appreciate



Reduce the Council's and the Borough's energy usage



Reduce the volume of waste generated



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Examples of Outcomes achieved

During

Quarter 4 2013/14

People

Reduce antisocial behaviour, crime and the fear of crime

- **Crime and antisocial behaviour levels fall** - Levels of all crime across the borough per 1,000 population has fallen by 3.3%. The level of antisocial behaviour recorded has fallen by 14.1% during the year, exceeding the 8% reduction target.

- **February Half Term- Free Holiday Activity Camps in Newstead and Netherfield** - These camps are coordinated by Leisure and Culture and delivered by Nottinghamshire YMCA and funded by Gedling Borough Council, the South Nottinghamshire Community Partnership and Gedling Homes.

40 different children (aged 5-14) attended Netherfield Camp and 42 children attended the Newstead Camp. All parents said their child's enthusiasm with the camp was excellent and 100% thought the effectiveness of the camp meeting their child's needs was either excellent or good.

Additional comments from parents were:

- We are so lucky to have these camps put on in our community for free.
- Thanks - very professionally run, my child had a great time. Brilliant for all the kids in the village.
- Very friendly staff and happy children.

- **Community Sports Clubs in Netherfield, Killisick and Newstead** - Three new sports clubs for local young people in priority localities have become a real success. The Killisick and Netherfield doorstep clubs and the Newstead Sports Club have over 90 young people participate since October 2013 in range of sports such as trampolining, badminton, dodgeball and street golf.

In addition 32 coaching qualifications have been gained by the coaches and youth workers to support the clubs. These have included sessions on dealing with challenging behaviour, engaging females in sport, accessing funding, badminton, table tennis, handball and dodgeball courses.

Funding for the programme has been sourced from Street Games UK, Gedling Borough Council and the South Nottinghamshire Community Safety Partnership and is delivered in partnership with Nottinghamshire County Council Youth Service and Groundwork Greater Nottingham.

- **More young people participating in sport** - 18 projects which aim to get 14-25 year olds participating in sport and physical activity have been delivered in Gedling during 2013/14. Funded by Sportivate, Sports Development has helped to submit and process funding applications for local clubs and organisations on behalf of Sports Nottinghamshire.

Improve health and wellbeing

- **More adults participating in sport and physical activity** - 25.7% of adults in Gedling are participating in 30 minutes of moderate activity three times a week, according to the latest Active People Survey 2012/13 figures released in December 2014. Sport England records this as a significant increase and results in a 7.5% increase since 2009/11.
- **Ley Street Choir** - The choir whose membership is made up of adults with learning difficulties have recorded their song 'Listen to Me' with singing artist Mellonie Williams. They have also had performances at two Gedling Homes centres and one at Park House Health and Social Care Centre and also at the Civic Centre in Arnold. Singing is great for the respiratory system and has proven to be a great activity in improving both the confidence and self-esteem of the participants.

This project has been funded by Arts Development, local councillors and Gedling Homes.

- **Young Persons Positive Moves** - With funding from Nottingham North and East CCG ending for this young person's exercise referral scheme, the Council has been working with Young Persons Positive Moves Extras, a charitable group, to consider future options for service delivery. The group, who raise funds for children with disabilities to remain in the activities after their first two terms of the current scheme, have successfully been awarded £10,000 from Awards for All. From summer term 2014 Extras will manage this programme, although it will no longer be able to take health referrals, but will give parents the options of booking their children on to activities. In total 74 children with physical or mental health conditions participated in the programme during 2013/14.

- **Gedling families' art on show at Nottingham Light Night** - 11 children and 15 adults who worked with an artist to create ceramic art during the summer holidays in 2013 have had their work exhibited as part of Nottingham Light Night on 28th February. The final installation of their work will be in Arnot Hill Park.

Reduce Poverty and disadvantage

- **Supporting the local Citizens Advice Bureau** – Gedling Borough Council has supported the local CAB office by providing accommodation within the Civic Centre to provide a local drop in point for residents. During the period 1 January to 31 March 2014 a total of 417 Gedling residents were assisted. The majority of advice focussed on debt (369 queries) followed by Benefits and tax credits (189 queries) (NB clients frequently seek advice on more than one issue covering more than one area of law). The amount of debt managed totalled £734,433 and £14,173 benefit income secured. For the full year 2013/14 the bureau assisted a total of 1,234 individuals.

- In addition to the sessions held at the Civic Centre, the CAB have also outreach points in Arnold, Calverton and Netherfield. These sessions

assisted 146 individuals, with benefits and tax credits being the largest area that advice was sought on (154 queries). This support helped residents gain £98,441 (annualised figure) in benefits they were entitled to, with £81,337 debt managed. For the full year 2013/14 the bureau assisted a total of 490 individuals.

Homes

Provide more homes of the right type and in the right places

- **Increasing numbers of new homes** - The number of new houses started during 2013/14 totalled 374 homes, the highest number over the last 3 years. 2013/14 saw 321 new homes completed, again the highest level since 2010/11. Whilst this has not met the local target, work is being undertaken to progress stalled sites and additional land is being allocated for housing development in the Aligned Core Strategy.

Jobs

Ensure local people are well prepared and able to compete for jobs

- **Deliverables achieved by the Employment & Skills Group** -The following is an overview of the collective work and achievements of the s group between April 2013 and March 2014.
 - o 94 Gedling young people placed into an Apprenticeship Vacancy by Central College Nottingham.
 - o 14 Apprentices taken on by Gedling businesses through the help of the 'Gedling Grant' scheme.
 - o Local Employment Agreements negotiated for the Sainsburys and Teal Close developments.
 - o Greater collaboration between parties to better promote the Gedling Enterprise Club resulting in better attendance from people interested in starting their own business.
 - o Promotion of Youth Contract offer resulted in a positive response from 40% of employers on the Colwick Industrial Estate.
 - o Two Health & Social Care Sector Based Work Academy successfully run in conjunction with Care Training resulted in 17 people completing and 14 moving into paid employment.
 - o Hospitality Sector Based Work Academy successfully run in conjunction with Spirit Group & Blue Training Ltd resulted in 7 people moving into paid employment.
 - o 53 young people have completed a work experience placement under the 'Get Britain Working' initiative.
 - o Gedling Homes established a Housing Academy, with over 106 tenants having taken up a total of 134 training places over 17 different courses since its start.
 - o Over 1,200 tenants contacted about the shift to Universal Credit, the implications and support available.
 - o Over 110 local businesses contacted regarding Jobcentre Plus Universal Job Match and Wage Incentive initiatives.
 - o Jobcentre Plus have moved 38 eligible Gedling 18-24 year olds into employment through the Wage Incentive initiative.
 - o Overall 25 young people and over 30 local businesses engaged in the EU funded 'YouPro' project run by Central College. To date 3 young people have gone into self-employment; 8 have gained employment; 2 have gone onto further training and 6 are still engaged on the programme. This leaves 6 who are still actively looking for employment

Place

Provide an attractive local environment that local people can enjoy and appreciate

- **Heritage Guide Completed** - Following an extensive research project the Gedling Heritage Guide is now accessible through the Experience Nottinghamshire website and through the Gedling Borough Council website by following <http://www.gedling.gov.uk/leisure/tourism/gedlingheritageguide/> – which is a key tourism portal for visitors to the county. This interactive guide is built on the Empedia platform and covers 52 notable sites around the borough, with over 100 photographs and key information about each location, alongside web site addresses to more detailed sources of information. All local history groups, parish councils and ward members were asked to contribute to the project and we received crucial information to build the site from these community partners. Following the Easter break, a press campaign will be developed to support the launch of the guide.

- **Youth Council elections held** - School students from across Gedling had their first taste of democracy in action when they elected representatives to the borough's first Youth Council.

Five schools (Arnold Hill; Carlton Academy; Carlton-le-Willows; Joseph Whitaker and Redhill Academy) took part, electing 14 youth councillors in total. Schools largely ran the elections themselves, drawing on extensive advice and support from the Borough Council and Nottinghamshire County Council's Youth Engagement Team. The Youth Council met for the first time in April.

Reduce the Council's and Borough's energy usage

- **Energy savings on target** - The Council is on target to secure target reductions in energy usage and CO2 emissions set out in its Sustainability Action Plan.

Overall, energy use in the Council's main buildings is down 2% during the year (after adjusting for weather). This means the Council has used 128,192 kWh less energy, reducing CO2 emissions by 9.9 tonnes.

Actual savings before taking into account weather are higher than this – electricity usage is down 8%, with the biggest reduction (23%) at Richard Herrod Centre, while actual gas consumption fell by 21%, saving over 103 tonnes of CO2.

The Council has also generated over 99,000 kWh of renewable electricity through the solar panels installed at offices and Richard Herrod Leisure Centre. This is the equivalent of 11% of the total electricity it used during the year

Performance

Mitigate the impact of budget reductions by maximising efficiency and effectiveness

- **Joint Working secures saving** – The Performance Officer at Gedling Borough has worked with all the other Nottinghamshire district councils and Nottinghamshire County Council to negotiate competitive terms for the ongoing performance management system support fee. For the last 3 years this was funded via a successful joint Nottinghamshire authority REIP funding bid. By joining together to negotiate for the next three years a 45% discount was secured. A portion of REIP funding was retained by Gedling in order to cover future performance management costs, which along with the discount secured has saved Gedling Borough Council just under £14,000 over the next 3 years.

- **Selling training to other organisations** – Gedling Borough Council was recognised during 2013 by the City and Guilds as an 'Accredited Centre for Learning' authorising the delivery of 8 different programmes and were also recognised by the Institute of Leadership and Management (ILM) enabling the delivery of a further 3 programmes. This has allowed the Council to continue the well-established programme of qualification training for staff at a substantially reduced cost, and also enabled these to be offered to external organisations, making an appropriate charge to cover costs of delivery.

For the financial year 2013/14 the Council's Training Officer has issued invoices for over £7,000. Customers include Newark and Sherwood District Council, Nottingham North and East Clinical Commissioning Group (CCG) and Gedling Homes. A provisional order for a further £6,600 has been placed for training to take place during 2014/15. Programmes offered include, "Trainer and Assessors' award", Management, and Level 5 Leadership.

Indicators exceeding their target

The Council exceeded its annual performance targets for the following 17 indicators:-

PI Code & Name	Managed By	Portfolio Owner	2013/14	
			Value	Target
LI 118 Number of long term empty homes in the Borough returned to use as a result of Gedling Borough Council intervention	Andy Callingham	Health and Housing Portfolio	10	4
NI 155 Number of affordable homes delivered (gross)	Alison Bennett	Health and Housing Portfolio	56	50

PI Code & Name	Managed By	Portfolio Owner	2013/14	
			Value	Target
LI047 Percentage of invoices paid within 10 days - local suppliers	Alison Ball	Leader	95.89%	91%
LI 257 Number of women and girls engaged in new sports projects	Jayne Cox	Leisure and Development Portfolio	355	340
LI 258 Number of young people attending the disability sports camps	Jayne Cox	Leisure and Development Portfolio	122	70
LI074 Average time to process new Housing Benefit claims (in calendar days)	Duncan Adamson	Health and Housing Portfolio	11.3 days	13 days
LI081 Level of recorded anti-social behaviour across Gedling Borough (per 1000 population) - quarterly cumulative figure	Andy Callingham	Public Protection and Communications Portfolio	19.1	20.47
LI085 Average number of DNA members (12 month rolling period)	Jayne Cox	Leisure and Development Portfolio	3026	2975
LI098 Percentage of those presenting for housing advice who submit a homeless application	Alison Bennett	Health and Housing Portfolio	5%	7%
NI 181 Time taken to process Housing Benefit/Council Tax Benefit new claims	Duncan Adamson	Health and Housing Portfolio	4.0 days	6.0 days

PI Code & Name	Managed By	Portfolio Owner	2013/14	
			Value	Target
and change events (in calendar days)				
LI 207 Percentage response rate to electoral canvass	Alec Dubberley	Community Development Portfolio	96%	90%
LI 241 Percentage of customer complaints processed on time - Corporately	Mark Lane	Public Protection and Communications Portfolio	84.49%	82%
LI 252 Percentage of customers that are satisfied with overall customer service	Mark Lane	Public Protection and Communications Portfolio	93.36%	85%
LI 278 Average peak time parking space occupancy	Vince Rimmington	Environment Portfolio	85.67%	85%
LI040 Percentage of survey respondents satisfied with household waste collection	Caroline McKenzie	Environment Portfolio	88%	86%
LI054 Number of services available from website	Caroline Newson; Carolynne Watson	Public Protection and Communications Portfolio	53	47
LI 166 Number of Open Gedling registered users	Duncan Adamson	Public Protection and Communications Portfolio	3,184	2,500

Improve customer experience of dealing with the Council

- **Quest Assessments at the Leisure Centres** - Richard Herrod and Redhill Leisure Centre went through a Quest audit during Quarter 4 which included a 2 day assessment and mystery visit. The two sites once again achieved the "Good" standard, illustrating the high quality of service the centres have continued to maintain since their last audit.
- **Resident Satisfaction Levels** – The Gedling Conversation conducted towards the end of 2013 gathered information on the overall level of satisfaction of our residents with the Council. The Local Government Association (LGA) has also published information from public polls conducted by telephone between 25-27 October 2013. Gedling Borough's local results cannot be directly compared to these results, or included in the official benchmarking exercise due to differences in the format of our paper based questionnaire, but data from this is included below as a broad comparator.

Gedling had a higher positive response rate than the LGA in the following areas:-

- **How satisfied or dissatisfied are you with your local area as a place to live?**

Gedling Borough Residents	86.6% satisfied
LGA	84% satisfied

- **How well informed do you feel about your Council?**

Gedling Borough Residents	71.7% satisfied
LGA	66% satisfied

Gedling Borough equalled the LGA result for the following indicator:-

- **Do you think that your local council provides good value for money?**

Gedling Borough Residents	51% satisfied
LGA	51% satisfied



Report to Cabinet

Subject: Annual Treasury Activity Report 2013/14

Date: 19 June 2014

Author: Corporate Director (Chief Financial Officer)

Wards Affected

All

Purpose

To inform members of the outturn in respect of the 2013/14 Prudential Code Indicators, and to advise members of the outturn on treasury activity, both as required by the Treasury Management Strategy.

Key Decision

This is not a key decision.

Background

- 1.1 The Council is required by regulations issued under the Local Government Act 2003 to produce an annual treasury review of its activities, and the actual prudential and treasury indicators for 2013/14. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).
- 1.2 For 2013/14 the minimum reporting requirements were that the Full Council should receive the following reports:
 - An annual treasury strategy in advance of the year (the TMSS).
 - A mid-year treasury update report (members will note that, as in previous years and in accordance with best practice, quarterly monitoring reports for treasury activity have been provided, and that this exceeds the minimum requirements).
 - An annual review following the end of the year describing the activity compared to the strategy (this report).

- 1.3 The regulatory environment places responsibility on members for the review and scrutiny of treasury management policy and activities. This report is therefore important in that respect, as it provides details of the outturn position for treasury activities during the year, and highlights compliance with the Council's policies, previously approved by members.
- 1.4 The Council has complied with the requirement under the Code to give prior scrutiny to all the above treasury management reports by submitting them to Cabinet before they are reported to Full Council.
- 1.5 Member training on treasury management issues is undertaken by the Chief Financial Officer as it is needed in order to support members' scrutiny role.

Proposal

2.1 The economy and interest rates in 2013/14

- 2.1.1 The financial year 2013/14 continued the challenging investment environment of previous years with rates remaining low, although levels of counterparty risk did subside somewhat. The original expectation was that base rate would not rise during 2013/14, and rise only gently from Q1 of 2015. This forecast has now been pushed back to a rise starting only in Q3 of 2015. Economic growth was strong during 2013/14 and there was no additional quantitative easing (QE). Base rate ended the year unchanged at 0.5% for the fifth successive year. CPI inflation fell to 1.7% by February and is expected to remain slightly below the target rate of 2% for most of the two years ahead.
- 2.1.2 The Government's Funding for Lending scheme resulted in a flood of cheap credit being made available to banks, which has resulted in further dramatic falls in money market investment rates during 2013/14. The part of the scheme which supported credit for mortgages was withdrawn in the first quarter of 2014 as concerns rose over rising house prices.
- 2.1.3 The UK coalition Government maintained its tight fiscal policy stance but strong economic growth has led to a reduction in the forecast for total borrowing of £97bn over the next five years, culminating in a surplus of £5bn in 2018/19.

2.2 The borrowing requirement

The Council's underlying need to borrow to finance its capital expenditure is termed the capital financing requirement (CFR).

	1 April 2013 (Actual) £000s	31 March 2014 (Orig. Est) £000s	31 March 2014 (Actual) £000s
Capital Financing Requirement	11,436	14,440	12,384

The variance is mainly due to amendments to the capital programme during 2013/14, including slippage of schemes to 2014/15.

2.3 The overall treasury position 31 March 2014

The Council's debt and investment position is organised to ensure adequate liquidity for revenue and capital activities, security of investment, and to manage risks within all treasury management activities. At the beginning and end of 2013/14, the treasury position was as follows:

	31 March 2013 £000s	31 March 2014 £000s
Total external debt	11,412	10,812
Capital Financing Requirement (CFR)	11,436	12,384
Over/(Under) borrowing to CFR	(24)	(1,572)
Total external debt	11,412	10,812
Total investments	(8,260)	(8,950)
Net debt	3,152	(1,862)

2.4 The treasury strategy for 2013/14

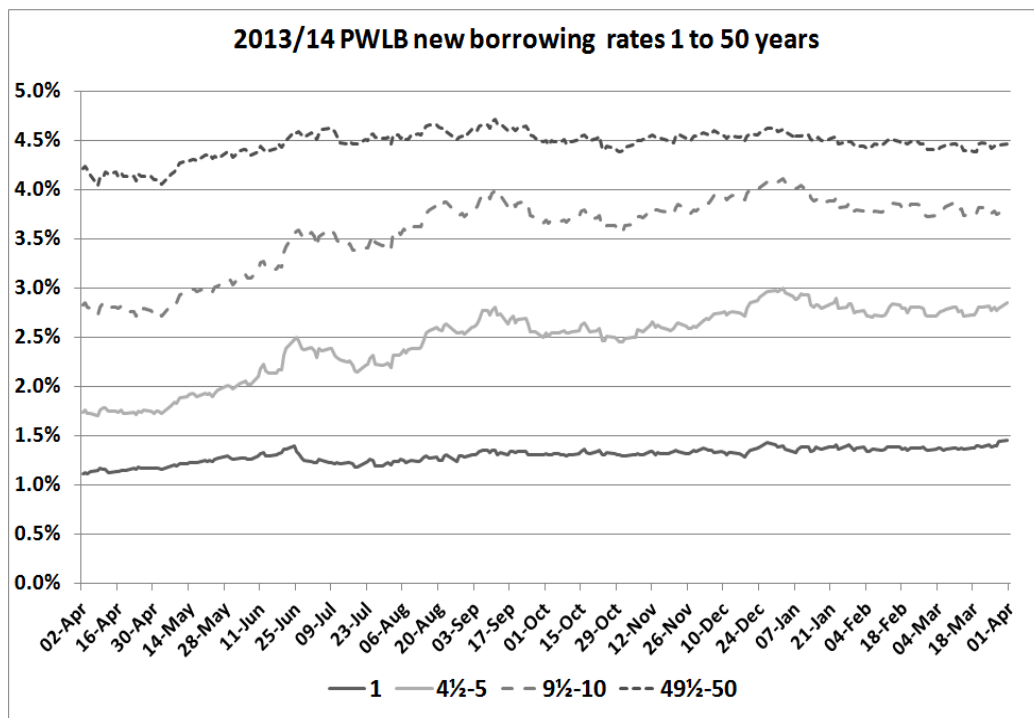
2.4.1 The expectations for interest rates within the strategy for 2013/14 were for Bank Rate to be low but rising from Q1 2015, medium and long term fixed borrowing rates to rise gradually, and variable rates to be the cheaper form of borrowing. Continued uncertainty in the aftermath of the 2008 financial crisis prompted a cautious approach, whereby investments would continue to be dominated by low counterparty risk considerations, resulting in relatively low returns compared to borrowing rates. Given this scenario, the treasury strategy was to postpone borrowing to avoid the cost of holding higher levels of investments and to reduce counterparty risk.

2.4.2 The actual movement in gilt yields meant that PWLB rates were on a sharply rising trend during 2013/14 as markets anticipated the start of the tapering of asset purchases by the Federal Reserve (The Fed) in the USA. This started in December and a course of monthly reductions means that asset purchases by the Fed are likely to stop by the end of 2014.

2.4.3 Volatility set in during the first quarter of 2014 as fears around the emerging markets, vulnerability in the Chinese economy, the increasing danger for the Eurozone to drop into a deflationary spiral, and the situation in Ukraine, caused rates to dip down.

2.5 Borrowing rates in 2013/14

The graph below provided by the Council's treasury advisors illustrates that PWLB rates have risen during the year from historically low levels.



2.6 The borrowing outturn for 2013/14

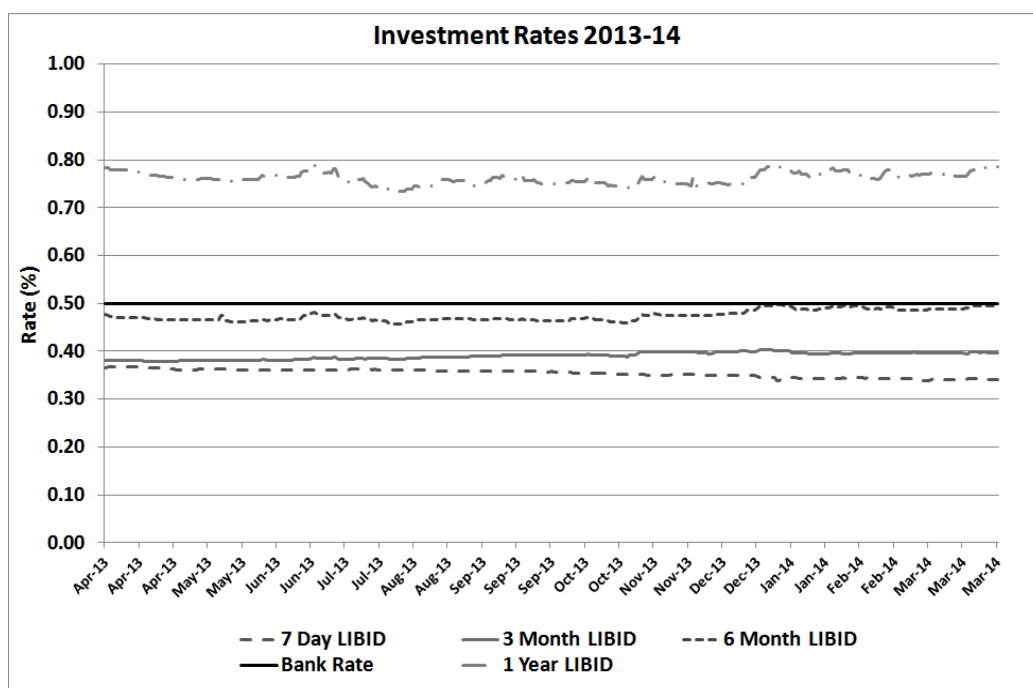
2.6.1 There was no new long term debt taken during 2013/14. One temporary loan was arranged during the year for cashflow purposes, but the duration of this was only seven days, and the rate paid 0.27%.

2.6.2 There was no rescheduling of PWLB debt undertaken during the year, since the average 1% differential between PWLB new borrowing rates and premature repayment rates made such action unviable.

2.7 Investment rates in 2013/14

Bank rate remained at its historic low of 0.5% throughout the year and has now remained unchanged for five years. Market expectations as to the timing of the start of monetary tightening remains at early 2015. The

Funding for Lending scheme resulted in deposit rates remaining depressed throughout the year, although the part of the scheme supporting the provision of credit for mortgages ended during the first quarter of 2014.



2.8 Investment outturn for 2013/14

- 2.8.1 The Council's investment policy is governed by CLG guidance implemented by the annual investment strategy, which formed part of the TMSS approved on 4 March 2013. This policy sets out the approach for selecting investment counterparties, and is based on credit ratings provided by the three main credit agencies, supplemented by additional market data such as rating outlooks, credit default swaps, and bank share prices. Whilst credit ratings advice is taken from the Council's treasury advisors, the ultimate decision on what is prudent and manageable for the Council is taken by the Chief Financial Officer under the approved scheme of delegation.
- 2.8.2 The Council's investment priorities in 2013/14 remained the security of capital and good liquidity. Whilst the Council always seeks to obtain the optimum return (yield) on its investments, this is at all times commensurate with proper levels of security and liquidity. In the current economic climate it has remained appropriate either to keep investments short-term to cover cashflow needs, or to take advantage of fixed period up to one year with selected government-backed counterparties.

- 2.8.3 During 2013/14, significant use was made of call account facilities paying around 0.6%, and of a money market fund achieving around 0.38%. This fund is an AAA rated investment vehicle which allows the pooling of many billions of pounds worth of assets into a highly diversified fund, thus reducing risk.
- 2.8.4 An equated rate of 1.1% was achieved for the year, which outperforms both the 7 day and 3 month LIBID rates of 0.35% and 0.39% by 0.75% and 0.71% respectively.
- 2.8.5 Investment activity during the year conformed to the approved strategy and the Council had no liquidity difficulties.
- 2.8.6 The Treasury Activity Report for the year ended 31 March 2014 is attached at Appendix 1 in accordance with the TMSS. For reference, definitions of LIBOR and LIBID are given at Appendix 2.

2.9 Compliance with Prudential and treasury indicators

- 2.9.1 It is a statutory duty for the Council to determine and keep under review the affordable borrowing limit. The Council's approved Prudential and Treasury Indicators (affordability limits) are included in the Treasury Management Strategy Statement (TMSS) approved by Council on 4 March 2013.
- 2.9.2 During the financial year 2013/14 the Council has at all times operated within the treasury limits and Prudential Indicators set out in the council's TMSS, and in compliance with the Council's Treasury Management Practices. A summary of the outturn in respect of the 2013/14 Prudential and Treasury Indicators is shown at Appendix 3.

a) Prudential Indicators:

i) Capital Expenditure

Capital expenditure for 2013/14 totalled £3,147,157.

ii) Capital Financing Requirement (CFR)

The CFR represents the Council's underlying need to borrow and totalled £12,384,464 at 31 March 2014.

iii) Ratio of Financing Costs to Net Revenue Stream

The outturn of 8.65% represents an increase from the approved indicator of 6.37%, largely due to reduced investment income and an increased

revenue contribution to capital, partially offset by a reduction in MRP as a result of slippage on the capital programme in 2012/13.

iv) Maximum gross debt

The Council must ensure that its gross debt does not, except in the short term, exceed the opening capital financing requirement, plus estimates of any additional CFR for 2013/14 and the following two financial years. This allows flexibility for early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes. Gross debt at 31 March 2014 was £10.812m which was well within the approved indicator.

Treasury Management Indicators:

These indicators are based on limits, beyond which activities should not pass without management action, and the Council has operated within these limits at all times during 2013/14. They include two key indicators of affordability and four key indicators of prudence.

Affordability

- i) Operational boundary for external debt.
- ii) Authorised limit for external debt.

Prudence

- iii) Upper limit for fixed interest exposure – represented by the maximum permitted net outstanding principal sum borrowed at fixed rates. Please note that a negative indicator represents a position of net investment.
- iv) Upper limit for variable interest rate exposure – represented by the maximum permitted net outstanding principal sum borrowed at variable rates. Please note that a negative indicator represents a position of net investment.
- v) Maximum new principal sums to be invested during 2013/14 for periods in excess of 364 days - such investments are classified as a “non-specified”. This indicator is subject to the overall limit for non-specified investments set in the TMSS.
- vi) Upper limits for the maturity structure of borrowing - set to reduce the Council’s exposure to large fixed rate sums falling due for refinancing.

2.10 Other Issues

No other significant treasury matters arose during the year 2013/14.

Alternative Options

There are no alternative options, this report being a requirement of the Council's Treasury Management Strategy Statement (TMSS).

Financial Implications

No specific financial implications are attributable to this report.

Appendices

1. Annual Treasury Activity Report 2013/14.
2. Definitions of LIBOR and LIBID
3. Outturn Prudential and Treasury Indicators for 2013/14.

Background Papers

None identified.

Recommendation

That:

Members note the Annual Treasury Activity Report 2013/14, together with the appendices, and refer it to Council for approval.

Reasons for Recommendations

To comply with the requirements of the Council's Treasury Management Strategy Statement.

For more information, please contact:

Alison Ball, Financial Services Manager, on 0115 901 3980 or
Sue Healey, Principal Accountant, on 0115 901 3856

TREASURY ACTIVITY REPORT 2013/14**Year ended 31 March 2014**

	Position @ 1 April 2013	Loans Made During 1314	Loans Repaid During 1314	Transfers During 1314	Position @ 31 March 2014
	£	£	£		£
<u>Long Term Borrowing</u>					
PWLB repayable in over 1Yr	10,811,577	0	0	(1,000,000)	9,811,577
Total Long Term Borrowing	10,811,577	0	0	(1,000,000)	9,811,577
<u>Short Term Borrowing</u>					
PWLB repayable in less than 1Yr	0	0	0	1,000,000	1,000,000
Local Authorities	600,000	1,000,000	(1,600,000)		0
Public Corporations	0	0	0		0
Central Government	0	0	0		0
Banks & Other Institutions	0	0	0		0
Total Temporary Borrowing	600,000	1,000,000	(1,600,000)	1,000,000	1,000,000
TOTAL BORROWING	11,411,577	1,000,000	(1,600,000)	0	10,811,577
<u>Temporary Investment</u>					
Bank of Scotland	(8,000,000)	(8,000,000)	9,500,000		(6,500,000)
Barclays	0	0	0		0
HSBC Treasury	0	(9,730,000)	9,730,000		0
Ignis Money Market Fund	0	(18,360,000)	18,360,000		0
Royal Bank of Scotland	(260,000)	(67,965,000)	65,775,000		(2,450,000)
Santander	0	0	0		0
Total Banks	(8,260,000)	(104,055,000)	103,365,000	0	(8,950,000)
Building Societies	0	(1,500,000)	1,500,000		0
Debt Management Office	0	0	0		0
Local Authorities & Other	0	0	0		0
TOTAL INVESTMENT (See below)	(8,260,000)	(105,555,000)	104,865,000	0	(8,950,000)
NET BORROWING / (INVESTMENT)	3,151,577	(104,555,000)	103,265,000	0	1,861,577

Temporary Borrowing & Investment Statistics at 31 March 2014**Investment:**

Fixed Rate Investment	(8,000,000)	(17,730,000)	19,230,000	0	(6,500,000)
Variable Rate Investment	(260,000)	(87,825,000)	85,635,000	0	(2,450,000)
TOTAL INVESTMENT	(8,260,000)	(105,555,000)	104,865,000	0	(8,950,000)

Proportion of Fixed Rate Investment	72.63%
Proportion of Variable Rate Investment	27.37%
Temporary Investment Interest Receivable	£ 131,539
Equated Temporary Investment	£ 12,011,594
Weighted Average Rate Received (Interest Receivable / Equated Investment)	1.10%
7 Day LIBID (Benchmark)	0.35%
3 Month LIBID	0.39%

Borrowing:

Temporary Brrowing Interest Payable	£ 58
Equated Temporary Borrowing	£ 20,822
Weighted Average Rate Paid (Interest Payable / Equated Borrowing)	0.28%
7 Day LIBOR (Benchmark)	0.48%

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LIBOR - the London Interbank Offered Rate

LIBOR is the interest rate at which the London banks are willing to offer funds in the inter-bank market. It is the average of rates which five major London banks are willing to lend £10 million for a period of three or six months, and is the benchmark rate for setting interest rates for adjustable-rate loans and financial instruments.

ie. the London banks are LENDING to each other, which affects the rate at which the banks will lend to other parties eg. local authorities, ie. Gedling are BORROWING money

LIBID - the Interbank BID (LIBID) rate

LIBID is the interest rate at which London banks are willing to borrow from one another in the inter-bank market. It is the average of rates which five major London banks willing to bid for a £10 million deposit for a period of three or six months.

ie. the London banks are BORROWING from each other, which affects the rates at which they will borrow from other parties eg. local authorities, ie. Gedling are LENDING money.

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Outturn Prudential and Treasury Indicators for 2013/14

1. Prudential Indicators

Affordability:

a) Capital Expenditure	£ 4,396,700	£ 3,147,157
b) Capital Financing Requirement	£ 14,440,200	£ 12,384,464
c) Ratio of Financing Costs to Net Revenue Stream	6.37%	8.65%
d) Incremental Impact of new 2013/14 Capital Investment Decisions:	£5.65	Not Applicable
e) Maximum Gross Debt	£ 15,524,500	£ 10,811,577

2. Treasury Management Indicators

a) Operational Boundary for External Debt:		
Borrowing	£ 16,500,000	£ 10,811,577
Other Long Term Liabilities	£ 1,500,000	£ -
Total Operational Boundary	£ 18,000,000	£ 10,811,577
b) Authorised Limit for External Debt:		
Borrowing	£ 17,500,000	£ 10,811,577
Other Long Term Liabilities	£ 1,500,000	£ -
Total Authorised Limit	£ 19,000,000	£ 10,811,577
c) Upper limit for fixed interest rate exposure: (Maximum outstanding net BORROWING)	£ 15,500,000	£ 4,311,577
Additional Local Indicator - Investment Only	100.00%	72.63%
Additional Local Indicator - Borrowing Only	100.00%	100.00%
d) Upper limit for variable interest rate exposure: (Maximum outstanding net BORROWING)	£ 2,000,000	-£ 2,450,000
Additional Local Indicator - Investment Only	100.00%	27.37%
Additional Local Indicator - Borrowing Only	50.00%	0.00%
e) Upper & Lower limits for the maturity structure of outstanding Borrowing during 2013/14:		
Under 1 Year	U 20%, L 0%	9.25%
1 Year to 2 Years	U 35%, L 0%	18.50%
2 Years to 5 Years	U 50%, L 0%	9.25%
5 Years to 10 Years	U 50%, L 0%	0.00%
Over 10 Years	U 100%, L 0%	63.00%
f) Investment Treasury Indicator and limit: Maximum NEW principal sums invested for periods over 364 days in 2013/14	£ 3,000,000	£ -
TOTAL Non Specified Limit per TMSS	£ 5,000,000	£ -

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Report to Cabinet

Subject: Local Planning Document, Sustainability Appraisal and Statement of Consultation

Date: 19th June 2014

Author: Planning Policy Manager

Wards Affected

All

Purpose

To inform Cabinet of the comments received on the consultation on the Issues and Options stage of the Local Planning Document and to set out the next stages of preparation of the document.

To inform Cabinet of the comments received on the Sustainability Appraisal Scoping Report and to ask Cabinet to agree proposed changes to the Sustainability Appraisal Framework used in progressing the Sustainability Appraisal of the Local Planning Document.

To feed back the comments received on the consultation on the Statement of Consultation and ask Cabinet to adopt the document.

Key Decision

No.

Background

Local Planning Document

1. The **Local Planning Document**, when adopted, will form part of the Gedling Borough Local Plan and must be in accordance with the policies of the Aligned Core Strategy and the National Planning Policy Framework. The Local Planning Document and the Aligned Core Strategy will together form the statutory 'development plan' for Gedling Borough against which planning applications will be determined.
2. Consultation took place on the Issues and Options stage of the Local Planning Document during an 8 week period which ended on 16th December 2013. The Issues and Options stage is a discussion document which is seeking views on the most appropriate sites and policies to address the

Borough's development needs to 2028.

Sustainability Appraisal

3. The **Sustainability Appraisal** is an integral part of the plan making process and assesses the economic, social and environmental sustainability of the policies in the Local Planning Document. The first stage of the Sustainability Appraisal process is a Sustainability Appraisal Scoping Report, which was consulted on alongside the Issues and Options stage of the Local Planning Document.

Statement of Consultation

4. It is a legal requirement for Gedling Borough to have in place a Statement of Community Involvement setting out the Council's policy for involving people in the preparation of development plans and for consulting people on planning applications. Gedling Borough adopted its first Statement of Community Involvement in October 2006 and this document has governed the public participation undertaken on both planning policy issues and planning applications since then.
5. The Statement of Community Involvement was revised (and renamed the **Statement of Consultation**) in order to reflect changes to the planning system that have been introduced since 2006 and to reflect the increased use of on-line consultation systems. The document was the subject of an 8 week consultation exercise undertaken in tandem with the consultation on the Issues and Options stage of the Local Planning Document, which also asked people to comment on the consultation exercise itself.

Proposal

Local Planning Document

6. Since the end of the consultation period, officers have been considering the comments received and have produced a summary of the comments. For ease of reference, this is provided as two separate documents, focussing on site specific comments (attached as **Appendix A**) and general policy topics (attached as **Appendix B**) respectively. It is emphasised that these documents do not include responses to the issues raised. The process for taking forward the Local Planning Document is set out below.
7. Overview and Scrutiny Committee took part in the consultation process and recommend to Cabinet that:
 - a. The online process of consultation on Key Planning Policy Documents is made more accessible.
 - b. A cross-party working group with experience of dealing with planning matters is established to consider ongoing items of

planning policy that are likely to be of significant impact in the Borough.

8. The next steps in progressing the Local Planning Document are as follows:-
 - a. Informal consultation stage (Summer 2014)
 - b. Formal consultation on Publication Draft document and Sustainability Appraisal (late Autumn 2014)
 - c. Submit Submission Draft document and Sustainability Appraisal to the Secretary of State (February 2015)
 - d. Independent Examination (April 2015)
 - e. Receipt of Inspector's Report (October 2015)
 - f. Adoption (December 2015)
9. The next stage is the informal consultation stage. This will comprise a series of topic/site based workshops involving technical specialists and, where appropriate, local communities to assist with the drafting of policies and identifying specific sites for allocation in order to produce a draft version of the final document. This is an innovative approach which is intended to bring interested parties together to discuss possible policy approaches and agree policy wording as far as possible (in order to reduce the level of objection to policies at the formal Publication Draft stage). The precise timing of this stage will depend on the content and timing of receipt of the Inspector's report into the Aligned Core Strategies.
10. This informal stage will include the identification of non-strategic sites in accordance with the spatial strategy set out in Policy 2 of the emerging Aligned Core Strategy. Whilst the Aligned Core Strategy allocates land at Top Wighay Farm, North of Papplewick Lane and Teal Close for housing, it does not identify specific sites for housing in the areas identified as 'strategic locations'. This is a matter for the Local Planning Document, which will need to identify specific sites at the defined Key Settlements (to provide the number of dwellings set by the Aligned Core Strategy) and also in other rural settlements.
11. To help identify which sites should be developed at the Key Settlements (i.e. Bestwood Village, Calverton and Ravenshead), masterplanning work was commissioned in order to work with local communities (through a series of workshop sessions at the end of 2013) and analyse evidence to produce a report explaining the conclusions reached and including plans showing the recommended sites and supporting infrastructure. This work has recently been completed and is available to view on the Planning Policy pages of the Council's website [Supporting Studies and Publications - Growth](#). The masterplanning reports form part of the evidence base for the Local Planning Document. Engagement has taken place with local communities as part of

the preparation of the masterplanning reports and there will be a further formal opportunity to comment on the sites identified for development as part of the formal consultation on the Publication Draft stage of the Local Planning Document towards the end of the year.

12. Sites will also need to be identified in the Local Planning Document to accommodate 260 homes within the other villages and it is likely that workshop sessions will take place with local communities in these locations in order to consider appropriate sites. These workshops will take into account the 2014 review of the Strategic Housing Land Availability Assessment and will therefore also consider sites that have been put forward for development since the 2013 review on which the Issues and Options stage of the Local Planning Document was based.

Sustainability Appraisal

13. Officers have been considering the comments received on the Sustainability Appraisal Scoping Report and have produced a summary of the comments, which is attached as **Appendix C**. This document includes the Council's proposed response to the comments raised. The Council's proposed response results in changes to be made to the Scoping Report, in particular the Sustainability Appraisal Framework which will be used to appraise the options for the next stage of the Local Planning Document. The changes will be incorporated into the next stage of the Sustainability Appraisal. The Council is also aware of the comments received on the Sustainability Appraisal for the Aligned Core Strategies and will be reviewing these comments, for example in relation to the presentation of the assessment summary in the Sustainability Appraisal document and consistency between the assessment of options.
14. The next step in the Sustainability Appraisal process is to assess the options for the Local Planning Document. The Sustainability Appraisal Framework will be used to assess the policy and site options for the Local Planning Document. A Sustainability Appraisal report will be prepared detailing the assessment of the options and this will be made available for consultation alongside the formal Publication Draft Local Planning Document.

Statement of Consultation

15. Whilst the update and revisions to the Statement of Consultation do not significantly change how and when the Council will engage with the community, it was proposed that the document should be made available for people to comment should they wish to do so.
16. A small number of comments were received with very few people responding to individual questions. However, there were a number of more general comments on the consultation process and suggestions for improvements. In addition a number of respondents to the Local Planning Document (see

Appendix B) made comments on the consultation methods employed which were of a general nature and it is worth considering these particular comments alongside feedback on the Statement of Consultation. The main points raised in the consultation on the Statement of Consultation included:

- A suggestion by Ashfield District Council that the Statement of Consultation refers to consulting with residents of adjoining Councils in relation to development proposals that may impact on their area;
 - A number of respondents commented that they were generally supportive of the approach towards consultation. (Highways Agency, Nottinghamshire Fire and Rescue, Housing and Communities Agency and the Coal Authority although the Highways Agency sought inclusion of a reference to the Duty to Cooperate under the Localism Act);
 - One specific comment (Woodborough Action Group) relating to the publicity methods for planning applications stated that they would wish to see a neighbour notification letter to be sent on every occasion; and
 - Minor comments on the Statement of Consultation, including specific requests to be consulted.
 - Comments of a general nature were received on the Issues and Options stage of the Local Planning Document included:
 - Whilst, the majority of on-line users felt the Local Planning Document was understandable and well explained a sizeable minority disagreed possibly linked to a general call for more “plain English” to be used in consultation documents; and
 - The web links were not very prominent on the Council’s web site and wider publicity should be undertaken including notification sent to properties adjoining proposed development sites.
17. In relation to comments by Ashfield District the suggested change is not considered necessary as the existing wording commits the Borough to give adequate publicity to its planning policy consultation proposals by for example, placing adverts in local papers such as the Hucknall Despatch and to contact consultees direct regardless of where they live. Documents have also been made available outside Gedling Borough for example, in Hucknall Library. In terms of planning applications, it is the Council’s practice to notify residents adjacent to proposed developments regardless of whether they are in an adjoining district and to place site notices in suitable locations around the proposed development site such as in the case of the North of Papplewick Lane site where adjacent residents in Ashfield have been notified by letter and site notices posted in a number of locations within Ashfield. No changes to the Statement of Consultation are therefore considered necessary.
18. A reference to the duty to cooperate under the 2011 Localism Act has been included in the attached Statement of Consultation.

19. In respect of the general comments relating to the Local Planning Document it is acknowledged that there is room for improvement in terms of producing shorter more simple documents where possible and especially in the use of “plain English”. Consideration will also be given to how to improve the “signposting” to Gedling Borough’s planning consultation pages and also to improve guidance for using the on-line consultation system.
20. In respect of notification on planning applications legislation requires local planning authorities to post a site notice or send a letter to neighbouring properties. In practice, the Council would normally use both site notices and letters depending on circumstances for example, where there are no adjacent residential properties only a site notice would be used. Therefore no changes are required to the Statement of Consultation.
21. It is proposed that Cabinet consider the above comments and agree to adopt the final Statement of Consultation, attached as **Appendix D**, to replace the existing Statement of Community Involvement (adopted in 2006).

Alternative Options

Local Planning Document

22. Alternative options include not progressing the Local Planning Document. This would result in there being a policy vacuum as the adopted Local Plan policies become increasingly out of date. There would also be no improvement in the Council’s Five Year Land Supply as additional sites would not be allocated for housing development to meet the Council’s objectively assessed housing need as set out in the Aligned Core Strategy.
23. In terms of the approach to policy preparation, an alternative approach would be to undertake a more traditional consultation on a draft plan instead of the proposed informal consultation stage. However, this approach is considered to be less effective and more time consuming, resulting in a delay to the adoption of the Local Planning Document which may result in difficulties in demonstrating a Five Year Land Supply.

Sustainability Appraisal

24. It is a legal requirement to carry out Sustainability Appraisal as an integral part of the preparation of the Local Planning Document. It is not an option for the Council not to progress the Sustainability Appraisal.
25. One option would be not to take on board the comments received on the Sustainability Appraisal Scoping Report. However, the purpose of the Sustainability Appraisal is to assess the economic, social and environment impacts of the Local Planning Document and the comments received from specialist organisations such as Environment Agency, Natural England and

English Heritage help to improve and develop the appraisal process. By not taking on board the comments received, where appropriate, this would result in a less robust appraisal that could be challenged at the examination stage.

Statement of Consultation

26. An alternative option would be for the revised Statement of Consultation not to be progressed. However, there is a legal requirement for the Council to have in place a Statement of Community Involvement. Whilst the Council already has a document in place, there are a number of changes to the planning system and Council processes that have taken place since 2006 and so it is important that the document is updated to reflect these.

Financial Implications -

Local Planning Document – This report summarises comments received and sets out the next steps in the process for preparing the Local Planning Document. The financial implications of this process were set out in the Cabinet Report dated 12th September 2013.

Sustainability Appraisal – This report sets out the next steps in taking forward the SA and the changes that are being recommended to the Scoping Report. The financial implications of this process were set out in the Cabinet Report dated 12th September 2013 and the changes proposed do not affect these financial implications.

Statement of Consultation – The costs of consultation can be met from existing budgets.

Appendices

Appendix A – Report of Consultation on the Local Planning Document (Issues and Options stage): Sites

Appendix B - Report of Consultation on the Local Planning Document (Issues and Options stage): Topics

Appendix C – Report of Consultation on the Sustainability Appraisal Scoping Report (October 2013)

Appendix D – Revised Statement of Consultation

Background Papers

None

Recommendation

That Cabinet:

- a) Notes the comments received on consultation at the Issues and Options stage of the Local Planning Document.
- b) Notes the proposed next steps for preparing the Local Planning Document.
- c) Agrees the proposed responses to the consultation responses received on the Sustainability Appraisal Scoping Report.
- d) Adopts the Statement of Consultation at Appendix D as Gedling Borough Council's Statement of Community Involvement, to replace the existing Statement of Community Involvement (2006).

Reasons for Recommendations

The production of the Local Planning Document is key in terms of meeting the Borough Council's statutory duties and pro-growth agenda. The regulations impose a specific requirement for the Borough Council to undertake early consultation during the preparation of development plan documents.

There is a legal requirement to carry out Sustainability Appraisal as an integral part of the preparation of the Local Planning Document.

There is a legal requirement for the Council to have in place a Statement of Community Involvement. The Statement of Consultation would replace the existing Statement of Community Involvement adopted in 2006.

APPENDIX A

Local Planning Document

Report of Consultation - Sites

May 2014

Introduction

The Local Planning Document will be the second part of the statutory development plan with the Aligned Core Strategy being the first part. This Report of Consultation document follows on from the Issues and Options stage of the Local Planning Document. A public consultation took place on the Issues and Options stage during an 8 week period between October and December 2013. The Issues and Options document asked for views on the most appropriate sites and policies to address the Borough's development needs to 2028.

The Aligned Core Strategy has been prepared following close co-operation between Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council. It will be the key strategic planning document for Gedling Borough and will perform the following functions:

- Define the spatial vision to 2028;
- Set out the number of spatial objectives to achieve the vision;
- Set out the spatial development strategy to meet these objectives;
- Set out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- Indicate the numbers of new homes to be built over the plan period.

The Aligned Core Strategy is expected to be adopted in summer 2014.

The purpose of the Local Planning Document is to provide more detailed policies and deal with those issues not considered to be 'strategic' in the Aligned Core Strategy. The Local Planning Document will set out planning policies on a range of issues including:

- which of the non-strategic housing sites should be developed;
- how much affordable housing will be sought;
- what density homes should be built at;
- how development should be designed;
- where renewable energy can go; and
- which parts of the Borough should be included in the Green Belt.

This document provides a summary of the key issues arising from the consultation on the Issues and Options stage. It does not set out every comment made.

To access the original comments for the full details, please visit the Local Planning Document Issues and Options consultation web page at the following address:

https://consultplanningpolicy.gedling.gov.uk/consult.ti/lpd_io/listresponses.

For ease of use, this document summarises the comments received relating to specific sites within the Borough; a second document sets out the comments received regarding a number of general topics. The site specific comments are grouped as follows:

- Arnold
- Carlton

- Bestwood Village
- Calverton
- Ravenshead
- Burton Joyce
- Lambley
- Linby
- Newstead
- Papplewick
- Stoke Bardolph
- Woodborough

The next stage in the preparation of the Local Planning Document will involve drafting policies and identifying specific sites for allocation. The Council will consider the key issues arising from the consultation on the Issues and Options stage alongside the technical evidence. The technical evidence relates to many of the topics listed above and includes evidence prepared in support of the Aligned Core Strategy and also the additional evidence to support the Local Planning Document. Further consultation will take place during the summer of 2014 which will comprise a series of topic based and site based workshops.

Arnold

There was strong support for the statement that the sites identified (Rolleston Drive, Around Howbeck Road and North of Redhill) could be developed with 75% of the 47 respondents agreeing. There were a number of general concerns including environmental damage and the impact on local infrastructure such as health facilities. A number of respondents expressed opposition to the use of green field or Green Belt land and support for the use of brownfield sites. The impact of development on the brickworks at Dorket Head was identified by Ibstock Brick Ltd. They considered that careful consideration should be given to the distance between and development and the brickworks, and to the design and layout of development, to avoid complaints from residents. Ibstock identified that they would object to any development north of Killisick Lane but did support development in the local area.

Both Severn Trent Water and the Environment Agency raised issues related to the management of water. Severn Trent identified that through the ACS and associated Water Cycle Study assessments have been made regarding water supply and provision; they will revisit these assessments if required. The Environment Agency identified that infiltration drainage is the preferred method of surface water run-off disposal but may accept on-site attenuation if this is not possible.

The main concern was the increase in traffic that would result from development of the sites. The GBC Scientific Officer identified that the sites will increase traffic flows onto commuter routes. It was also identified that guidance is being prepared to promote mitigation measures. The Highways Agency noted that the sites are some distance from the Strategic Road Network and pose no significant threat to its performance.

North of Redhill

The North of Redhill site was supported by the landowner/developer promoting land to the east of Mansfield Road. They considered that there were no constraints to development of the sites which accord with Policy 2 of the ACS. There were also calls from a number of residents to extend the boundary here further north to allow for more development to occur leading to a reduction in the villages.

An extension to the area to the west of the A60 was promoted by another landowner/developer. The site benefits from good connections to the City Centre and other employment concentrations and is in an area where there has been little development this century. They considered that the site is well contained and will not result in a significant adverse impact on the highways, especially when compared to the proposals for sites further from the urban area. The Environment Agency, however, noted that this area may contain moderate, localised contamination.

Around Howbeck Road

The proposal for development at Howbeck Road was supported by the two landowners/developers involved in the sites. It was considered that there were no issues with flooding, access of waste water and no concerns regarding the coalescence of settlements. Various assessments and plans have been prepared

regarding parts of the site to demonstrate its suitability. The site involves the use of Brookfields Garden Centre which is brownfield land, the use of which is supported by the NPPF. There were, however, concerns regarding the resulting increase in traffic along Plains Road and on the potential for development to increase flood risk in Woodborough and Lambley.

Rolleston Drive

The only comment regarding the Rolleston Drive site was from the Environment Agency who identified that the Day Brook has been culverted to the north of the site. They recommend that the County Council are consulted as the Lead Local Flood Authority to discuss any necessary easements. Managing surface water runoff and the remediation of the site will be key considerations for the re-development of the site.

Alternative sites proposed (in addition to the extension to North of Redhill) were:

- East of Killisick Lane/North of Srathmore Rd
- Daybrook Laundry

Carlton

Three sites were identified in Carlton (off Spring Lane, Linden Grove and Teal Close) and there was strong support that there were no unsurmountable obstacles to the development of the sites (80% of the 38 respondents). Local residents noted that the sites were in the principal urban area with suitable infrastructure. The proposals were seen to be proportionate and make use of brownfield land.

A number of respondents identified general issues with the sites (specific issues are identified below). The main concern was the increase in traffic that would result from development of the sites. The GBC Scientific Officer identified that the three sites are on main routes into Greater Nottingham where there are concerns regarding air quality. It was also identified that guidance is being prepared to promote mitigation measures. The Highways Agency noted that the sites are some distance from the Strategic Road Network and pose no significant threat to its performance. Other issues raised included the environmental damage caused and the impact on infrastructure and amenities.

Spring Lane

The landowner of the Spring Lane site supported the principle of development in this area. They identified that the development would benefit from links to the country park and would increase the level of development in the urban area whilst reducing the loss of Green Belt land. They also identified that ground conditions resulting from the previous mining operations and level differences mean that a larger area of land should be allocated to accommodate the 150 dwellings required.

There were also a number of objections to the site from local residents. These were generally focussed on traffic issues with Mapperley Plains being seen as congested, especially during the rush hour and at the Spring Lane roundabout. There was also considered to be a lack of buses and public transport in the area. Other concerns related to the potential for coalescence of Carlton and Lambley.

Teal Close

The site identified in the Issues & Options stage for 400 dwellings was based on the housing allocations from the Replacement Local Plan although it was noted that an application for 830 dwellings was being considered. This application has been approved and it is proposed to include the site in the ACS as it is considered a strategic site.

Development of this site was supported by the landowner and Linby and Papplewick Parish Councils as it was adjacent to the principal urban area. They identified that there were no obstacles to development that could not be overcome. The site has been comprehensively assessed, including through the Environmental Impact Assessment submitted as part of the planning application and mitigation measures to ensure there are no significant adverse impacts have been identified.

Objections to this site included:

- The site is in flood zone 2;
- Next to a sewage works and within a weak housing market; and

- The loss of good quality employment land.

Linden Grove

Nottinghamshire County Council objected to this site, considering that it was visually important as an area of separation with Burton Joyce. It is also considered to provide a visual link between the land to the south of the Relief Road and the open space to the west of Burton Joyce. A developer identified that the site had been rejected in 2004 as it would reduce the gap between Carlton and Burton Joyce; nothing has changed since then.

The landowner of Linden Grove, however, considered that the site had been rejected in 2004 as the Relief Road was not implemented meaning that the site was part of an important open area. Following the construction of the Relief Road the site is severed from the wider Green Belt and visually constrained. The site is considered not meet any of the five purposes of Green Belt. There are no identified constraints to development. The Highways Authority agrees that access can be taken from the A612 and any impact on local infrastructure can be mitigated with appropriate contributions.

Alternative Sites

Residents were of the view that the Gedling Colliery site should be developed. The site has the capacity for between 1100 to 1200 homes, accords with the strategy of urban concentration and makes use of brownfield land. The decision not to develop the site is based on out of date viability reports; Government and County Council funding is now available to bring forward the Gedling Access Road.

Mapperley Golf Course was also considered to be suitable site for development by residents. They considered that the site was financially viable with or without the Gedling Access Road and even 500 homes on the site would remove the need to develop sites in the villages.

A developer promoting the Willow Farm, Gedling site noted that the site has the capacity for around 340 homes and, being adjacent to the urban area, would accord with the Spatial Strategy. There are not considered to be any issues constraining development other than highways and landscape. The development of the site is tied to the Gedling Access Road and would benefit from access to it. Once the Access Road is constructed the site would be disconnected from the wider Mature Landscape Area within which it sits; development of the site in these circumstances would not affect the Mature Landscape Area.

Development on Lambley Lane for 150 homes was also identified although it is not clear which site is being referred to.

Bestwood Village

Overall there was some support for the identification of Bestwood Village as a Key Settlement for Growth in the ACS. Landowners/developers identified that this provided the opportunity for regeneration of the village while residents considered that the Key Settlements had established infrastructure, services and amenities.

There was, however, also opposition to this and to the loss of Green Belt land. Friends of Bestwood Country Park identified concerns about the strain on the park and the threat to wildlife corridors and the areas biodiversity. Ashfield District Council considered that the level of growth was disproportionate to the existing size of the village and, in combination with other sites, would have an impact on the infrastructure provision in Hucknall. A number of residents were concerned regarding flooding, the increase in traffic and the impact on infrastructure. In relation to traffic, however, the Highways Agency confirmed that the proposals should not affect the Strategic Road Network.

In terms of the sites there was a preference for development to the North of the Village:



English Nature identified that there are a number of Local Wildlife Sites in the area and any development should ensure that the nature conservation value of these sites is protected and enhanced. Similarly, English Heritage identified that development to the East or North East may impact on the Grade II* listed Winding House and that all sites may impact on the Conservation Area.

Development to the north of the village was supported by Langridge Homes, the landowner promoting this site, and a number of residents. Langridge identified that a pre-application inquiry had been submitted which identified no significant obstacles to development in terms of highways, heritage or the environment. The site has the capacity to deliver 500 homes alongside open space and a primary school. The site

has good access to Moor Road, links to the Tram stops in Hucknall and the Country Parks in the area. Opposition to the site came from the consultant acting on behalf of the landowner of the site to the east of the village as well as those opposed to Green Belt release generally. It was identified that development of the site would result in the loss of valuable agricultural land and would increase traffic on Moor Road.

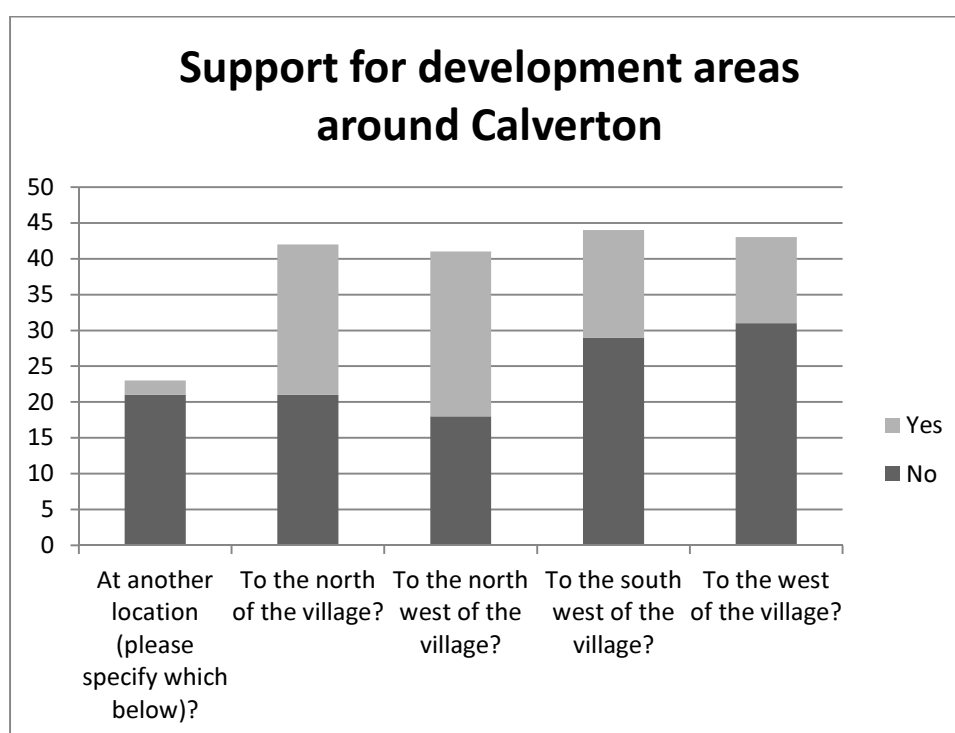
Development to the east of the village, on the Broad Valley Farm site, was considered by the consultant acting on behalf of the landowner to be preferable due to access and the existing contours in the area. A resident objected to the site, highlighting that Broad Valley Drive was narrow and difficult to access in icy conditions. Nottinghamshire County Council also objected to development to the East of the village as it begins to infringe on Bestwood County Park.

The redevelopment of Bestwood Business Park for housing was put forward as an alternative site by its landowner and the GBC Conservative Group. St Modwen, the landowner, disputes the Nottingham City Region Employment Land Study which recommends retention of the site for employment purposes; they consider the site is a poor employment site due to its location and the quality of the buildings. The site is suitable for housing development as access can be achieved via High Main Drive and it is close to services and public transport. Redevelopment of this brownfield site accords with the NPPF and avoids the use of Green Belt land as required by the proposed modification to Policy 3 of the ACS.

Calverton

There was a degree of opposition to the proposed scale of development in Calverton. Many members of the public who responded identified concerns over the loss of Green Belt land, lack of infrastructure and the loss of the rural character of the village. A number of respondents, including Calverton Parish Council, identified that they would agree to a level of growth of around 400 to 450 new homes.

In terms of areas around the village, Nottinghamshire County Council considered that the proposals will fragment the existing open space/agricultural land around Calverton compromising its functionality and integrity. There was, however, a preference from both developers and the local community, even those who opposed development, for any development to be located to the North or North West of the village.



Development to the North or North West of the Village could be accommodated within the area bounded by Flatts Lane, Park Road, Hollinwood Lane and Oxtan Road. This would mean that there were strong defensible boundaries for the development and also access onto Oxtan Road. The sites within this area form a natural 'arc' of development and, as identified by a landowner, have interest from a regional house builder.

This area was also considered to have good links to the local employment opportunities and facilities such as the Secondary School and proposed Village Hall at the William Lees Recreation Ground. The potential to develop the former Calverton Colliery site (Calverton Lorry Park) was also identified by a number of respondents who considered that to do so would make use of a brownfield site

Many supporting development to the north and north west did so in preference to the south or south west of the village (including Ramsdale Golf Course). Land to the

south and south west of the village including Millennium Wood was considered to be more mature and sensitive in landscape terms. Although the Environment Agency identified flooding as an issue on part of the possible northern development area, the view of those supporting development to the north was that the area to the south would increase surface water runoff from the hills to the south.

Traffic and access was another point of comparison raised between the south and north of the village. Development in the south was considered to require access from Georges Lane, a narrow steep road which is often closed in winter. A number of respondents identified that the area to the south was Grade 2 Agricultural Land which should be retained. One resident opposed development on the Golf Course as it would adversely impact on the wildlife haven being developed on part of their land.

A small number of respondents supported development to the south. These included a house builder, the owner of the Golf Club and one member of the public. They identified that development to the north was more open and exposed in comparison and development to the south would be close to existing schools, community facilities and shops. Overall, it was considered that there were no highways, technical, heritage or environmental issues.

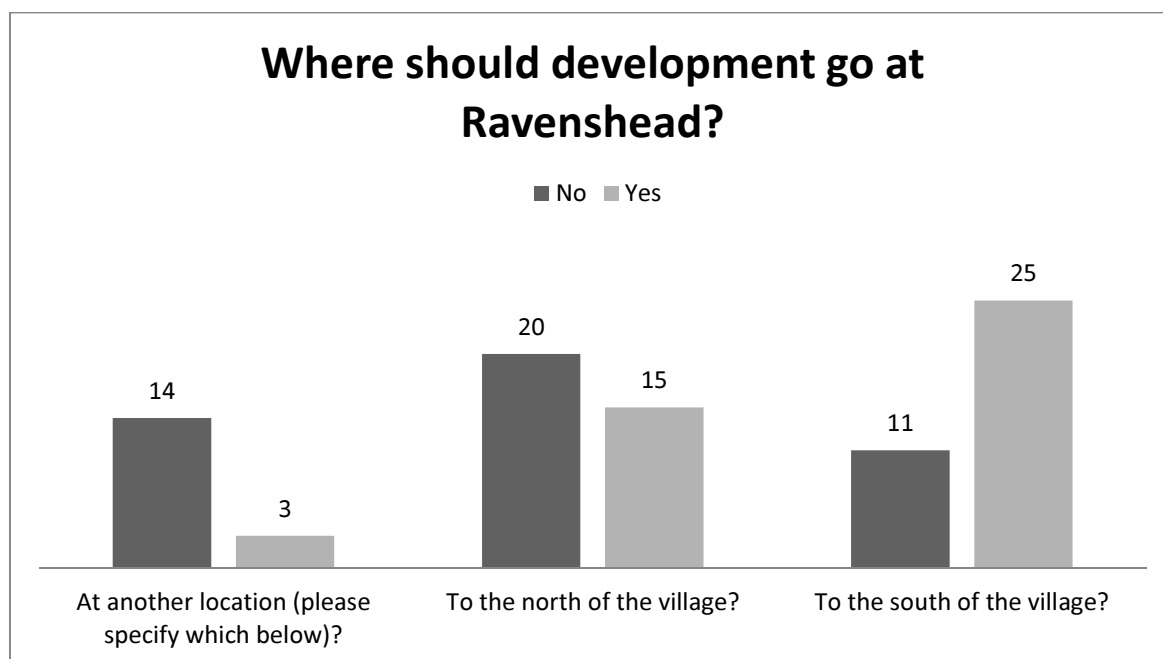
While raising no direct objections to the sites north and north west of the village, both Natural England and Nottinghamshire County Council identified that development there would be close to a Local Wildlife Site (SINC). Careful mitigation in the form of a landscape buffer would be required. Similarly, English Heritage identified that many of the sites identified, whether to the north or south, had the potential to affect the setting of a number of heritage assets.

Other issues raised included the need for improvements to local infrastructure and the prospective Special Protection Area. The need for improvements to local facilities such as schools, health facilities, library and open space was identified by many of the local residents who responded. A Park and Ride scheme on the Old Colliery was proposed although it is not clear if this meant Calverton Colliery or Gedling Colliery. In relation to retail, the need for improvements to the local centre was identified, especially in relation to parking, but one local resident did not want a rival centre to be developed.

As identified in the Habitats Regulation Assessment prepared for the Aligned Core Strategy, it cannot be ruled out that the scale of proposals at Calverton would not undermine the conservation objectives of any Special Protection Area designated near the village. Mitigation measures, such as adequate alternative green spaces, should be put in place. Natural England recommended that any measures should be carried out to their satisfaction.

Ravenshead

There was a clear majority of respondents in favour of development to the south of Ravenshead.



Development to the south was supported by the Parish Council and the GBC Conservative Group plus a number of local residents and developers/landowners. The south was seen to be better in terms of the provision of a defensible boundary using the A60 and Kighill Lane. It would also make use of the existing area of Safeguarded Land to the south of the village. In comparison the north was seen to breach the logical existing Green Belt boundary of the Main Road. The area to the north of Main Road was considered by some, including Nottinghamshire County Council and Natural England, to be valuable for nature conservation and would involve the loss of a community facility (a public house) which the NPPF requires to be protected.

Development to the north was supported by one developer and a smaller number of residents. The use of Ricketts Lane and Sandy Lane as the defensible boundary was identified as was the potential of this area to meet the housing requirement and provide strategic landscaping.

There was some opposition to the scale of development at Ravenshead with the Parish Council and Conservative Group highlighting:

- the lack of space and parking issues at the village centre;
- the lack of employment and high level of out commuting; and
- the loss of green belt land.

One of the local primary schools identified that they were at capacity. Two local residents, however, noted that there were a number of pupils who come from outside Ravenshead to attend the schools there.

There were a number of issues raised which affect the nature of any development. A common issue was the density and character of the development with many residents expressing a preference for lower density development of a type that fitted with the rest of the village. The need for bungalows to allow downsizing was also identified as important. Alongside development to the south of the village, the provision of small shops and other facilities was supported in order to relieve some of the pressure on the existing centre.

Burton Joyce

There was a fifty-fifty split over whether the Orchard Close site could be developed but respondents generally agreed that there were no other sites (71% agreed). The only other sites that was identified was a site of up to 4 dwellings on Bridle Road which was considered to offer the opportunity to make a small revision to 'round off' the Green Belt boundary.

Many of the comments submitted regarding Burton Joyce objected to the development of land at Orchard Close; the majority of these came from residents who lived close by the site. The site was considered to be important in terms of the Green Belt and if developed would be visually intrusive on the skyline. Flooding was identified as a significant issue on Orchard Close especially during heavy rainfall due to the sloping nature of the area. Infrastructure was also an issue with residents commenting that the sewers and other services had been built to serve between 15 and 19 dwellings and not the 30 plus that would result if the site were developed. Access to the site was identified as problematic due to the narrowness of the road and its nature and would be exacerbated during construction of the site. A number of residents also made reference to the geological instability of the site resulting from a fault line which had meant that previous schemes had been dropped. There were also concerns regarding the impact on the character of the road and the amenity of residents many of whom are elderly.

The landowner promoting the site identified that utilities could be upgraded and that the site was well located for access to public transport and the road network. While the site is in the Green Belt, it is not any further 'uphill' than development Olive Grove and is one of the few developable sites in Burton Joyce and was small in comparison to development in other villages of a similar size such as Calverton and Ravenshead. It was considered that access to the site would not impact on existing residents as there is little on-street parking and speeds are low. Flooding was not seen to be an issue and could be addressed by incorporating Sustainable Urban Drainage Systems into the development. The need to address surface water flooding was also raised by the Environment Agency who identified that the site was in Source Protection Zone 3.

Others who supported the Orchard Close site did so generally. A number of respondents considered that Burton Joyce was a sustainable village with sufficient infrastructure to support development; more should be done to find sites. It was, however, acknowledged that Green Belt, topographical and flooding issues limited the availability of sites and the amount of housing that could be allocated to the village.

There were a small number of comments objecting to development in Burton Joyce rather than the Orchard Close site specifically. Those involved with the Village Plan considered that the development of Green Belt sites would increase flooding in the village centre while others identified that the lack of amenities. The Parish Council was of the view that it would be difficult to change the boundaries of the village due to the River Trent, the railway line and land instability.

Lambley

Around two-thirds of respondents opposed the Spring Lane site with many of the public who responded objecting to development in Lambley itself on a number of grounds. These included lack of need for housing, increase in flood risk, lack of infrastructure and increase in traffic. There were also concerns over the loss of Green Belt, impact on the Conservation Area and the cumulative impact with development sites along Spring Lane and Mapperley Plains.

A planning consultant who responded was of the view that large scale development at Lambley was not appropriate but that there was potential for infill development to provide a small number of houses to meet local need. A more flexible approach to infill policy would be required to allow these sites to come forward

One landowner who opposed the Spring Lane site put forward an alternative site at Steels Way/Orchard Rise. They considered this site to be better related to the village and its services and less harmful visually. They indicated that they would undertake a Visual Impact Assessment to address issues related to the Mature Landscape Area.

Linby

81% of the thirty one respondents agreed that no development sites existed in or around Linby while 77% (35 respondents) considered that the openness of the village should continue to be protected through the use of an infill boundary which was seen as a useful tool to restrict development. Two respondents identified potential boundary changes south west of the village and at Linview Lane. Linby and Papplewick Parish Councils considered that the existing boundary is suitable but did not object to small scale changes. They also recommended changes to the percentage of increases allowed to properties.

Newstead

80% of the thirty respondents supported development off Station Road including the GBC Conservative Group. The Environment Agency identified that a small part of the site is within Source Protection Zone 3 and should include sustainable drainage features. Newstead Parish Council, however, opposed the development due to the lack of infrastructure to support development of this scale. They identified an alternative site at Fraser Street for several houses. Ashfield District Council considered that development at Newstead would impact on Hucknall or Kirkby and these impacts needed to be understood.

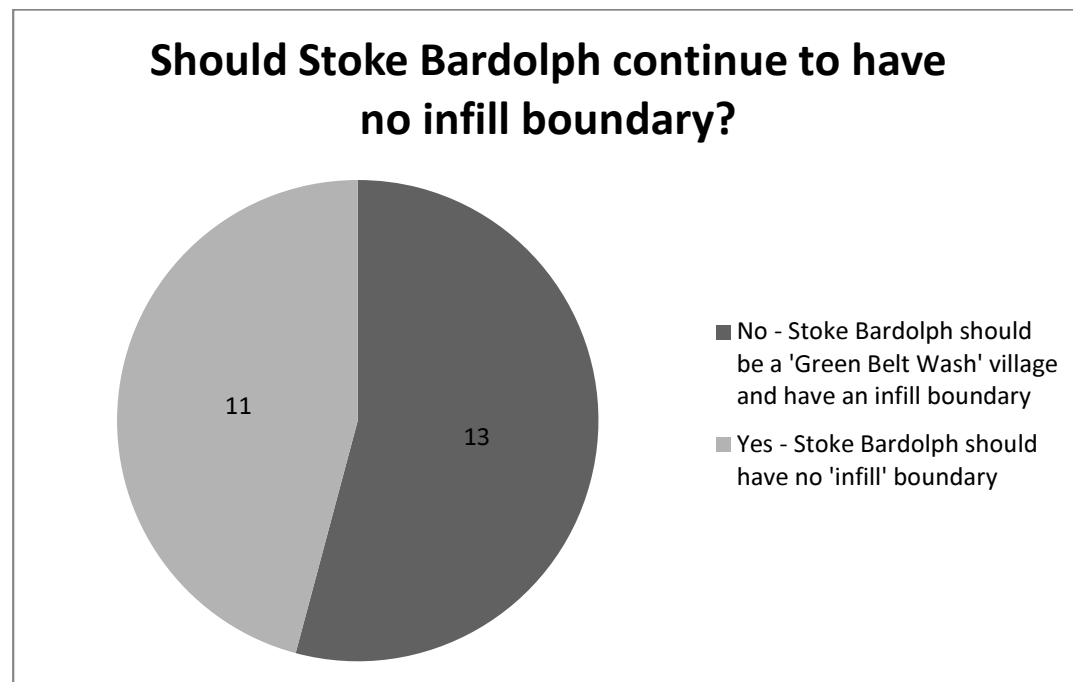
Papplewick

81% of the thirty two respondents agreed that no development sites existed in or around Papplewick while 89% (35 respondents) considered that the openness of the village should continue to be protected through the use of an infill boundary which was also seen as a useful in protecting the numerous listed buildings. As with Linby, the Parish Councils supported the current boundary but indicated that they would not object to small scale changes. One member of the public who responded considered that Papplewick was not an open village and had no views of the surrounding area; as such it should be removed from the Green Belt.

Stoke Bardolph

70% of the 27 respondents agreed that there were no sites in Stoke Bardolph that could be developed. Sites that were put forward included the area between the village and the nearby Severn Trent works, and Stoke Bardolph Farm which the land owner considered offered a redevelopment opportunity although they acknowledged that it was not a brownfield site. The Environment Agency noted that Stoke Bardolph lies within an area of flood risk (flood zones 2 and 3) from the River Trent and the Ouse Dyke. Any residential development proposed here will have to meet the requirements of the NPPF and a flood risk sequential test/approach undertaken.

There was a split of respondents regarding whether there should be an infill boundary at Stoke Bardolph which could allow further development.



Woodborough

Discussion of development in Woodborough generated the highest number of comments with around 200 respondents focusing on the village. Many of these comments came from local residents including those who submitted a standard letter setting out their concerns with the proposals.

A number of residents objected to the scale of the development being of the opinion that proposals for 190 dwellings were out of scale with the intention of the Aligned Core Strategy and would destroy or damage the character of the Village. They identified that 190 dwellings represented a 20% increase in the current size of the village compared to only 13% in Ravenshead which is a Key Settlement for Growth. It was also considered to be 78% of the total figure of 260 dwellings to be distributed around the 'Other Villages' including Burton Joyce, Lambley, Newstead as well as Woodborough. Residents considered that an increase of this size would change the character from the current 'small village' character, which many of them moved to the village for, to more of a suburban character.

The importance of the historic environment to the character of Woodborough was also highlighted by a number of respondents. English Heritage identified that in making decisions there was a need to be mindful about the Conservation Area and the Listed Buildings in the village. Others felt that any development would damage these historic assets.

Many residents considered that there was no local need for housing in Woodborough and pointed to the existence of live planning permissions for a total of 45 dwellings which are currently unbuilt. There was also a view that any housing required in the Borough should be located within the urban area or on brownfield sites prior to Green Belt sites in Woodborough being developed. Some also considered that only limited development was proposed at the Key Settlements for Growth and should be increased. These locations were seen to be more sustainable due to having established services and good transport links.

In terms of the appropriate scale of development in Woodborough only a few respondents identified figures. A number considered that only small scale infill development (up to five dwellings) should be permitted. One developer, promoting a scheme of about 20 dwellings, felt that there was no need for more than 20 dwellings in the village. The Parish Council considered that between 30 to 40 new dwellings in addition to the 45 already with permission would be appropriate for the Village. Ashfield District Council took a different view and questioned why Woodborough was not a Key Settlement for Growth while Bestwood Village is. The need in Woodborough for affordable housing, bungalows to allow downsizing and small homes for young families was discussed by respondents.

The perceived quality of facilities and amenities in other locations mentioned above was contrasted by many to the situation in Woodborough with the Parish Council highlighting the results of the Accessible Settlements Study which ranked Woodborough as 21st of out 25 settlements for access to services. The village was considered by many to lack a number of important facilities such as shops, health facilities and indoor and outdoor sports provision. The local school was seen to be

oversubscribed although a number of residents identified that some pupils came from outside the village. Other elements of the local infrastructure that were considered to be lacking or at capacity included:

- Broadband and telephone provision;
- Water supply; and
- Village Hall.

Any increase in the size of the village would also impact on infrastructure provided in Calverton which provides a number of facilities including shops and health facilities as well as a secondary school. It was considered that any new development in Woodborough would require infrastructure improvements and new facilities to avoid residents using the car to travel.

The impact on traffic and transport was another element that attracted a large number of comments from residents. Many considered that the existing situation in Woodborough was poor due to the high volume of traffic, including HGVs, and narrow roads. Main Street was considered to be a specific problem due to its narrowness and the presence of parked cars along it. Widening of Main Street was problematic due to the Conservation Area. Other problem areas included Roe Hill, Lingwood Lane and Shelt Hill. Many of the roads have only narrow pavements or pavements on one side which force pedestrians to continually cross the road. Public transport was also considered to be poor. Overall residents were of the view that any further development would increase the traffic problems leading to more accidents.

Flooding was perhaps the key concern raised by respondent's especially local residents. It was identified that Woodborough had flooded eight times during the whole of the 20th Century but had already flooded eleven times during the 21st Century. The general consensus was that the cause of the flooding was surface water run-off from the surrounding hill and a sewage and drainage system that was over-stretched.

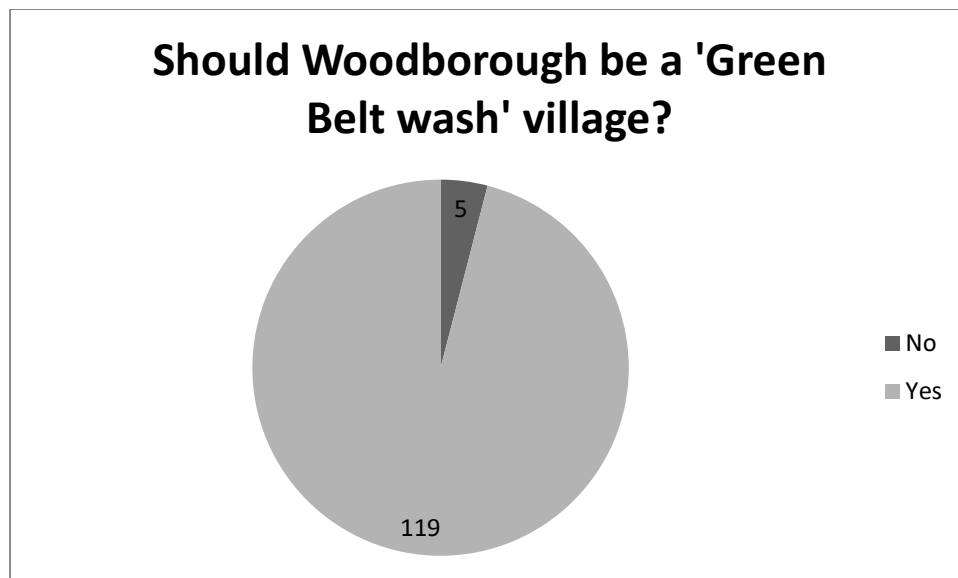
Woodborough sits at the bottom of a valley with hills to the north, south and west. As shown on the Environment Agency map surface water run-off from these hills pools in Main Street and the area to the south including Smalls Croft and Pinfold Close. Flooding has had an impact on house prices and the costs of insurance, and also causes a great deal of anxiety during heavy rainfall. The loss of greenfield land, and an increase in the concreted area, was considered to increase the risk of flooding. A few respondents, however, identified that development may offer the opportunity to prevent flooding.

In terms of flood mitigation and prevention measures, the Parish Council was of the view that 'state of the art maintenance' was insufficient justification as it has never been achieved. Many respondents identified a need for lagoons or attenuation ponds alongside an upgrade of the drainage system but highlighted that flooding should not be increased downstream at Epperstone or Lowdham. The Environment Agency recommended that further analysis of the flood risk in Woodborough be undertaken and Nottinghamshire County Council, as Lead Local Flood Authority, be consulted. They also recommended that a Surface Water Strategy would be required, with the inclusion of sustainable urban drainage features being important.

This would have benefits not only for water attenuation but also for water quality, biodiversity and potentially open space.

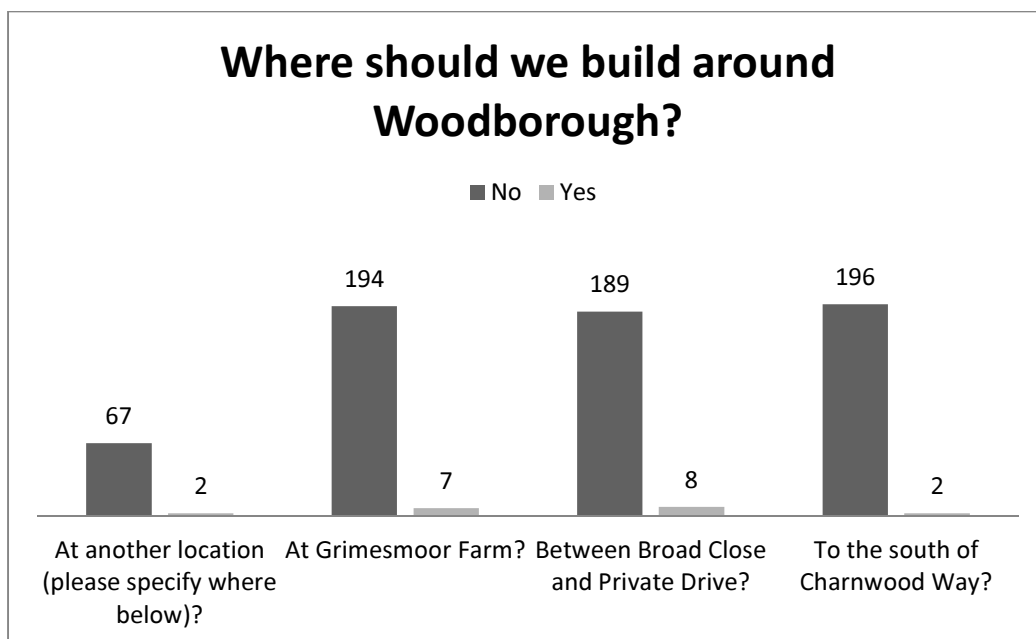
There were also concerns regarding the impact on the environment. Specific issues were raised regarding the loss of grade 2 agricultural land, the impact from noise and pollution and the impact on wildlife. Natural England identified that two of the sites were close to the Woodborough Cemetery Local Wildlife Site located on Roe Hill. The impact on the landscape was also a concern raised by a number of respondents. The area around Woodborough was seen to be mature landscape of high value which contributed to the character and distinctiveness of the village. A number also considered that views across Bank Hill had already been damaged by the erection of a wind turbine.

Residents were overwhelmingly of the view that there should be no change to the Green Belt boundary and that Woodborough should remain as a Green Belt wash village.



The current Green Belt boundary was seen to be strong especially to the south of the village. It was considered that any changes wouldn't allow defensible boundaries to be maintained on the ground.

Overall, the three sites identified (Charnwood Way, Broad Close and Grimesmoor Farm) were seen by respondents to impact on the landscape, especially views from Ploughman's Wood (managed by Nottinghamshire Wildlife Trust) and Roe Hill. They were all also considered to have poor or inadequate access. The loss of Green Belt protection from the three sites was also raised by a number of respondents. There was a view that the Charnwood Way and Broad Close sites would leave opportunities for further Green Belt loss. In terms of the numbers of respondents, there was little to choose between the three sites although the comments submitted did highlighted different levels of opposition.



Charnwood Way

South of Charnwood Way was arguably the most objected to site with concerns raised regarding flooding, access and impact on the environment. The only comment in support of the site was that it would have less impact than the Grimesmoor Farm site. The ultimate green belt boundary was also identified as an issue; respondents were of the view that the loss of Green Belt land here would not be logical and development would form a wedge into the Green Belt. The existing ditch was considered to be a strong defensible boundary.

The ditch behind the existing houses was also identified as a flood defence feature which residents have had to keep clear. During heavy rain this ditch floods with run off from the hills to the south and, as shown by the Environment Agency Maps submitted by several respondents, the area is at high risk of this type of flooding. Works necessary to protect the site were considered to be costly and the site ultimately unviable. The Environment Agency identified that an ordinary watercourse may run adjacent to the site and that it falls within Source Protection Zone 3 and the Secondary Aquifer.

The site was identified as being distant from public transport with an awkward access down a narrow track and close to a children's play area. The resulting 80 vehicle movements per day would impact on the amenity of the two houses adjacent to the track and be unsafe near the play area. The access and layout of surrounding houses would also result in 'strip development' and be poorly integrated into the village. The site was also considered to be a valuable habitat for birds and other wildlife including a number of protected species.

Grimesmoor Farm

While respondents commenting on Grimesmoor Farm also raised a number of objections to the site, there were also a number of comments in support of development, at least in part. Those in support considered that the site had no real landscape value and it had long been envisaged that the development boundary here would move to the north. Those who objected to the site, however, considered

that the site was a mature green area and would be visually intrusive from a number of areas including, Ploughman's Hill, Lingwood Lane and Bank Hill. There were also concerns that the scale of the development was too large in comparison to the rest of the village and would affect its character.

As with Charnwood Way there were concerns that development would exacerbate problems with flooding. It was noted that the site slopes and water often runs down the site towards Main Street. The loss of natural absorption would increase this risk. It was noted, however, that open space could be provided to help address this issue. The Environment Agency noted that the site is within the Secondary Aquifer and Source Protection Zone 3 and there may be ordinary watercourses running close to the site.

Traffic and access issues were key concerns of a number of respondents. Access to the site was seen to be via low capacity roads. The number of homes with access from Main Street should be limited to reduce the impact on this narrow, busy road. Any access via Sunningdale or Doverbeck Drive would result in traffic using Shelt Hill, which is narrow with poor visibility onto a bend on Main Street, and create a bottleneck. Roe Hill was also seen to be a narrow road with issues with parked cars. The presence of sheltered accommodation for elderly residents on Roe Hill was also identified as an issue due to the need for emergency access. If development goes ahead there will need to be pedestrian access from Doverbeck Drive to Main Street.

Broad Close

While, as shown in the graph above, there was only slightly lower number of respondents objecting to Broad Close in terms of the comments there were fewer that specifically related to the site. It was considered by a small number of respondents to have less impact than Grimesmoor Farm.

The key objection related to the access arrangements; use of Roe Hill was again identified as an issue due to the narrowness, presence of parked cars and the sheltered housing in the area. Private Road was identified as a privately owned single width track with a dead end; no access was possible.

The loss of Green Belt land was also opposed and it was identified that the lack of defensible boundary means that land to the west of the site would be opened up for development. The landowner, however, considered that the site was surrounded on three sides by houses and was not 'true' Green Belt and that unlike the other sites in Woodborough was not agricultural land. The impact on the mature trees in the area was also an issue raised.

Additional Sites

An additional site was identified to the south of Park Avenue. The promoters of the site identified that the site forms paddock land and has existing built development on it; development would not see the loss of any active agricultural land. The site was considered to be developable with few associated costs.

Appendix B

Local Planning Document

Report of Consultation - Topics

May 2014

Introduction

The Local Planning Document will be the second part of the statutory development plan with the Aligned Core Strategy being the first part. This Report of Consultation document follows on from the Issues and Options stage of the Local Planning Document. A public consultation took place on the Issues and Options stage during an 8 week period between October and December 2013. The Issues and Options document asked for views on the most appropriate sites and policies to address the Borough's development needs to 2028.

The Aligned Core Strategy has been prepared following close co-operation between Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council. It will be the key strategic planning document for Gedling Borough and will perform the following functions:

- Define the spatial vision to 2028;
- Set out the number of spatial objectives to achieve the vision;
- Set out the spatial development strategy to meet these objectives;
- Set out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- Indicate the numbers of new homes to be built over the plan period.

The Aligned Core Strategy is expected to be adopted in summer 2014.

The purpose of the Local Planning Document is to provide more detailed policies and deal with those issues not considered to be 'strategic' in the Aligned Core Strategy. The Local Planning Document will set out planning policies on a range of issues including:

- which of the non-strategic housing sites should be developed;
- how much affordable housing will be sought;
- what density homes should be built at;
- how development should be designed;
- where renewable energy can go; and
- which parts of the Borough should be included in the Green Belt.

This document provides a summary of the key issues arising from the consultation on the Issues and Options stage. It does not set out every comment made.

To access the original comments for the full details, please visit the Local Planning Document Issues and Options consultation web page at the following address:

https://consultplanningpolicy.gedling.gov.uk/consult.ti/lpd_io/listresponses.

For ease of reference, this document covers a number of topics; a second document sets out the comments received regarding specific areas of the Borough. The topics covered in this document are:

- Climate Change
- Green Belt
- Housing Mix and Choice

- Design and Density
- Employment Land Supply
- Town Centres and Retail Development
- Contamination and Pollution
- Historic Environment
- Open Space
- Transport
- Approach
- Other Issues

The next stage in the preparation of the Local Planning Document will involve drafting policies and identifying specific sites for allocation. The Council will consider the key issues arising from the consultation on the Issues and Options stage alongside the technical evidence. The technical evidence relates to many of the topics listed above and includes evidence prepared in support of the Aligned Core Strategy and also the additional evidence to support the Local Planning Document. Further consultation will take place during the summer of 2014 which will comprise a series of topic based and site based workshops.

Climate Change

Renewable Energy

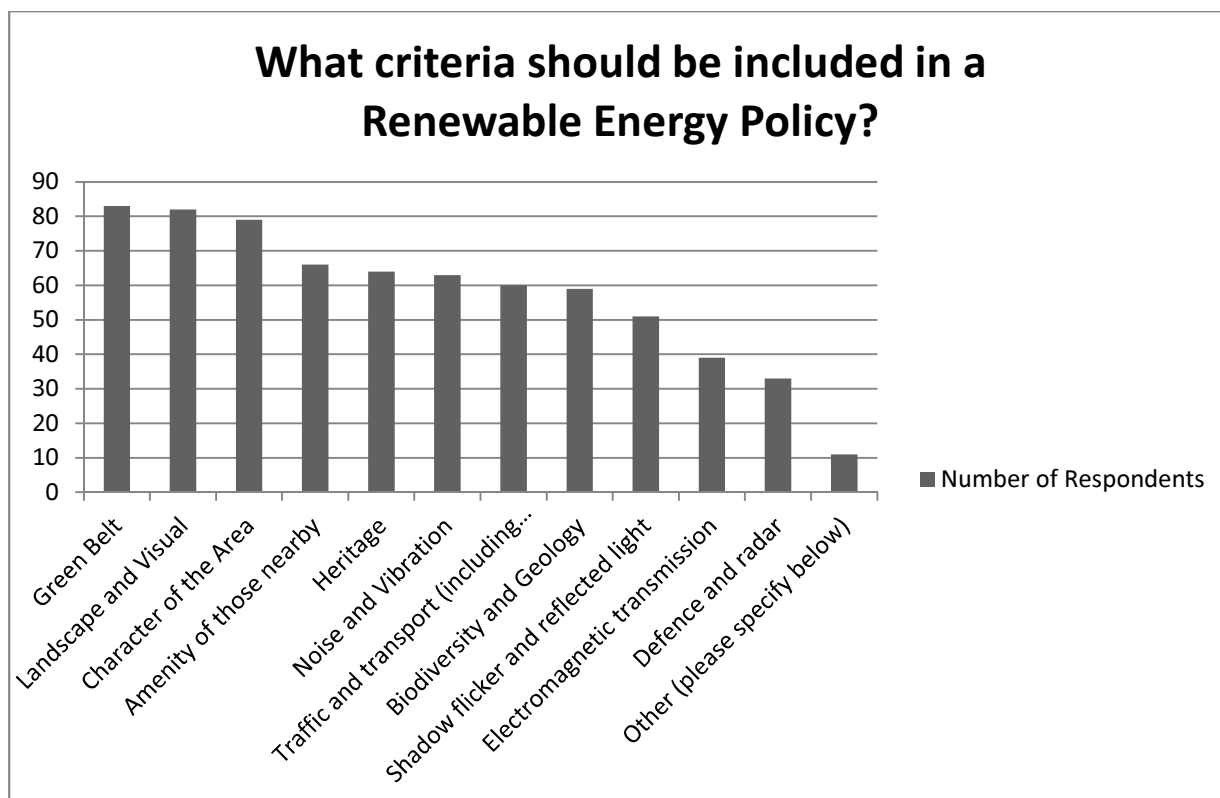
There were a small majority of respondents in favour of identifying areas as suitable for renewable energy with 53% of the 86 respondents in favour. Respondents commented that there should be consultation on which areas could be developed for renewable energy taking account of sensitive locations where construction would degrade the immediate environment.

Those opposed to the identification of suitable areas considered that applications should be considered on their own merits and that identifying a suitable area would give rise to adverse cumulative impacts as has occurred along the A614 between The White Post and Rufford Park. One resident stated that the need for renewable and low carbon energy must not be allowed to override consideration of the environment.

A number of respondents, mainly local residents, identified that they were opposed to the development of wind turbines, especially on Green Belt land, within Gedling Borough. The impact on the landscape, heritage and the character of the area were the main reasons given. One resident pointed to academic research which found that turbines produce more low-frequency noise than previously thought and that ETSU-R-97 (the standard used to assess the noise impact of wind turbines) was no longer an appropriate measure. The use of brownfield sites for renewable schemes was supported by a number of local residents. One developer, however, considered that a Green Belt location should not automatically preclude development of renewable energy schemes.

A number of residents who responded identified support for solar panels and energy efficiency measures to be incorporated into new developments. The use of wood fuel was identified by the Woodland Trust while hydro power was also mentioned. The Environment Agency, however, noted that hydropower schemes can be complex and need to be designed and managed to avoid unacceptable impacts on fish, the water environment and communities.

The graph below sets out what criteria respondents considered should be included in a policy for renewable energy schemes:



One respondent considered that some of the identified criteria were more important than others and should be given relative priority. Nottinghamshire County Council supported the inclusion of Landscape and Visual Impact and recommended that a similar approach to that taken by Newark and Sherwood District Council should be adopted allowing consideration of cross-cutting and cumulative effects. In terms of heritage, English Heritage identified a number of guidance documents they have produced to help consider the historic environment in planning decisions and policy development.

There was a mix of responses to the question on District Heating. A number of respondents were positive about District Heating and identified that every effort should be made to conserve energy and generate clean energy. The potential for small scale schemes was identified by two respondents who considered these should be mentioned in the policy. Birmingham city centre was a location put forward as an example of where it has proved successful. The use of such schemes as part of large scale or mixed use sites was identified as was the potential at landfill sites. Teal Close and Gedling Colliery were two specific sites mentioned.

A number of respondents, however, opposed the use of District Heating schemes. They highlighted a number of issues:

- care needed over emissions;
- no significant heat generators in the Borough;
- public procurement ineffective;
- benefits overstated; and
- the failure of a scheme in St. Ann's 25 years ago.

Managing Flood Risk

A large majority of respondents (80%) considered there was a need for further policy on flood risk. A very large number of those supporting the need for further policy on flooding raised specific comments and concerns about flooding in Woodborough (please see below). A developer stated that any local policy should not repeat the NPPF.

Linby and Papplewick Parish Council considered that the River Leen/Daybrook Strategic Flood Risk Assessment was not adequate for purpose and not prepared in accordance with the advice in the NPPF. The Parish Council also considered that deletion of Environment Policy ENV 41 of the Gedling Borough Replacement Local Plan would put neighbouring district areas at risk.

Burton Joyce Parish Council commented that it was concerned that the issue of flood risk is being moved down the River Trent because of defences implemented further upstream and there was a need for more downstream mitigation.

The Environment Agency referred to the need to apply flood risk policy to windfall sites and that their preference was for the sequential test to be referred to in the LPD. Severn Trent Water placed more emphasis on facing the consequences of extreme rainfall and made reference to their publication "Sewers for Adoption" which guides developers to accommodate floods which exceed the design capacity of the system. Natural England and the Woodland Trust referred to the use of natural processes and the role of green infrastructure across the wider catchment as a means of managing flood risk downstream.

Areas of the Borough where surface water runoff has caused problems

A large number of respondents from Woodborough referred to flooding incidents in the Village which had become more frequent over the last 15 years. Respondents referred to occasions when Main Street was inundated with flood water and which had also flooded into nearby properties. People considered that this flooding occurred due to surface water run-off and inadequate drainage systems (including backing up and inadequate capacity of pipes/drains along Main Street) made worse by recent development in the village. The topography of the village (set in a valley) was also a factor identified with surface water runoff being a feature of the relatively steep sloping valley sides and prevalent clay soils.

These respondents considered that the provision of a larger drainage system alone would not be sufficient to alleviate the problem. A possible solution put forward in numerous responses was the provision of regulatory lagoons at various collecting points around the village. Some respondents considered that a wider catchment approach to managing flood risk in Woodborough was appropriate and more evidence was sought on the causes of flooding. People thought that the provision of regulating lagoons, increased capacity to the drains/sewerage system and the proper management of field drains was needed. However, concerns were expressed that improving drainage in Woodborough would not necessarily solve problems and may simply move the problem downstream.

Burton Joyce Parish Council identified that Chestnut Grove, the lower end of Lambley Lane and Main Street, Burton Joyce were prone to flood. The Parish

Council called for drains to be cleared more regularly and greater control exercised over new development so as to reduce flood risk elsewhere. Some respondents mentioned that flooding within Lowdham and Oxtun in the adjoining District of Newark and Sherwood was also a problem.

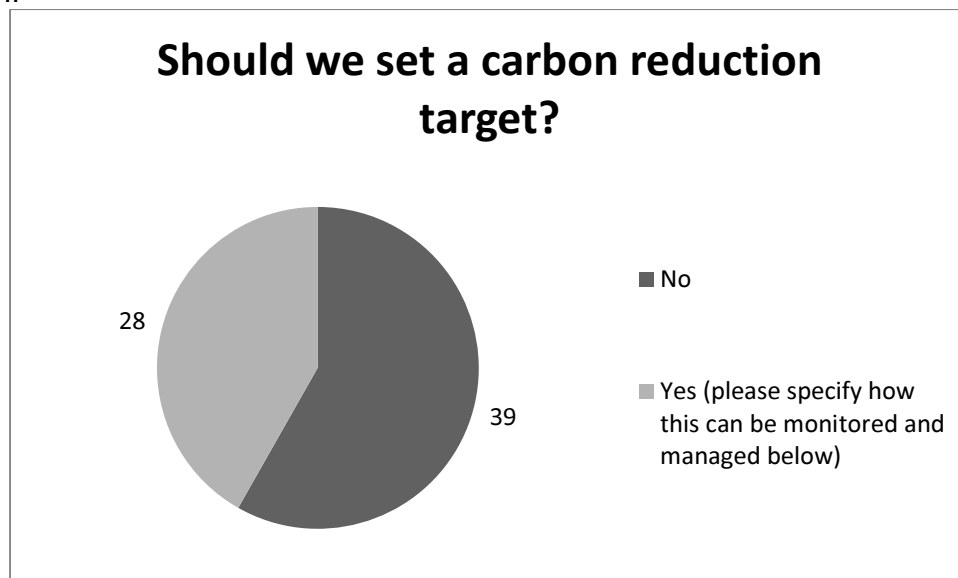
Calverton Parish Council along with other respondents mentioned that surface water flooding in Calverton occurred and identified: Main Street, The Nook, St Wilfred's Square, Cloverfields, Park Road East and Mansfield Lane. Respondents from Calverton mentioned the need to upgrade the drainage/sewerage system, to avoid development on rising ground and have regard to local geology and topography. The specific issue of rising water table due to mine water at the former Calverton Colliery was raised.

One respondent mentioned problems at the Kighill Lane/Longdale Lane road junction in Ravenshead where surface water runoff from the adjoining field onto the highway was considered a hazard partly due to mud being deposited on the road surface.

The Environment Agency recommended that a surface water management plan should be prepared in areas where there have been problems. Severn Trent Water Authority stated they would work closely with the Environment Agency and new development should be supported by a surface water management plan.

Carbon Reduction

There was a small majority opposed to setting a carbon reduction target in the Borough.



Developers and planning consultants considered that the ACS and NPPF are sufficient and that targets often result in box ticking rather than the holistic approach required. A number of respondents identified that this was an issue that could only be addressed at a national level while a two respondents considered that carbon emissions were only a symptom of the real issue of overpopulation. Linby and Papplewick Parish Councils, however, identified that a target could help achieve the

Low Carbon Transition Plan. If a target were to be set, a number of respondents considered that there would need to be a baseline study followed by monitoring.

There was strong support for the use of the Code for Sustainable Homes to assess the sustainability of residential schemes with over 70% of the 33 respondents supporting their use. Use of the Code was supported by both Severn Trent Water and the Environment Agency due to the inclusion of water conservation measures. A small group, including developers, supported the use of the Building Control regime to assess sustainability. It was highlighted by developers and Ashfield District Council that the Housing Standards Review proposes to scrap the Code and rely on a single set of standards to avoid a system of complex and overlapping standards.

A number of measures were identified to assist in reducing carbon emissions. These included:

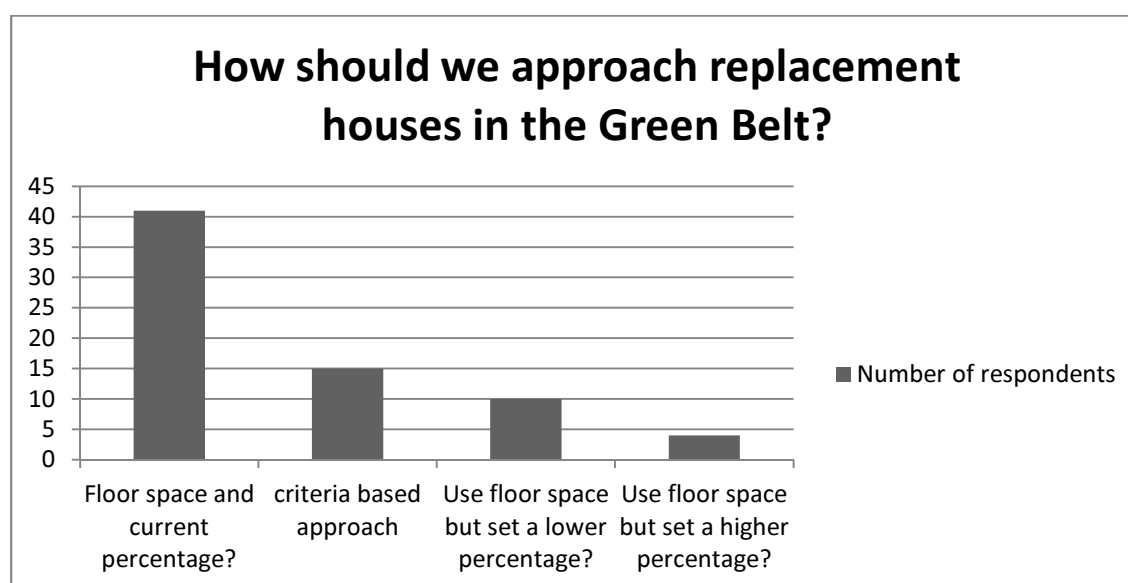
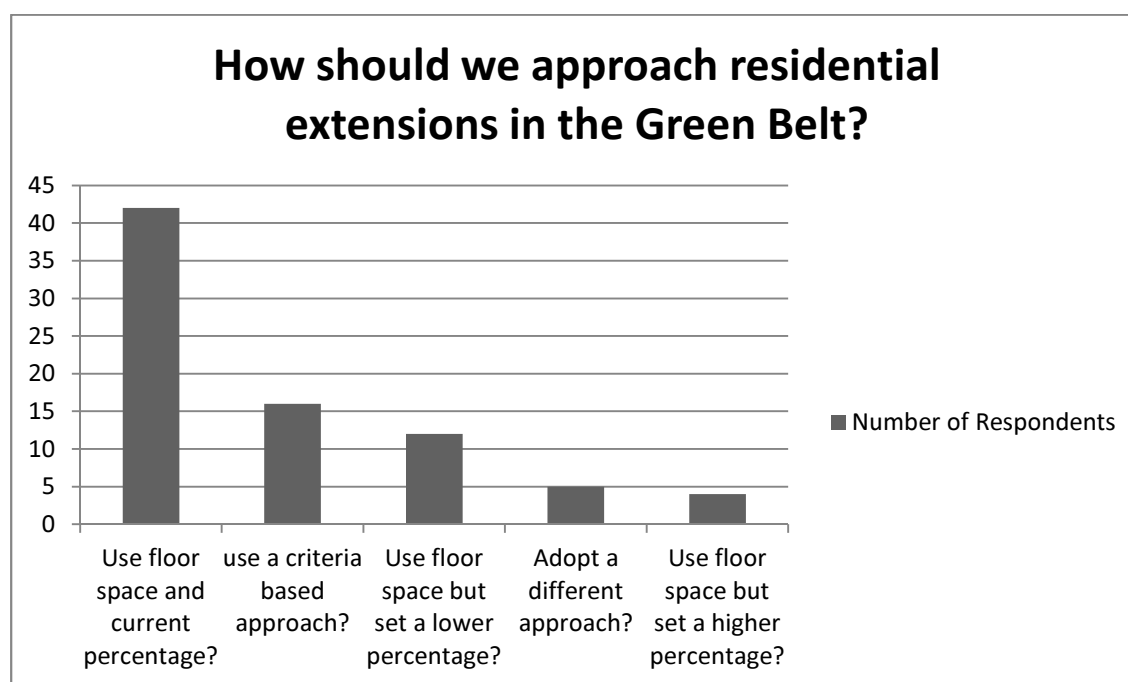
- use of solar panels and wind turbines;
- transport and support for electric cars;
- a policy of urban concentration to ensure good access to services
- the use of brownfield land to recycle land and protect carbon sinks such as agricultural land;
- Trees to act as carbon sinks;
- Insulation in homes including heat pipes; and
- Education and a borough wide plan of visits, consultations and energy audits.

There was, however, a significant degree of opposition to wind turbines from local residents. Turbines were considered to be inefficient and only viable due to feed in tariffs.

Green Belt

The majority of Gedling Borough is covered by the Green Belt and the need to protect it has been identified by a large number of respondents, especially residents. This section deals with proposals for development within the Green Belt. Matters related to the need to change Green Belt boundaries to allow specific sites to be developed are dealt with in 'Report of Consultation – Sites'.

One of the most common types of development in the Green Belt is the replacement of or extension to residential homes. At present there are policies in place which restrict the amount of extra floor space that can be built as part of any replacement dwelling or extension. There was support for this approach to continue.

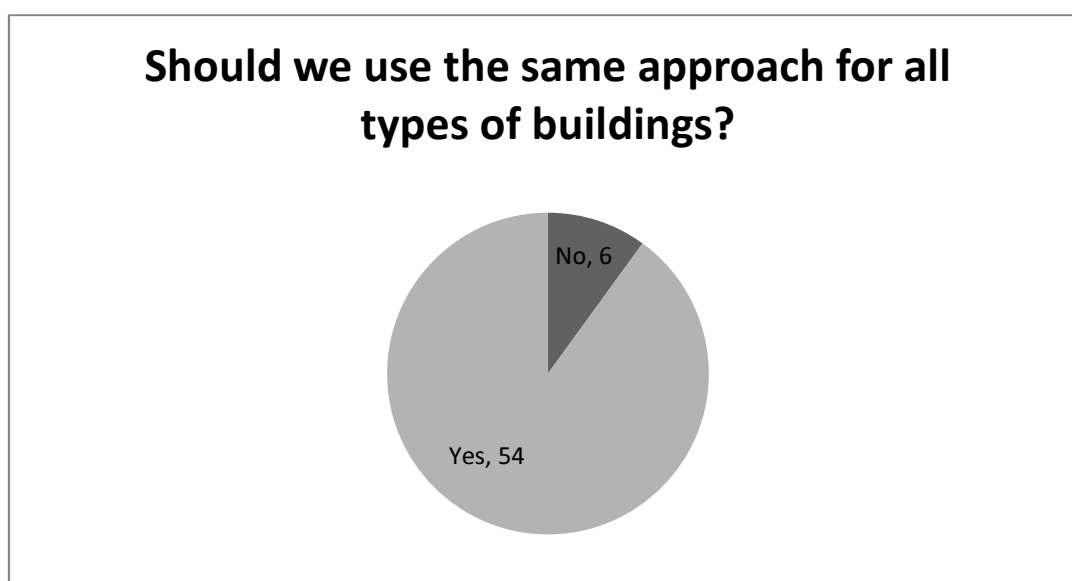


While those responding indicated support for the current approach to continue many who made comments suggested that an alternative approach should be taken. Many, including developers, planning consultants, Nottinghamshire County Council and Linby and Papplewick Parish Councils considered that a more flexible approach would be appropriate. The majority of those who put this forward suggested that a criteria based approach would allow flexibility and not restrict instances where a larger development could result in an improvement. Suggested criteria included:

- Size of the dwelling and plot so that small dwellings were not disadvantaged compared to larger dwellings
- The presence of other buildings on the plot which could be expanded by permitted development rights
- The design of the proposed building
- The construction of the existing building
- Character of the area

The use of volume was suggested by a number of respondents who considered that floor space could result in larger development overall. In terms of the actual percentage 50% was seen as about right by one developer while residents generally considered it too high. A planning consultant recommended that there should be consistency between the percentages for extensions and replacement buildings so that applicants were not pushed towards replacing dwellings.

There was also general agreement that these policies should apply to all types of buildings and not just residential dwellings:



The issue of whether to introduce an Article 4 direction to control the development of curtilage buildings provoked a split amongst respondents. Developers and planning consultants were generally opposed to this as permitted development rights are enshrined within the planning system and if the exercise of these rights was considered harmful to the Green Belt they should be withdrawn nationally.

Residents, local Parish Councils and community groups were overwhelmingly in favour of requiring planning permission for curtilage buildings. Linby and Papplewick

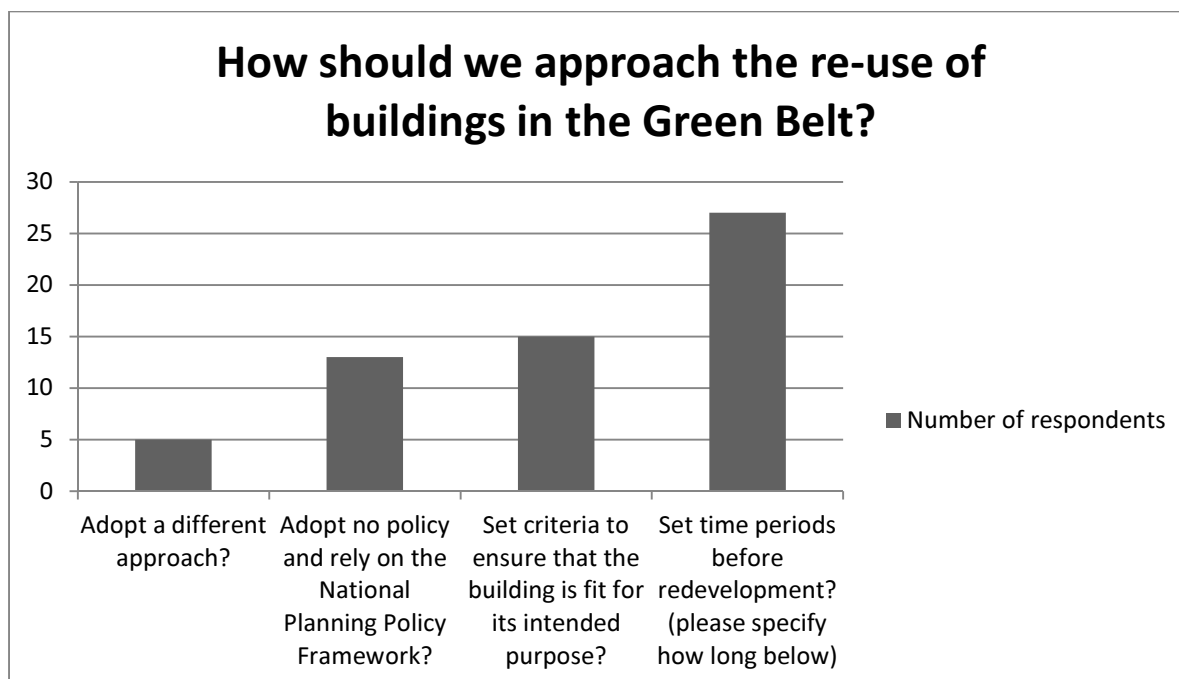
Parish Councils considered that the community should have a chance to have their say on these types of buildings while others considered it necessary to stop the proliferation of untidy and haphazard developments in the Green Belt.

It was also identified that extensions and replacement buildings require planning permission while curtilage buildings did not; requiring planning permission would be consistent and any policy could use a similar approach. It was considered by residents that curtilage buildings which increase floor space by between 15% and 20% of the existing floor space should require planning permission. The need for any policy to consider the following issues was highlighted:

- Percentage of development;
- Overall floor space;
- Impact on visual amenity;
- Neighbours;
- Flooding;
- Materials and design;
- Road access;
- Safety issues;
- Openness of the Green Belt; and
- Heritage.

There was strong support for incorporating the elements of PPS7 which dealt with Agricultural Workers Dwellings into the Local Planning Document with almost 90% of the 55 responses including residents and planning consultants in favour of this approach. It was considered there was justification for detailed advice in the Local Planning Document and that the advice in PPS7 remained a reasonable basis for making decisions. A planning consultant identified that the NPPF refers to 'other rural workers' and there might be a need for two policies on these issues. Parish Councils and residents who responded considered that this policy should be rigorously enforced to ensure that any dwellings built are truly essential.

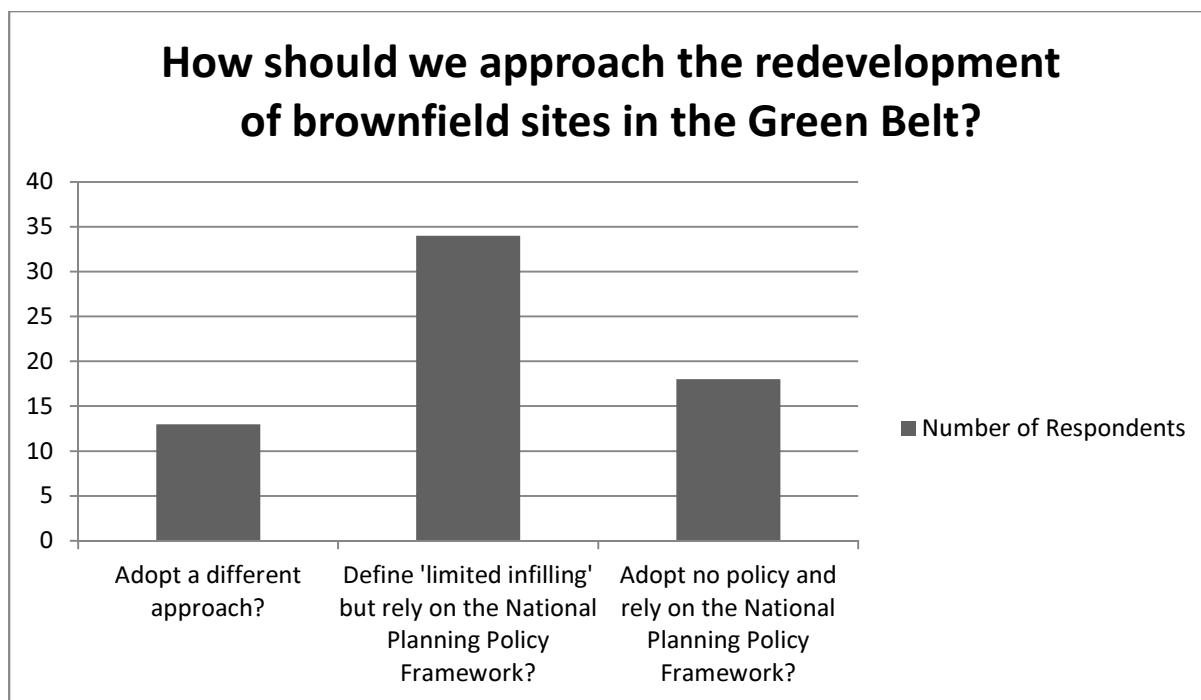
The concern regarding the potential loophole related to the conversion of existing buildings in the Green Belt was shared by the majority of local residents and also by the Parish Councils that responded.



There was generally support for applying a time period of between 10 to 20 years before the change of use and redevelopment of a building could be considered. However, a number of supporters identified that any policy would need to be applied flexibly to avoid buildings falling into disrepair and becoming an eyesore.

Opposition to this policy came from the National Federation of Gypsy Liaison Groups who considered that there was no justification for a different or restrictive approach in Gedling Borough. A planning consultant also commented that, while a policy would be useful, the key issue is whether the building has genuinely been put to the use for which it was originally constructed.

The questions related to the redevelopment and infilling of developed sites in the Green Belt produced a mixed response.



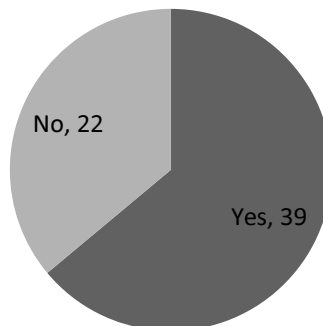
The comments related to this were mixed with a number of local residents opposed to the loss of Green Belt land but supportive of brownfield redevelopment. Linby and Papplewick Parish Councils considered that adopting a definition of 'limited infilling' would allow for progressive development and the better utilisation of existing sites. They, and others, considered that any site should not be over-developed and that the effects on flooding, infrastructure and amenity were also considered. Nottinghamshire County Council recommended that a set of criteria based on determining factors should be developed.

While not opposed outright to a policy, a planning consultant identified that, any definition of limited infilling should not be too restrictive and reflect the spirit of what is intended by the NPPF. One developer did not consider it necessary to include local guidance on infilling as it would be difficult to devise policy that suited all circumstances and there was danger that any policy would be too restrictive.

This developer and many local residents also linked this issue with the approach to limited infilling in villages. Infilling was considered by residents to have an adverse effect on local infrastructure, flooding and local character.

Safeguarded land is land which has been removed from the Green Belt to meet housing need in the longer term (i.e. beyond the plan period). While the majority of respondents were in favour of continuing to identify safeguarded land there was a significant minority who were strongly opposed to it.

Should we identify Safeguarded Land?



Those in favour of identifying safeguarded land included Nottinghamshire County Council, Burton Joyce Parish Council, developers and planning consultants. They identified that safeguarded land delivers a degree of flexibility enabling the Borough Council to respond to the non-delivery of allocated sites and the lack of a five year supply of housing land.

Linby and Papplewick Parish Councils, Calverton Parish Council, CPRE and a number of local residents opposed the identification of safeguarded land. They considered that it created uncertainty and avoided debates about the impacts of development especially on local infrastructure. It was considered that villages had been 'blighted' by its designation. Ashfield District Council objected to the continued designation of safeguarded land around Hucknall due to the high value of the Green Belt in this area.

A number of other issues linked to the Green Belt were raised by respondents. Both Calverton and Woodborough Parish Councils and a developer considered that there had been no systematic review of the Green Belt. The Parish Councils considered that there were not the 'exceptional circumstances' required to justify development in the Green Belt and no basis for deciding that the areas of Green Belt around Calverton and Woodborough were less valuable than others. The developer identified that the LPD should be the vehicle that sets out the review criteria and shows that Green Belt has been considered.

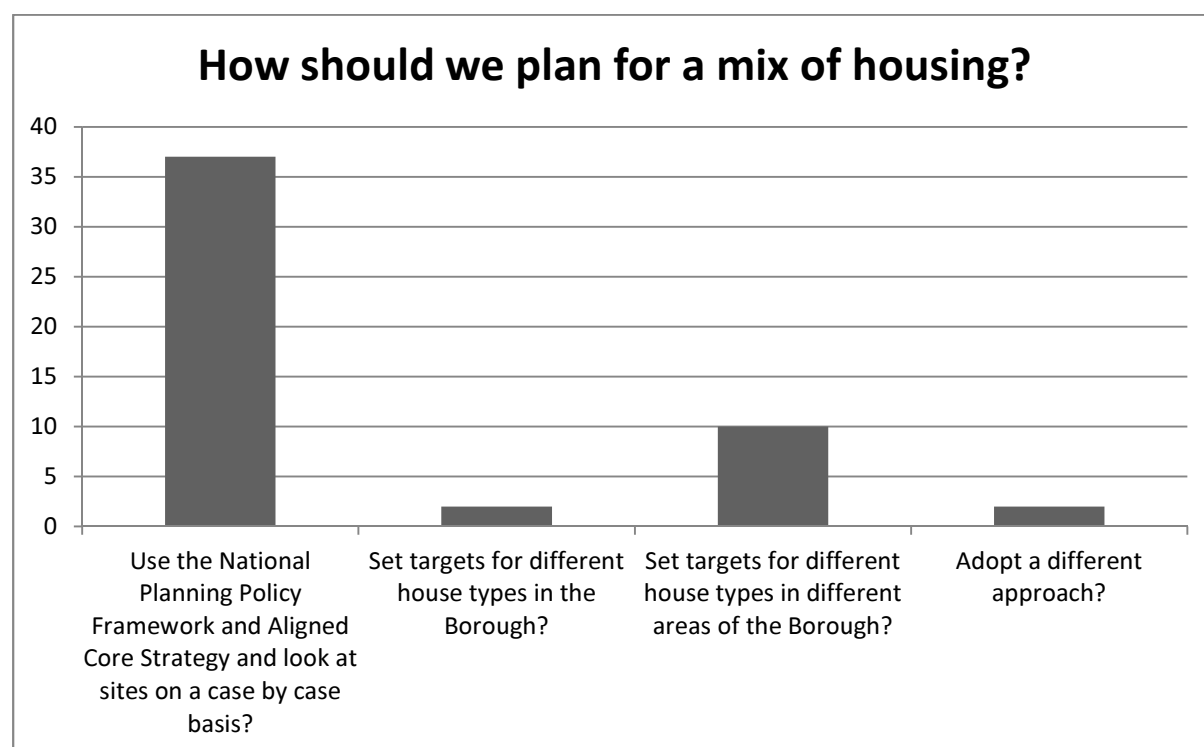
One developer commented on the proposed modification to the ACS which introduced a sequential approach to allocating sites. They highlighted that, when considering development in Bestwood Village, specific work would need to be undertaken to show how this has been applied.

Many of the respondents, especially residents, highlighted the importance that should be attached to the Green Belt and were of the opinion that there should be no loss of Green Belt land.

Housing Mix and Choice

Mix of Housing

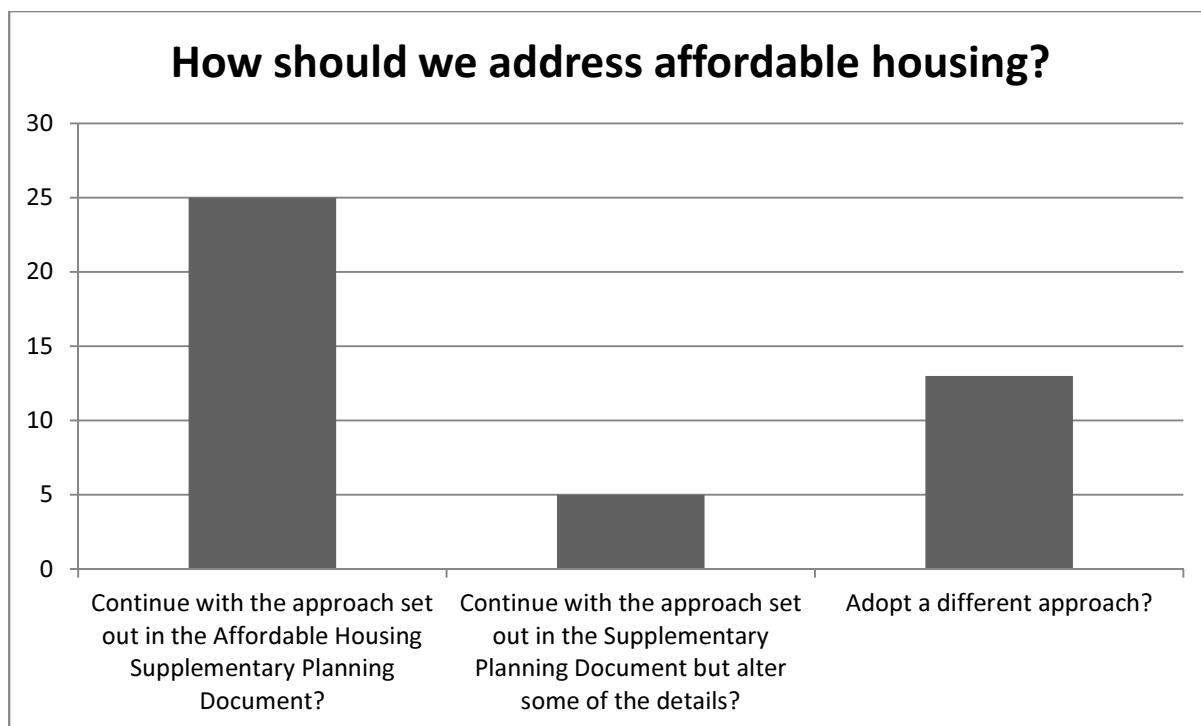
The National Planning Policy Framework requires local planning authorities to plan for a mix of housing based on demographic and market trends and the needs of different groups. The Issues and Options document mentioned Policy 8 of the Core Strategy which refers to the mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities and asked how the Council should plan for a mix of housing. A majority of respondents (thirty seven) were in favour of using the National Planning Policy Framework and Policy 8 of the Core Strategy and look at sites on a case by case basis.



The majority of respondents considered that there should be a mix of housing types. Ashfield District Council stated assessing need on a site by site basis would allow for flexibility but would need to be supported by an up to date and sound assessment of local need. The Co-operative Group thought there was no need for the Local Planning Document to repeat the Core Strategy and national policy.

Affordable Housing

The Issues and Options document stated there is a need to provide for affordable housing in Gedling. The document referred to the current policy approach set out in the Affordable Housing Supplementary Planning Document which requires a different percentage of affordable housing in different parts of the Borough. A majority of respondents (twenty five) were in favour of continuing with the existing approach set out in the Affordable Housing Supplementary Planning Document.

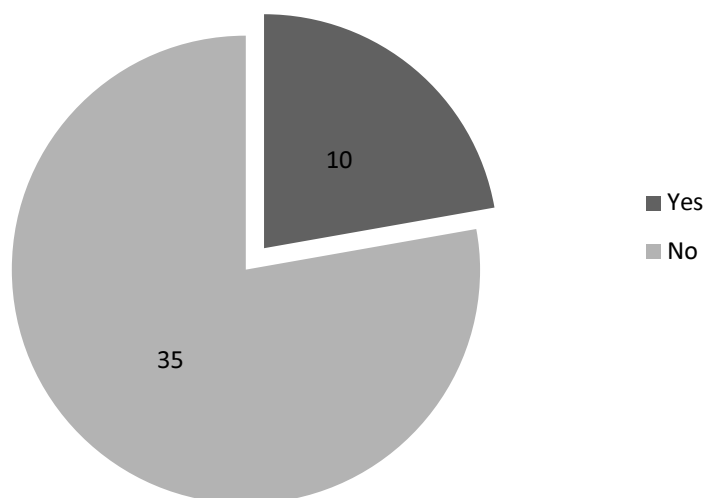


The Co-operative Group (who did not answer the affordable housing question) considered that an affordable housing policy is not required as it would be repeating policy already contained within Policy 8.5 of the Core Strategy which sets percentage housing targets based upon location. Any policy should be based upon objectively assessed needs set without the Strategic Housing Market Assessment and be viability tested to ensure that they are deliverable in meeting the objective. The Home Builders Federation considered that the Local Planning Document should set out in detail the affordable housing provision requirements for specific locations within the Borough. Harworth Estates supported the existing approach to affordable housing provision; however, they felt the viability of development of a site according to its own circumstances as well as the location must also be considered. They recommended a degree of flexibility in the proportion of affordable housing sought is important to help ensure the development is viable and deliverable.

Affordable Housing in Rural Areas

The National Planning Policy Framework and Policy 8 of the Core Strategy allow for the allocation of sites purely for the provision of affordable housing. The Issues and Options document recognised that the need for affordable housing is often higher in rural areas and asked should the sites in rural areas be allocated purely for affordable housing.

Should sites in rural areas be allocated purely for affordable housing?



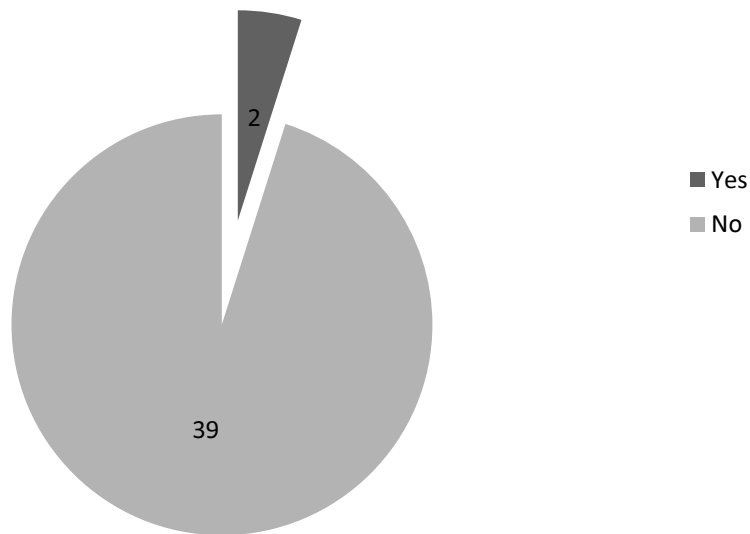
Four respondents were concerned that the allocation of sites in rural areas purely for affordable housing would result in the creation of 'ghettos'. Six respondents said affordable housing in rural areas must be matched by suitable and sufficient infrastructure and amenities.

Langridge Homes commented that rural exception sites for affordable housing are rarely viable and do not make significant contribution to housing supply in rural areas. Schemes which include a mix of affordable and open market houses should be encouraged in rural villages and be more in line with paragraph 50 of the National Planning Policy Framework which seeks to create mixed and balanced communities. These schemes should be considered as exceptions to inappropriate development in the Green Belt.

Gypsy, Traveller and Travelling Showpeople Sites

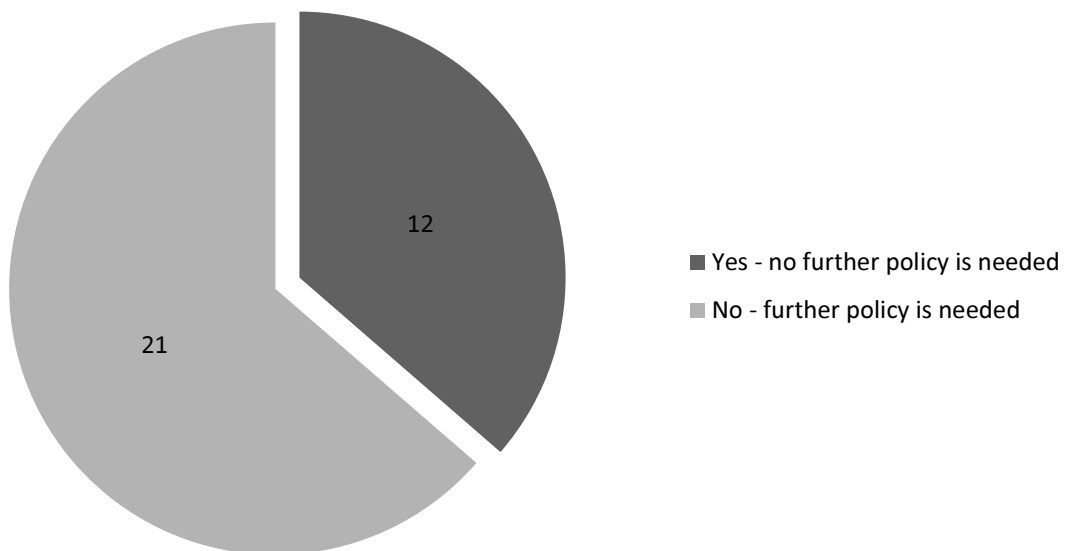
The Government requires that pitch targets for gypsies and travellers and plot targets for travelling showpeople are included in local plans. The Issues and Options document referred to Policy 9 of the Core Strategy which identifies that provision should be made within settlements or as part of the strategic sites identified (Top Wighay Farm or North of Papplewick Lane) and asked whether there are any sites that should be considered for the provision of pitches or plots in line with identified need. One respondents considered that op Wighay Farm and North of Papplewick Lane do not have access to the infrastructure required by the travelling community and suggested Calverton or Carlton would be suitable as they have such facilities.

Are there any sites that should be considered for the provision of pitches or plots?



The Issues and Options document also asked whether the criteria in Policy 9 of the Core Strategy are sufficient.

Are the criteria in Policy 9 of the Core Strategy sufficient?

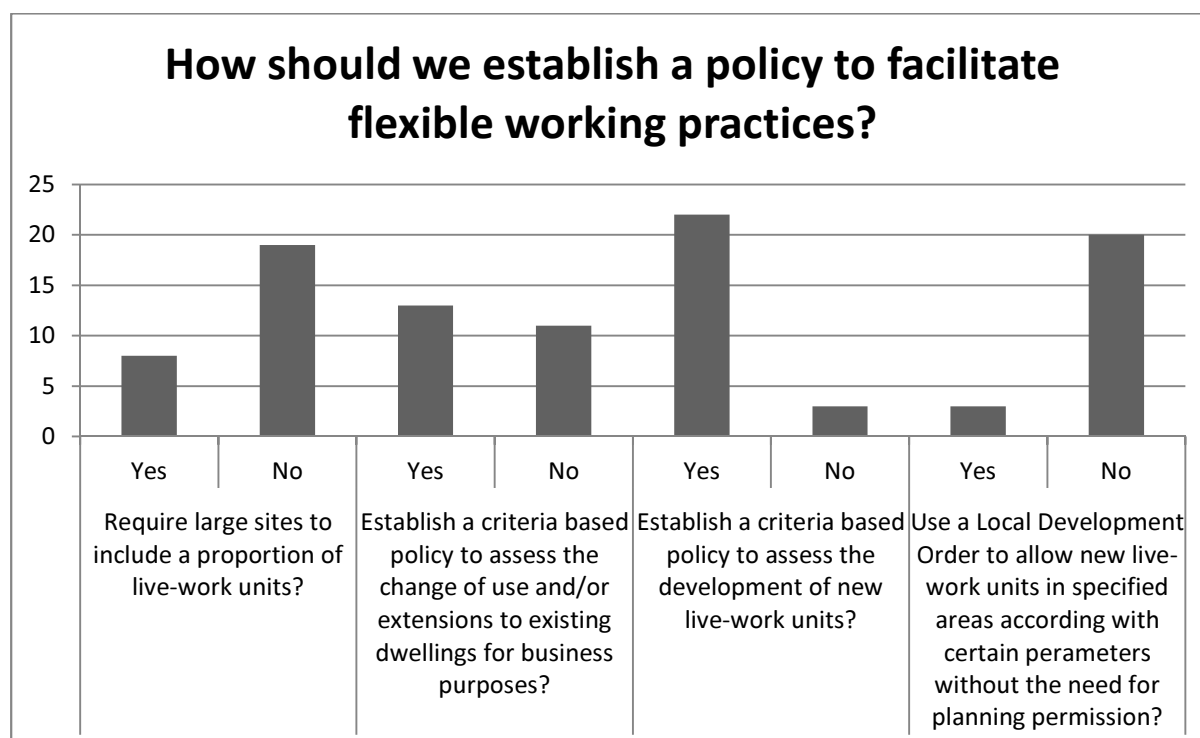


Ashfield District Council considered that additional traveller sites may need to be allocated in order to satisfy the requirements of the CLG's Planning Policy for Traveller Sites to maintain at least a 5 year supply of sites when set against the need. They also highlighted that the emerging revised Gypsy and Traveller Accommodation Assessment (GTAA) will identify future need to 2028. Linby and

Papplewick Parish Council and one respondent argued that the section should be altered to reflect the proposed amendments to the Core Strategy regarding Top Wighay Farm and North of Papplewick Lane as potential sites. The National Federation of Gypsy Liaison Groups considered that Policy 9 of the Core Strategy gives adequate guidance. There were a number of respondents who felt there should not be any sites for travellers.

Live-Work Units

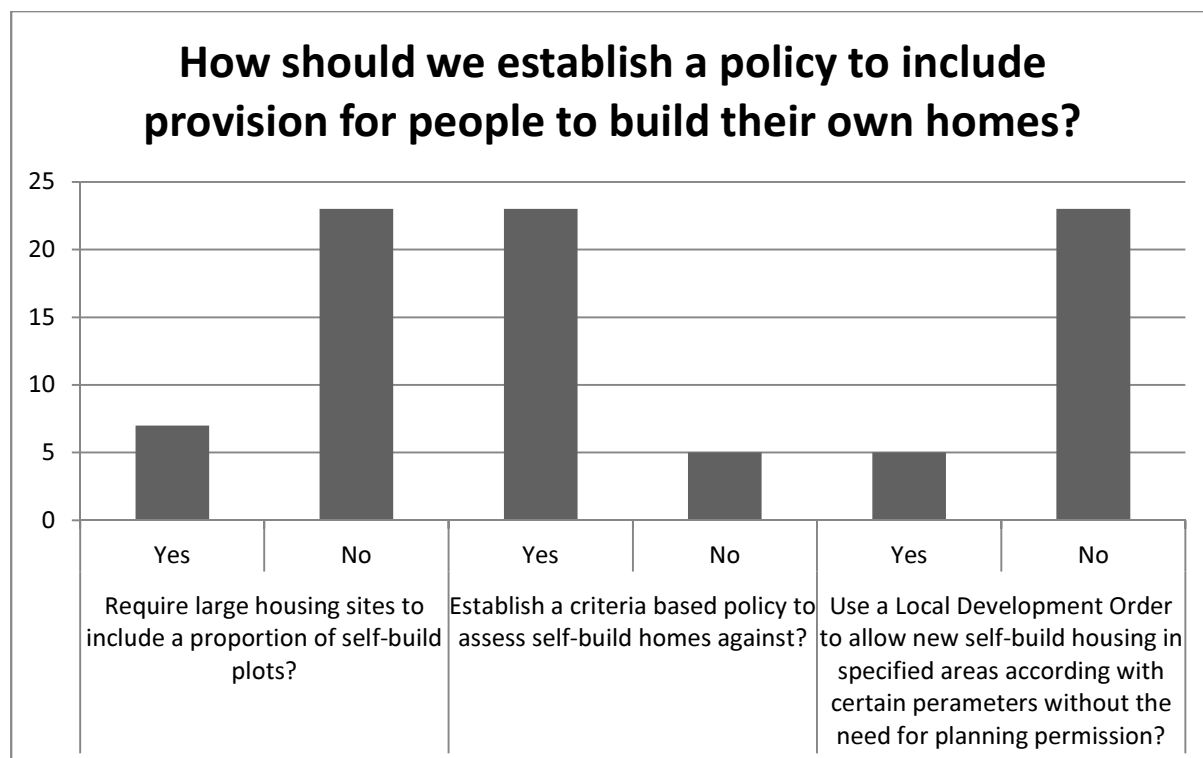
The National Planning Policy Framework requires local planning authorities to facilitate flexible working practices such as allowing business and homes to share the same building. The Issues and Options document asked a series of yes/no questions regarding potential options:



The identification of criteria was the most popular option whilst there was strong opposition to require live work units on large sites and the use of Local Development Orders.

Self-Build Homes

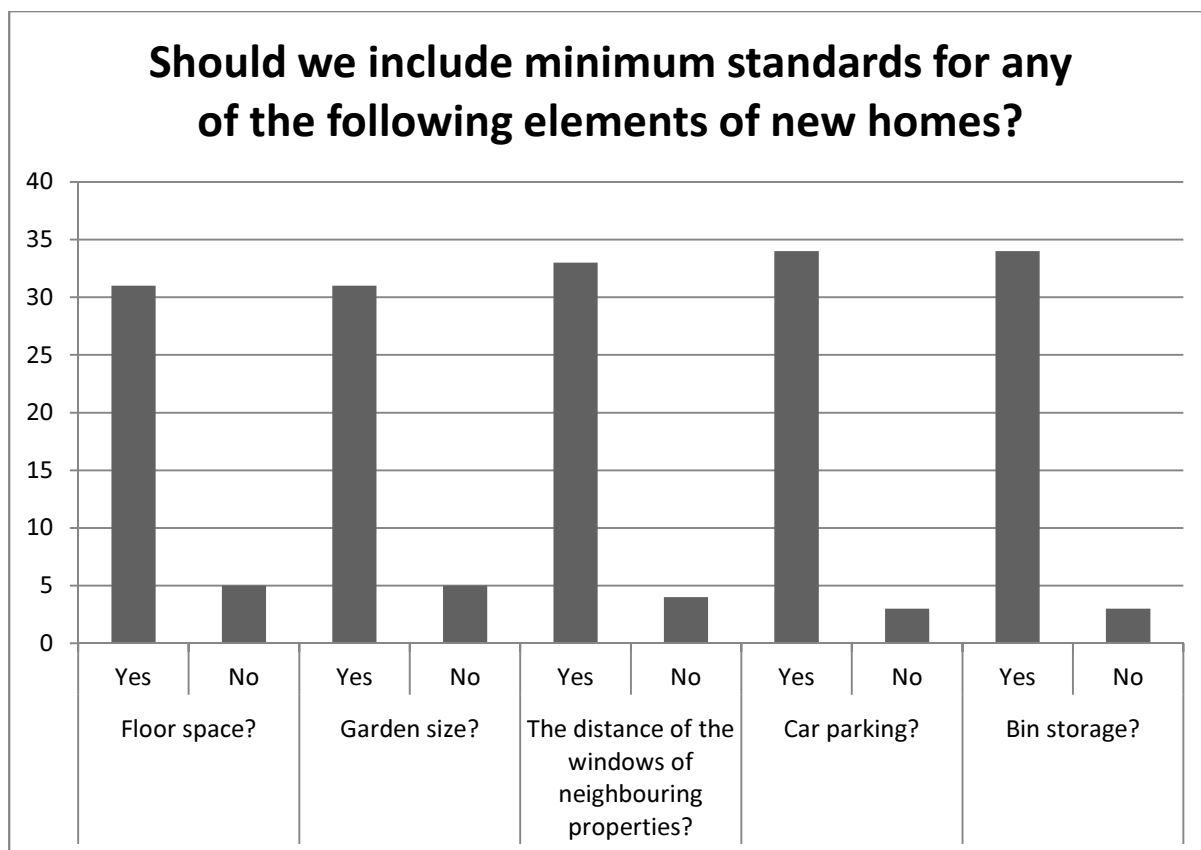
The National Planning Policy Framework also requires local planning authorities to include provision for people to build their own homes. The Issues and Options document again asked a series of yes/no questions:



The responses reflected those for live work units with a preference for the use of criteria and opposition to a requirement for self-build plots on large sites and to the use of local development orders.

New Homes Space Standards

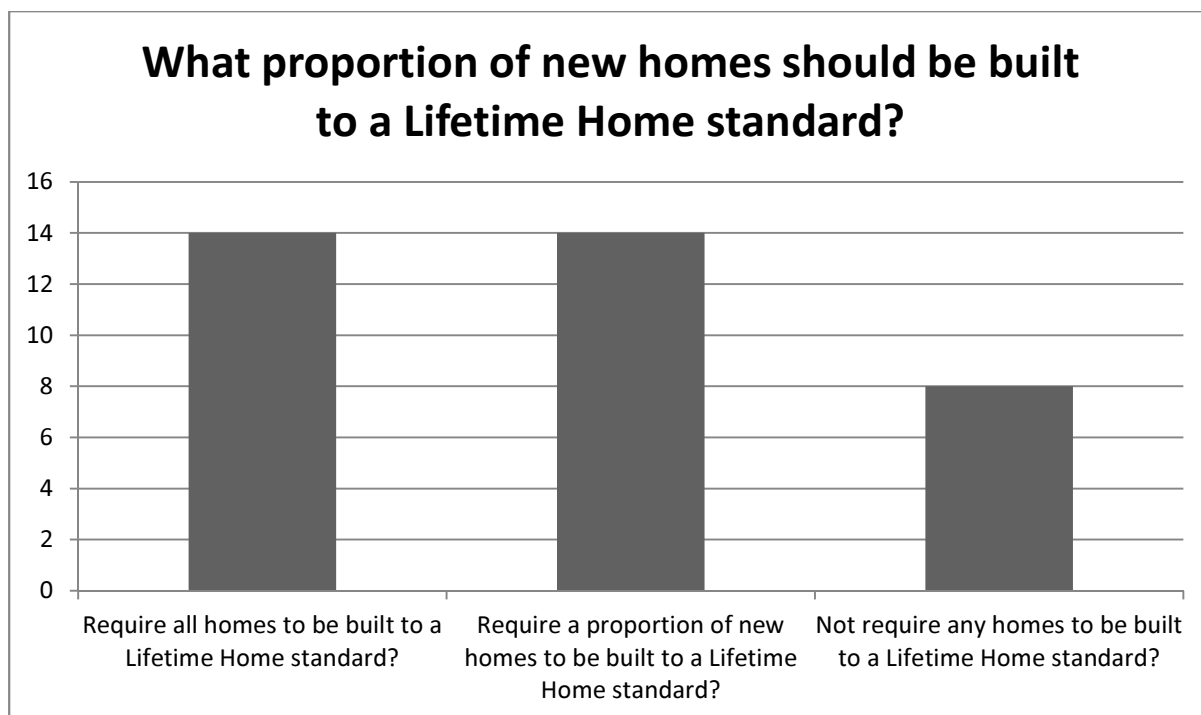
The Issues and Options document referred to Policy 8 of the Core Strategy which sets out that all residential development should contain adequate living space and asked whether the Council should include minimum standards for any of the following elements of new homes: floor space, garden size, the distance to the windows of neighbouring properties, car parking and bin storage. The majority of respondents would like to see minimum standards for all listed elements of new homes.



Developers were generally opposed to the introduction of minimum standards. Langridge Homes identified that these standards are already covered in the national and existing local standards.

New Homes Adaptability

The Issues and Options document highlighted that it is important that new homes are capable of being adapted to suit the needs of different people over the course of their lives and referred to Policy 8 of the Core Strategy which identified this as a priority. The document asked how much proportion of new homes should be built to a Lifetime Home standard.



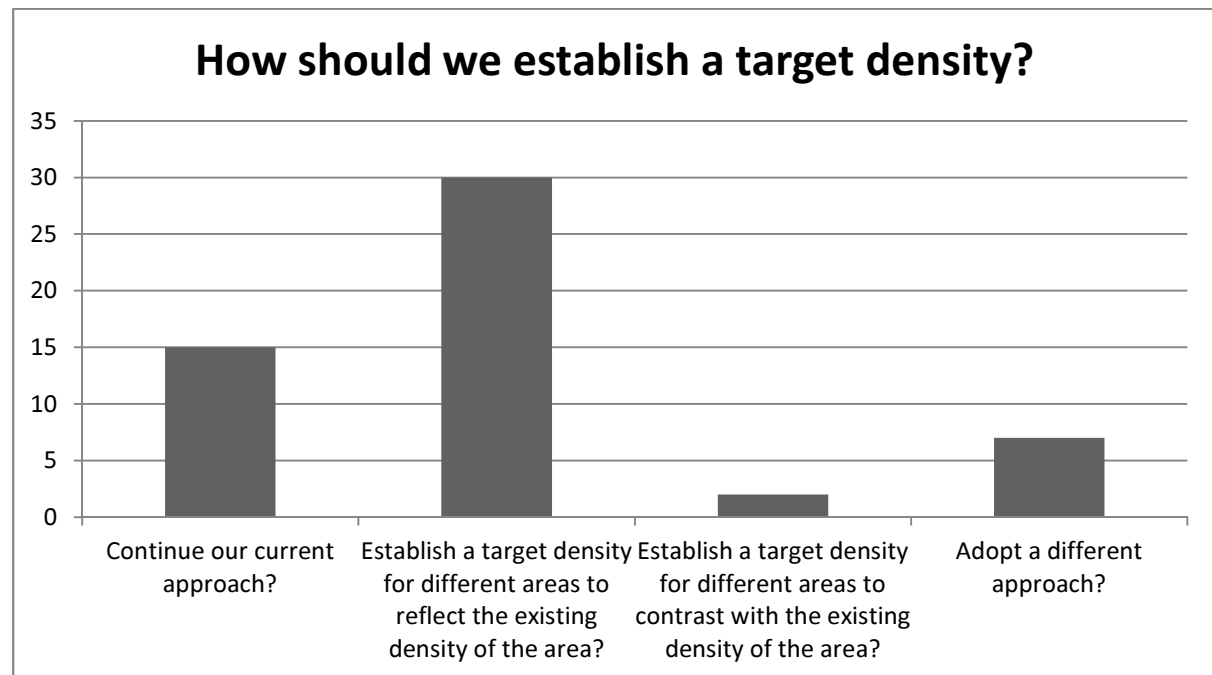
Langridge Homes commented it was not necessary and not viable for the developer or housebuyer to ensure that all new homes are built to meet Lifetime Home standards. They suggested a maximum of 25% of homes on new developments should be designed to meet these standards. Davidsons Developments commented there should be a minimum size / plot number threshold before this requirement is triggered.

Ashfield District Council identified that Lifetime Home standards may be superseded as per the Housing Standards Review. They noted that the review addressed issues surrounding accessibility, space, domestic security, water efficiency and energy with a view to ultimately consolidating the raft of guidance which is currently in place. If Lifetime Homes were to be required, the proportion of new homes would need to be justified and viable. Nottinghamshire Fire and Rescue Service commented that all planning proposals should consider the inclusion of life safety sprinkler systems in domestic premises.

Design and Density

Approach to Density

The National Planning Policy Framework requires local planning authorities to set their own approach to housing density to reflect local circumstances. The Issues and Options document asked how the Council should establish a target density. A majority of respondents (thirty) were in favour of establishing a target density for different areas to reflect the existing density of the area. There was a limited degree of support for continuing our current approach.



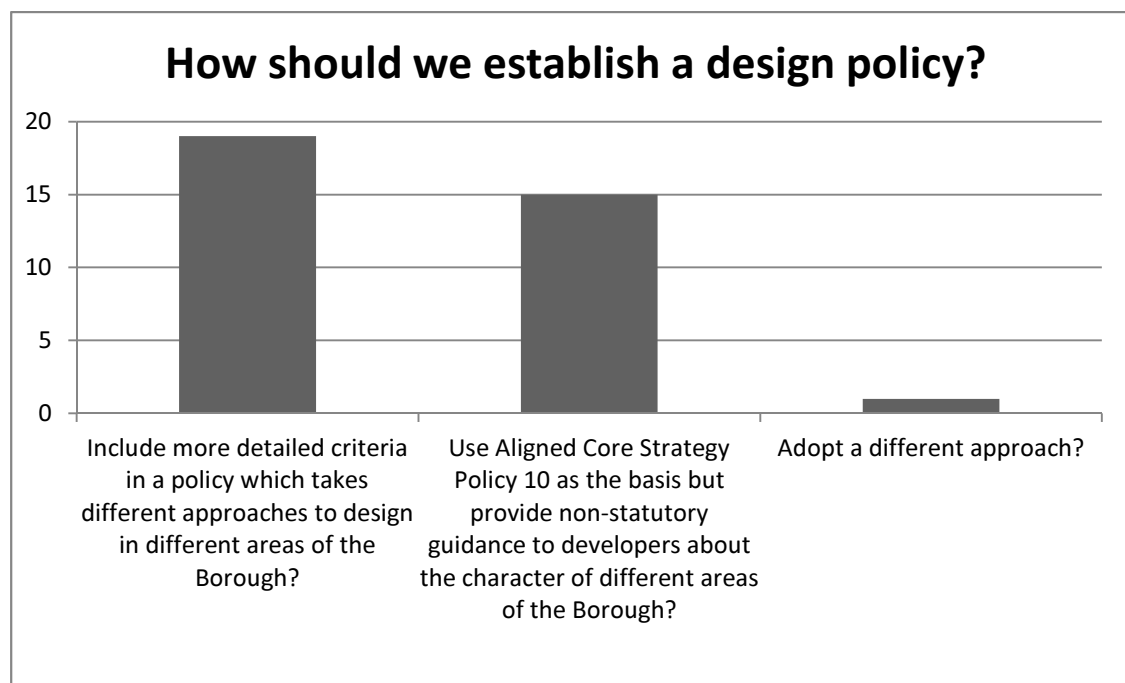
A target density for different areas to reflect the existing density of the area was considered to help the existing character of areas. Comments from residents in Woodborough considered a calculation of the whole village density would set a good benchmark. A number of respondents including Ravenshead Parish Council, the GBC Conservative Group and residents considered that 30 dwellings per hectare was too high in the rural areas as could be seen at Swallow Crescent, Ravenshead; a density of 20dph for Ravenshead was recommended.

A number of developers identified that the National Planning Policy Framework does not specify minimum density targets or guidelines and they did not support the introduction of a density policy in the Local Planning Document. Developers considered that site specific considerations such as landscape and local market demand should be used to determine density. There is a need to deliver high quality development and meet various policy requirements. Policy 8 of the Aligned Core Strategy was considered to provide sufficient guidance.

Design

The National Planning Policy Framework requires local planning authorities to establish robust and comprehensive local design policies. The Issues and Options document made reference to Policy 10 of the Core Strategy which sets out detailed

objectives and criteria against which the design of new developments can be judged. The Issues and Options document asked how the Council should establish a design policy. A small majority of respondents (nineteen) were in favour of establishing more detailed criteria in a policy which takes different approaches to design in different areas of the Borough.



Ensuring that the design of new development keeping with the existing area was the key focus of a number of responses. Suggestions were made to use locally sourced building materials and development to adopt a vernacular approach which would also help support local jobs (the Borough has a major brick factory). A number of respondents raised concerns over the quality of recent development and the changes these had made to the character of areas. The Co-operative Group, however, quoted paragraph 60 of the National Planning Policy Framework which states local policy should not be used to “impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”.

English Heritage highlighted that whilst Policy 10 of the Aligned Core Strategy provides a detailed strategic basis in relation to design, development of further criteria specifically relating to the local character would be required. Natural England would like to see additional criteria added which seeks opportunities to incorporate biodiversity within developments which would comply with the guidance set out in paragraph 118 of the National Planning Policy Framework. They made reference to a TCPA document ‘Planning for a Healthy environment – good practice guidance for green infrastructure and biodiversity’.

Nottinghamshire County Council made reference to the Greater Nottingham Landscape Character Assessment as a guide for development.

Amenity

An important part of design is the protection of amenity of surrounding uses. The Issues and Options document stated that the Council are looking to identify issues which could impact on amenity under the following areas:

- From the built environment – such as overshadowing or overbearing;
- Generated by the development – such as noise or traffic;
- On adjacent buildings – such as impact on renewable technologies.

The Issues and Options document asked for other issues that could be included in an Amenity policy. Burton Joyce Parish Council agreed with the amenity issues listed but thought the criteria needed to be strengthened. One respondent stated the overshadowing and overbearing needed to be clearly defined. A number of respondents identified other issues for inclusion in an Amenity policy:

- Noise, traffic and congestion generated by development;
- Impact on landscape;
- Overshadowing or overbearing should be no higher density and no higher height than existing buildings;
- Neighbours' views;
- Noise and infra sound from wind turbines;
- Levels of particulates to assess health risks due to an increase in wood burning stoves;
- Loss of amenity and character of an area;
- More rules and advice regarding new energy technologies and where they can and cannot be allocated;
- Parking;
- Local services – schools, doctors, shops, open green space;
- Lack of amenities;
- Protection of open space and agricultural land, wildlife habitats and biodiversity;
- Employment creation;
- Flooding and surface water run off; and
- Traffic control pedestrian crossing policing.

Character Areas

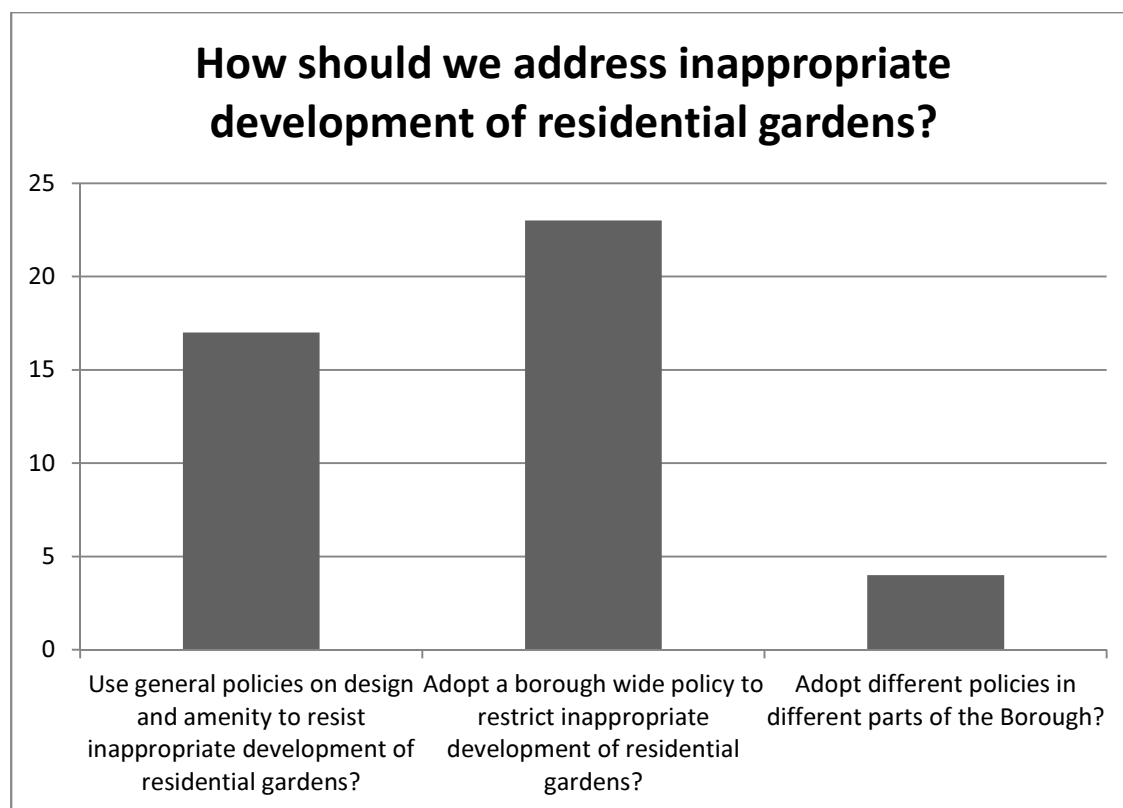
The Issues and Options document made reference to the Special Character Areas at Ravenshead and Woodthorpe and the Conservation Areas and asked whether the Council should identify any other townscapes for which a different approach to design should be taken. Sixteen of the twenty six respondents thought the general policy was sufficient. Ten respondents thought the Council should identify any other townscapes. The following townscape and landscape areas were identified for inclusion:

- All Green Belt, farming and recreational land;
- Bank Hill and adjacent area;
- Burton Joyce riverside;
- Areas around Calverton Conservation Area;
- The whole of Ravenshead village;
- Woodborough Valley; and
- Blidworth, Epperstone and Gonalston (these areas are outside Gedling Borough).

The GBC Conservation Group and Ravenshead Parish Council would like to see the established Special Character Areas in Ravenshead and Woodthorpe retained. It was viewed that the established Special Character Area in Ravenshead serves as an important buffer zone between the very low housing density in Newstead Abbey Park and the higher density within the village.

Residential Gardens

The Issues and Options document made reference to residential gardens and asked what approach should the Council take to restrict inappropriate development of residential gardens. A small majority of respondents (twenty three) were in favour of adopting a Borough wide policy, while there was also support for using general policies.



Landridge Homes, who recommended a Borough wide policy, stated they would rather all development (except extensions and replacement dwellings) in gardens be considered as inappropriate development and 'garden grabbing' should not be used as an excuse for not undertaking a fundamental review of Green Belt boundaries.

The GBC Conservative Group and Ravenshead Parish Council considered that residential garden development has occurred continuously in Ravenshead and contributed significantly to the current size of the village. They stressed that there must be a limit on how long this can continue and that further development in residential gardens in Ravenshead should now cease.

A number of respondents considered that garden development will result in infill development and have negative impact on the existing built environment, services and infrastructure and increase surface water runoff.

Natural England supported the inappropriate development of residential gardens as they are an importance resource for biodiversity.

Aldergate Properties Ltd questioned the need for a separate policy as the National Planning Policy Framework provides a mechanism to deal with this issue.

In terms of the approach this in policy ten of the twenty six respondents recommended the policy should identify the percentage of the garden which can be lost before it is considered inappropriate. Sixteen respondents thought the policy should identify a minimum size of garden to remain following the development. Suggestions for the percentage figure ranged from 10% to 50%. One respondent stated a percentage loss policy would be fairer to both large and small gardens.

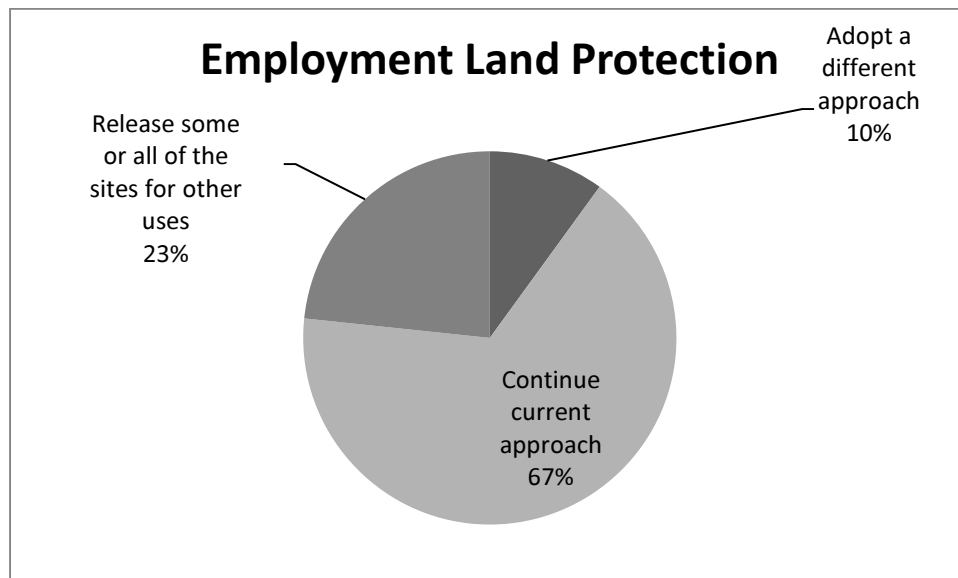
Suggestions for the minimum size figure were:

- 85% of the garden;
- 50% of the garden;
- Equal to twice footprint of existing property;
- Garden size should be relevant to the type of house being constructed;
- Depend upon number of bedrooms. Minimum of 20m by width of the house, greater if more than 4 bedrooms; and
- Over 1 acre and only allow one house per acre of land.

Employment Land Supply

Retaining and supporting existing business

Around 30 respondents answered the question about whether Gedling Borough should continue protecting existing employment sites or allow some or all of them for release. There was strong support for continuing with our current approach.



Three respondents representing business/developer interests recommended maintaining the protection of employment sites in order to retain and support local business. One of these respondents expressed concern at the loss of existing protected employment sites which would be worsened if the Top Wighay Farm employment allocation was not confirmed through the Aligned Core Strategy. Another mentioned the importance of improving the quality of existing employment sites for commercial development and the need to provide starter units.

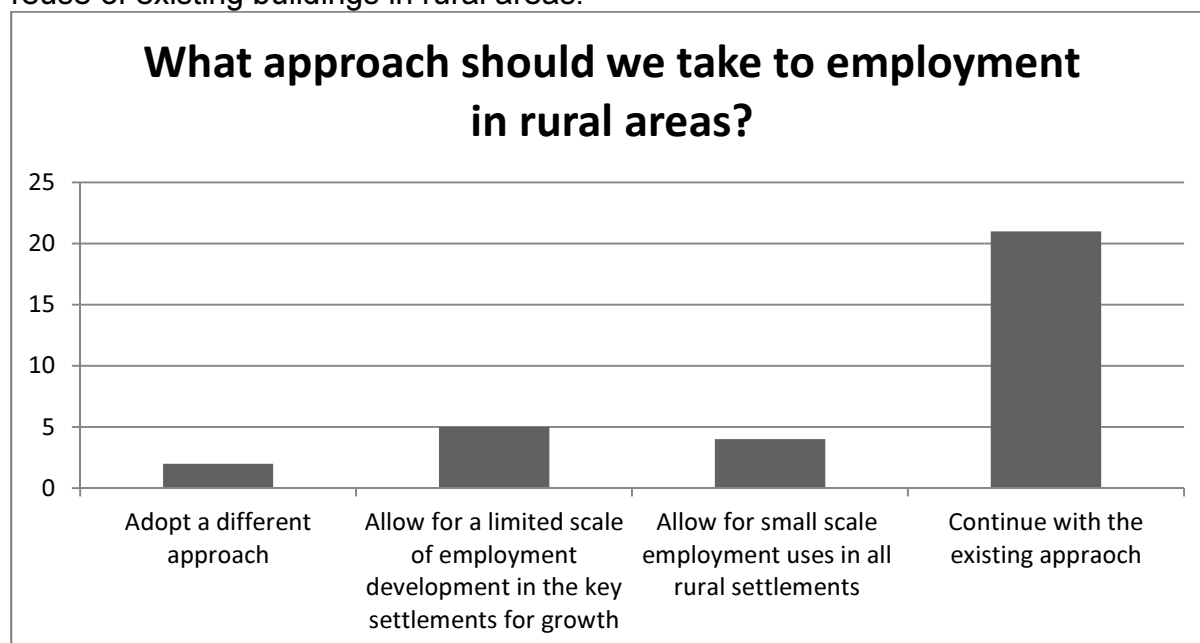
Another developer considered that the Nottingham City Region Employment Land Study which includes an assessment of existing employment sites was out of date and not in accordance with the latest Government policy. This respondent considered the Council should undertake a reappraisal of employment sites and release employment land where protection were no longer required.

Burton Joyce Parish Council and Linby and Papplewick Parish Councils supported the release of employment sites and their reuse for housing. Linby and Papplewick Parish Councils referred to the Employment Background Paper prepared in support of the Aligned Core Strategy which they consider showed an oversupply of employment land against strategic requirements and therefore scope to release employment land for housing.

There was unanimous support for continuing the approach of allowing existing businesses to expand on their existing site subject to amenity considerations and also 100% support for continuing the current flexible approach to permit employment uses on non-allocated employment sites subject to certain criteria.

Employment in rural areas

There was also strong support for continuing the policy approach that permits the reuse of existing buildings in rural areas.



In terms of individual comments

- rural employment provision should be appropriate in scale and sustainable;
- should embrace new technology especially relating to the roll out and use of broad band communications;
- support for food production;
- support for the allocation of 2-3 hectares of space for office and commercial uses in Calverton;
- to provide premises that meet modern requirements for commercial industrial uses and that reuse of traditional buildings can be out of step with modern business requirements;
- objection to employment development at Ravenshead.

Rural Diversification

Some 15 respondents answered this question with several arguing that food production should be supported and that agricultural land should not be built on. Respondents also mentioned that diversification should be in keeping with the nature of the area and appropriate to a countryside location. Natural England stated that they could support low key tourism that encourages access to the countryside where it does not impact on nature conservation sites.

Linby and Papplewick Parish Council called for a policy with clear and firm criteria governing what is allowed in terms of any temporary structures and facilities associated with tourism or public events and to ensure consistency with Green Belt policy.

Other employment issues

The other made on behalf of the mobile telecommunications operators on the need for a specific policy to support mobile telecommunications development.

Town Centres and Retail Development

Most of those responding to the question on whether to maintain existing town centre boundaries supported the continuation of existing boundaries. There were few comments made in support of this view although one respondent considered that there was too much town centre space available already and that much would depend on achieving affordable rents and free car parking.

In relation to permitting non retail uses in town centres the overwhelming majority of respondents (75%) considered that Gedling Borough should continue with the current policy. Some 15% supported the setting of a use by use figure for each centre and 10% favoured a different approach.

Individuals' comments in support of their response included:

- The need to be flexible about permitting non retail uses and not adhering to rigid numbers;
- Need for market stalls, multiple retailers, town centre management and free parking; and
- Prevent growth in outlets selling unhealthy food.

No specific sites in or around centres were identified by respondents. One respondent considered that in Arnold there was an oversupply of floorspace. A further consultee questioned what evidence was available to support additional floorspace being provided in the various centres. All respondents were supportive of using underused upper floors for residential use and suggested that financial incentives be used to encourage the reuse of upper floors and such an initiatives should be publicised.

A number of respondents felt that there should be no more out-of-town shopping provision or that its impact on town centres should be carefully assessed. The vast majority of people 81% (13 respondents) said that the threshold for requiring retail impact assessment should be 2,500 sq. m. However, some respondents considered that smaller developments could have a significant impact on a nearby centre and Nottingham City Council put forward 1,000 sq. m which is their locally determined threshold.

A number of centres were put forward by respondents as centres in need of enhancement. These centres are as follows:

Arnold

- Arnold is going downhill - the outdoor market is very poor and shabby;
- Further pedestrianize Front Street along its entire length; and
- car parking favours the secondary areas and ASDA and it is difficult to integrate the primary and secondary areas.

Burton Joyce

- Burton Joyce Parish Council stated that plans have been submitted for improvement;
- Pedestrianise Main Street between Wheatsheaf Court and Willow Wong;
- Reuse the Old School Building for community use; and

- Pavements adjacent to the shops are considered unsafe.

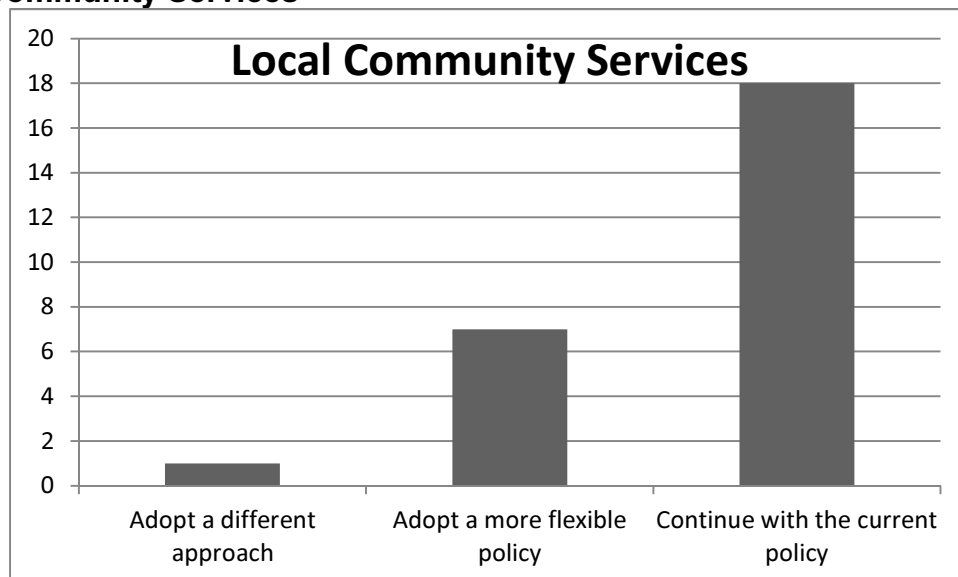
Calverton

- If development goes ahead Calverton Local Centre is shabby and needs refurbishment this also applies to the Square; and
- Car parking is inadequate.

A few general issues and suggestions relating to the need to enhance centres were put forward which were applicable to all centres:

- More varied local shops; and
- All the options such as environmental improvements, holding events and encouraging a wider range of uses are important but rents and lease terms may be too high for new businesses. Consider artisan workshops/retail uses like the “OXO” Building project in London.

Local Community Services



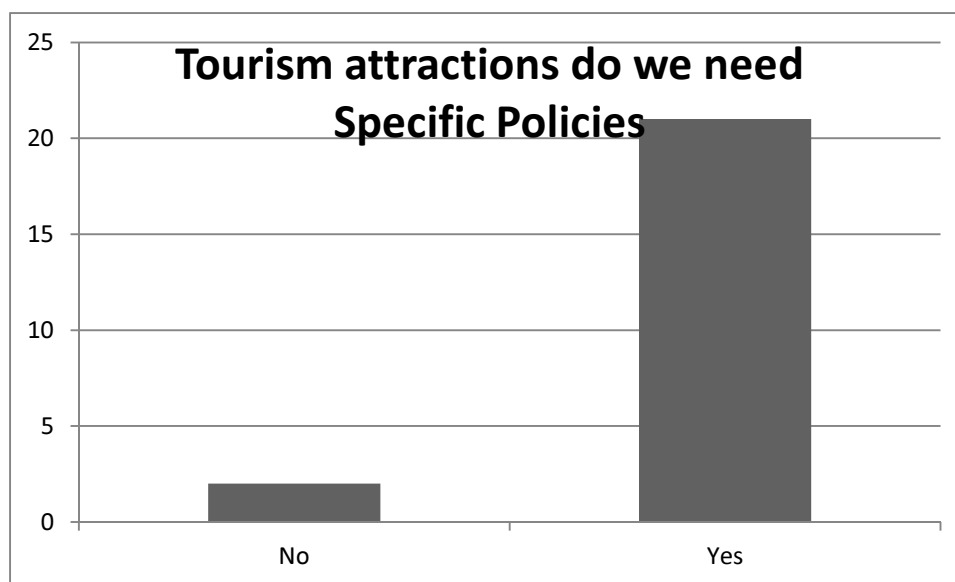
There was strong support that the existing policy seeking to prevent the loss of a community facility should be retained. Seven respondents considered that the policy should be more flexible.

Sport England referred to Gedling Borough’s Open Space Sport and Recreation Strategy 2012 – 2017 adopted in 2012 and did not consider it to be robust or up to date in relation to the needs for playing pitch provision. In particular Sport England notes that the evidence base for playing pitches was based on 2003 data.

The Theatres Trust considered the existing Local Plan Policy C4 to be inadequate as it does not provide any criteria to support and protect existing community facilities nor give guidance to prevent their loss such as criterion requiring the provision of replacement facilities in accessible locations or contributions to existing or new facilities.

Other respondents referred to providing local authority services and facilities in vacant premises, more places of worship and the particular need to plan for increased local community services at Calverton and Ravenshead if more houses are built in these settlements.

Tourism



A large majority considered that there should be specific policies to protect and guide future diversification of the visitor attractions at Newstead Abbey, Papplewick Pumping Station, Patchings Arts Centre and the country parks at Bestwood, Burnt Stump, Gedling Colliery and Newstead.

Of those providing comments in support of their views, two respondents mentioned the need for good access and parking provision at the various attractions. Two mentioned concerns about the erection of wind turbines which they considered were ruining the landscape and its potential to attract visitors.

English Heritage commented that many of the attractions listed were designated heritage assets and that their future diversification would need to be guided by Local Plan policy and appropriate in terms of them being designated assets. They also considered that there may be opportunities for tourism related projects. Nottinghamshire County Council also supported the inclusion of specific policies to protect heritage assets and to promote further investment.

Linby and Papplewick Parish Councils noted that many of the attractions were in the Green Belt and guided by relevant green belt policy and there was no need for further control. However, they noted that the long term needs of the sites would vary overtime and the needs of the population would also change. They considered that local managers and local communities should have some flexibility to develop their own ideas although these would need to be consistent with planning policies.

Out of Centre Shopping

The majority of respondents supported the existing policy that restricts the type of goods that can be sold in out-of-centre location to “bulky” goods such as decorating and DIY equipment, electrical goods, gardening goods and furniture. One respondent referred to simply relying on the National Planning Policy Framework for policy guidance.

A number of these respondents referred to encouraging City Centre and high street shops. Two respondents considered that Arnold would miss out unless it could attract a Waitrose or Marks and Spencer referring to competition in the Newark area or potentially from Sherwood if a Waitrose or Marks and Spencer were to locate there.

One respondent considered that nearly all bulky goods sales were out-of-centre and that bus services were often poor at these locations. Another respondent queried how supermarkets could be restricted from selling bulky goods.

English Heritage referred to their guidance on the changing face of high streets.

Contamination and Pollution

There was very strong support for continuing the current approach with regard to hazardous substances, with all 24 respondents supporting this. There was also strong support for continuing the approach to contaminated land and unstable land. Residents considered that contaminated land should be developed prior to Green Belt Land. One developer/landowner who supported the use of contaminated land highlighted the additional costs these sites presented and the need for sites to be economically viable. The Gedling Borough Council Scientific Officer recommended a change to wording to capture all sites with potential contamination not just those formally designated under Part 2a of Environmental Protection Act 1990.

The inclusion of policy related to unstable land was supported by The Coal Authority who identified that the approach in ENV4 of the Replacement Local Plan would be appropriate for continuation and in accordance with the NPPF. Burton Joyce Parish Council considered that the Burton Joyce area is more than usually vulnerable to landslip due to unstable steep ground.

The need to protect Source Protection Zones (SPZs) was identified by Burton Joyce Parish Council, the Environment Agency and Severn Trent Water. SPZs are areas defined to protect groundwater sources. Where development is proposed in these areas there needs to be an assessment of the potential impact of both during and after construction. Groundwater is a regional resource which is best protected at the strategic planning stage.

There was strong support for continuing our current approach to noise and light pollution. There was also support for adopting criteria and/or area based approaches to light pollution. Noise was considered to be detrimental to health and wellbeing and should be controlled. Noise from wind turbines was identified and evidence presented of inadequate existing controls with local residents of the view that more stringent legislation was required. Light pollution was also seen as an issue, especially in rural areas or close to wildlife habitats and heritage assets. Reduction in the level of lighting in rural areas and the use of low-energy down lighters were proposed as mitigation.

Similarly, the current approach to air quality was also supported by the majority of respondents. Specific issues of air quality were identified by Burton Joyce Parish Council in relation to the Chettles factory at Stoke Bardolph.

In relation to the designated Air Quality Management Area along part of Mansfield Road (A60) in Daybrook the Gedling Borough Council Scientific Officer identified that a planning guidance note has been prepared for developers to ensure that development is sustainable from an air quality perspective. This guidance note should be formally adopted into Planning Policy through the Local Planning Document. Consideration should also be given to applying the same guidance to other parts of the Borough where air quality is just above the level necessary for the designation of an AQMA.

Both the NFU and Ibstock Bricks Ltd identified that consideration should be given to the impact from existing uses on areas proposed for development; if adequate mitigation is not possible then development should not go ahead.

Historic Environment

Policy 11 of the Aligned Core Strategy identifies a number of elements of the historic environment which are important to Greater Nottingham as a whole. These elements will include a number of different types of heritage assets including listed buildings, non-designated assets and scheduled monuments. As part of the Issues & Options consultation it was asked whether there were any additional elements of the historic environment which are important to Gedling Borough which should be identified in a future Policy. Elements identified included:

- parishes churches and faith buildings;
- framework knitters cottages;
- the cotton mill industry and steam power along the River Leen;
- Linby Heritage Centre; and
- The Trent River Bank at Burton Joyce.

In relation to the designated assets Linby and Papplewick Parish Council recommended that the value of local heritage assets be strengthened by maintaining an effective public record and protecting the interest of local heritage where development occurs. They also recommended the establishment of the Sherwood Regional Park to strengthen the regional and national context.

English Heritage provided information on specific considerations for listed buildings, conservation areas, historic parks and gardens. They also recommended that it was necessary to explore whether policy on non-designated archaeology and information requirements to address local circumstances were required.

There was strong support for the Local Planning Document to identify a list of 'locally listed heritage assets'. These are assets which do not meet the criteria to be formally listed but are important locally. 95% of the 38 respondents to this question agreed that a local list should be identified.

In terms of the list and required Policy, English Heritage identified that they have produced guidance on how to prepare these while Linby and Papplewick Parish Councils set out that any policy should seek to:

- Identify and evaluate the evidential value of cultural, industrial and environmental history of the area;
- Preserve and enhance historical value of place by establishing the connection between events, people and aspects of life;
- Develop communal value in the richness and diversity of local identity and character; and
- Ensure proposals for change are reasonable, transparent and consistent with relevant established policy and best practice.

Specific assets identified for inclusion in the list included:

- Mortuary Chapel, off Hucknall Road, Newstead;
- War Memorial on Village Green, Tilford Rd, Newstead;
- The School House, Tilford Road, Newstead Village;
- Newstead Wildlife Meadow (Formally Hopping Hill) - an area of public open space between the old cemetery and car park adjacent to the new cemetery; and

- Linby Heritage Centre.

Overall English Heritage recommended that Historic Environment should not be a 'standalone' chapter and that criteria are required in policies relating to climate change, landscapes, green infrastructure and design amongst others.

Open Space

In terms of the types of open space that will be identified and protected, Ashfield District Council considered that civic spaces such as squares are also important for well-being while Nottinghamshire County Council recommended that categories of open space identified elsewhere in the Local Planning Document should also be covered by this policy. This would include local nature reserves, ancient woodland and the Calverton Mineral Line. The need for a policy on allotments was identified by Nottingham City Council.

The Woodland Trust sought to ensure that trees and woodland are included as a key component of Green Infrastructure. Natural England suggested the inclusion of 'semi-natural green space' in and around urban areas as this contributes to creating places where people want to live and work. Natural England also recommended the use of Accessible Natural Green Space (ANGSt) standards to assess whether access is adequate or not.

A number of specific locations were identified around the Borough for protection:

- Burton Joyce riverside;
- The urban fringe area around Linby, Papplewick and Hucknall;
- Mapperley Golf Course; and
- Moor Pond Wood (with links to the area to the rear of Grange Cottages).

English Heritage identified that many of the examples cited could also be designated heritage assets and this should be recognised in any policy.

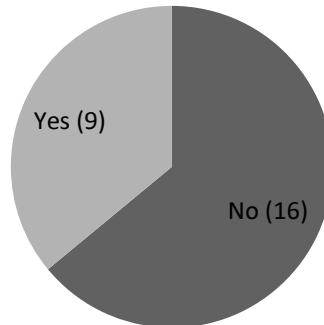
In relation to a policy for Local Green Spaces, Linby and Papplewick Parish Councils considered that any policy should:

- Recognise the value of separation between urban and rural areas;
- Enhance connectivity;
- Establish management plans;
- Safeguard areas from flooding; and
- Safeguarded access for the community for recreational and educational use.

The NFU opposed the possibility of land being designated as Local Green Space without the support of the landowner and recommended that landowners be consulted before the process begins.

As for criteria required in a policy there was a consensus that the Aligned Core Strategy and NPPF contained sufficient guidance.

Is further open space criteria needed?



Of those who wished to see further criteria included the Woodland Trust identified that irreplaceable habitats such as ancient woodland and ancient/veteran trees should be protected in all but the most exceptional circumstances. Linby and Papplewick Parish Councils considered that the requirement for open space is directly proportional to the density of development and population and recommended that there needed to be a clear definition of new policy for the integration of existing Green Infrastructure in the area around Linby, Papplewick and Hucknall. They also recommended a review of the targets in the ACS to ensure there was no fragmentation of Green Infrastructure assets.

Woodland

Members of the public expressed a desire to see all trees and woodland protected. In terms of Ancient Woodland, Nottinghamshire County Council identified that the use of Natural England dataset would be required. The Woodland Trust, however, pointed out that these datasets mostly covered woodland of 2ha or more; many Ancient Woodlands are below this size and should be identified using an approach they have prepared.

The County Council also recommended that a co-ordinated survey of the Borough using the criteria for Ancient or Veteran Trees would be required. The Woodland Trust identified that they have carried out a national survey for Ancient or Veteran Trees which found over 100,000 trees meeting the criteria.

Specific woodland within the Borough identified included:

- North-west of Nottingham Road and Main Street, Burton Joyce;
- Moor Pond Wood;
- Ploughman's Wood, Woodborough; and
- Foxwood between Woodborough and Calverton.

There was strong support for the need for the Local Planning Document to identify both Greenwood Community Forest (100% of 27 respondents) and the proposed Sherwood Forest Regional Park (91% of 33 respondents).

Nottinghamshire County Council recommended that criteria be included in the Greenwood Community Forest policy to ensure the longevity of the trees provided through negotiation. The issue of Sherwood Forest was seen as important generally for the economy and tourism and the proposal to identify the proposed area and include a policy related to the objectives was supported by respondents including Natural England and the Woodland Trust. Linby and Papplewick Parish Council recommended that a policy be included to ensure that Parish maintained woodland was managed in a way that strengthened the character of the area. The NFU, however, cautioned that any policy that sought to limit development within the proposed boundaries of the Regional Park would not be supported by farmers or landowners.

Overall, the Woodland Trust suggested the inclusion of woodland access standards. This would ensure that all residents have access to a range of different sizes of woodland. They recommended that residents should have access to:

- Woodland of 2ha within 500m of their home;
- Woodland of 20ha within 4km of their home.

At present they consider that only 12% of Gedling residents are able to meet these standards.

Conservation

The work being undertaken to consider the designation of a Special Protection Area in the north of the Borough is an important issue which may affect future development proposals across the Borough. Both Natural England and Nottinghamshire County Council have recommended that a risk based approach be put in place and that wording is included to set out the process to go through if a Special Protection Area is designated. This process includes the need to review and potentially modify or revoke allocations or planning applications. The National Farmers Union, however, recommended that any approach should not be too cautious as this may affect farming practices while a member of the public considered that there should be no restriction on recreation activities.

Of the 25 respondents only one considered that Local Wildlife Sites (the current approach) should not be used. This was a landowner who considered that the designation process was flawed and that any policy applied only to sites identified in the Local Plan. Natural England and Nottinghamshire County Council supported the intention to protect these sites as they are essential for protecting the biodiversity of the area and compliment international and national designations. A criteria based policy was recommended as the basis of the approach.

Other comments included:

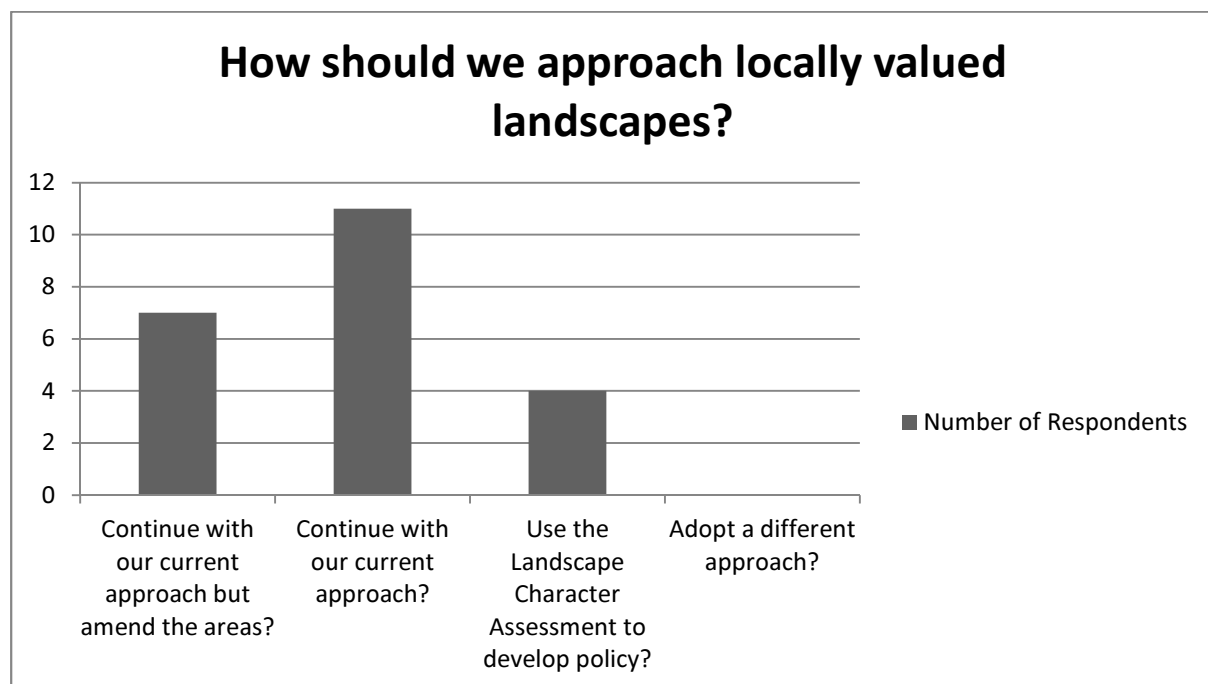
- The need to protect all Sites of Special Scientific Interest;
- Moor Pond Wood should be further protected for the contribution it makes to wildlife due to its water quality;
- Watchwood, Calverton is an important site for nightjar;
- South of Charnwood Way is an important wildlife habitat;
- Requiring the incorporation of wildlife features such as bird boxes and the replacement of hedgerows into new developments; and

- Promoting the development of paths which give access from town and village centres to open spaces, the countryside, parks and other amenities.

Overall, Natural England recommended that Green Infrastructure and Nature Conservation Sites (Biodiversity and Geodiversity) are separated out as they are different types of environmental assets which require different policy approaches. They also recommended that the section on Nature Conservation sites be renamed to avoid confusion with Heritage Conservation.

Landscape

There was a mixed response to questions related to our approach to locally valued landscapes.



Whilst there was more support for continuing our current approach, the majority of the comments related either to the need to protect Lambley and Woodborough and incorporate a more robust policy or support for the use of the Landscape Character Assessment (LCA).

Use of the LCA was supported by Langridge Homes (a house builder), Linby and Papplewick Parish Councils and Natural England who also identified the importance of the two National Character Areas covering the Borough. English Heritage also recommended that Historic Landscape Character should be incorporated into the policy. Langridge highlighted that the Mature Landscape Area designation is out of date and an approach is needed which provides more flexibility in urban fringe areas. The Parish Councils identified that the LCA was effective in addressing the need for development and the capacity of the area to accommodate change. While Nottinghamshire County Council did not make a clear recommendation either way, it was identified that use of the LCA will protect landscape areas and ensure consistency with county wide designations and policy. The NFU considered that any

approach should provide guidance on how development can be accommodated within landscapes but not prevent development on farms.

There was strong support for the intention to continue to protect ridgelines within the Borough. This was especially strong from the Lambley and Woodborough areas, where members of the public felt that development would have an adverse impact. Langridge Homes supported the intention to identify and protect ridgelines but considered that this should only be the 'primary' ridgelines and allow for development beyond the ridgelines.

Transport

Cycling

Nearly all respondents agreed that developer contributions should continue to be required for cycling and that cycle routes should continue to be protected.

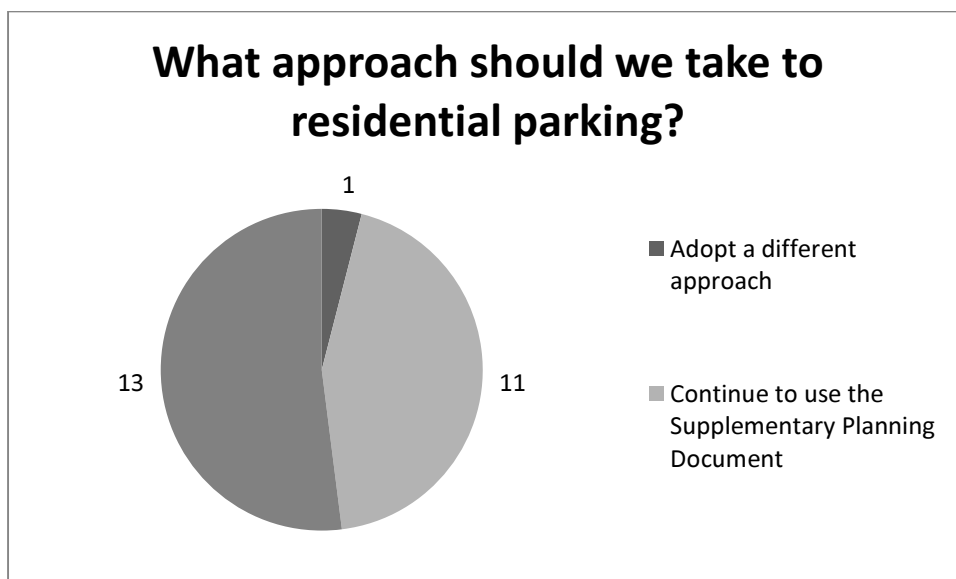
The Highways Agency supported the emphasis on cycling; the need for contributions to cycle facilities and also the safeguarding of routes which they commented would help to reduce pressure on the strategic road network. Natural England also supported the encouragement of cycling, stating that it would help to reduce carbon and other harmful emissions. They added that cycle routes should be incorporated into green infrastructure wherever practical.

Other respondents' comments included:

- The need to segregate cyclists and pedestrians;
- Imposing speed limits on rural roads in order to encourage cycling;
- Reference should be made to Sustrans routes in the Borough;
- Developer contributions should only be required where a cycle route passes through new development and where there is an opportunity to connect it to an established route;
- Developers should make provision for cycling infrastructure within their development schemes as well as contributions to wider cycling provision;
- The existing shared footpath cycle route along the A612 between Burton Joyce and Carlton-Le-Willows is inadequate and uneven;
- There is a need for separate cycle routes from the edge of the Nottingham urban areas and the wider Greater Nottingham area to the City Centre; and
- Walking cycling routes should be provided to transport hubs in accessible locations with good access to bus services and dry cycle storage facilities (cites Holland as an example).

Residential Parking

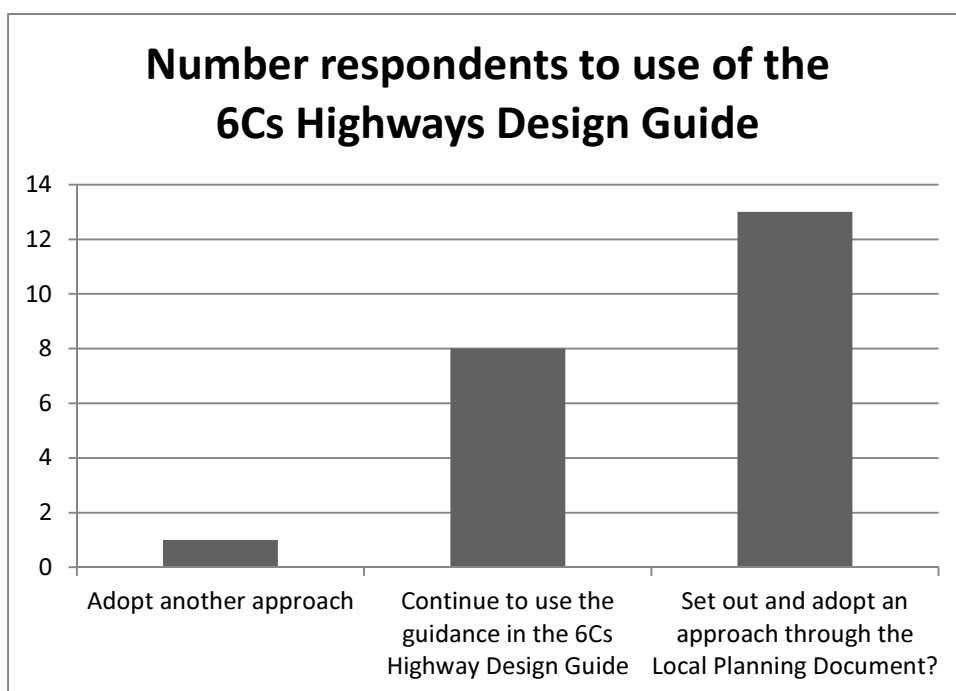
Nearly half of respondents supported the continuing use of the residential car parking standards set out in Gedling Borough's Supplementary Planning Document (SPD) on parking. Half of respondents were of the opinion that key elements of this SPD should be incorporated into the Local Planning Document.



A number of Woodborough residents considered that the parking standards were too low and assumed a lower car ownership lower than was the case in Woodborough. A common view was that there should be at least 2 off road car parking spaces per house. Woodborough respondents also mentioned problems with narrow roads within the village and that, in some locations, on-road parking (for example Main Street close to the Post Office) was leading to problems and effectively creating a single carriageway. A general point made by Woodborough residents was that there was insufficient parking in the village to support more housing.

Non-residential parking

Respondents were also asked about non-residential parking and whether the Council should continue to rely on the 6Cs design Guide; set out an approach through the Local Planning Document or adopt a different approach. This is shown below:



Most respondents favoured setting out an approach to non-residential parking through the Local Planning Document although a significant number opted for continuing with the 6C's Highways Design Guide. Nottingham City Council expressed support for the use of the residential Parking SPD and the 6C's Highway design Guide. The GBC Environmental Health Officer recommended that consideration be given to including provision encouraging the use of electric or hybrid vehicles through the SPD.

Other comments included:

- The need to include porous drives in new developments; and
- Insufficient protection was given to pedestrians and other non-car road users.

General Transport Policy

Nearly 60% of respondents agreed that there was no need for additional local policy on transport required over and above the National Planning Policy Framework and policies 14 and 15 of the Aligned Core Strategy. However, 41% considered there should be additional local policy.

The Highways Agency does not consider that local policies are required as Aligned Core Strategy Policies 14 and 15 are sufficient. On the other hand Linby and Papplewick Parish Council are of the view that local policy is required because existing road network is struggling to cope at peak times as highlighted in their traffic surveys presented at the examination into the Aligned Core Strategy. Another respondent also supported a local policy that could reflect the nature and character of the area including the need to prevent HGV traffic through villages. Linby and Papplewick Parish Councils considered ACS Policy 15 to be misleading in that it states there is no committed funding for the GAR.

Other comments of a more general nature included:

- Rural bus services were generally poor especially in Woodborough;
- The need to address particular existing problems of traffic congestion with specific references to the A60 corridor at Redhill. It was suggested that a Park and Ride site should be located to the north of Nottingham; and
- Support for the free parking in Mapperley and Arnold shopping centres.

Transport Routes

The overwhelming view was that future transport routes should continue to be identified and protected. Linby and Papplewick Parish Council referred to the consequences of losing former transport routes and that new routes should be actively sought and explored. Nottingham City Council also agreed with safeguarding routes subject to these having sufficient capacity. Nottinghamshire County Council referred to working with partners such as Sustrans and also to the work by Nottinghamshire County Council to identify a strategic programme of sustainable and off road routes which would be safeguarded.

A number of respondents referred to safeguarding the mineral line to the former Calverton Colliery and there was also mention of safeguarding the Gedling Colliery line for a cycle route.

Other Transport Matters

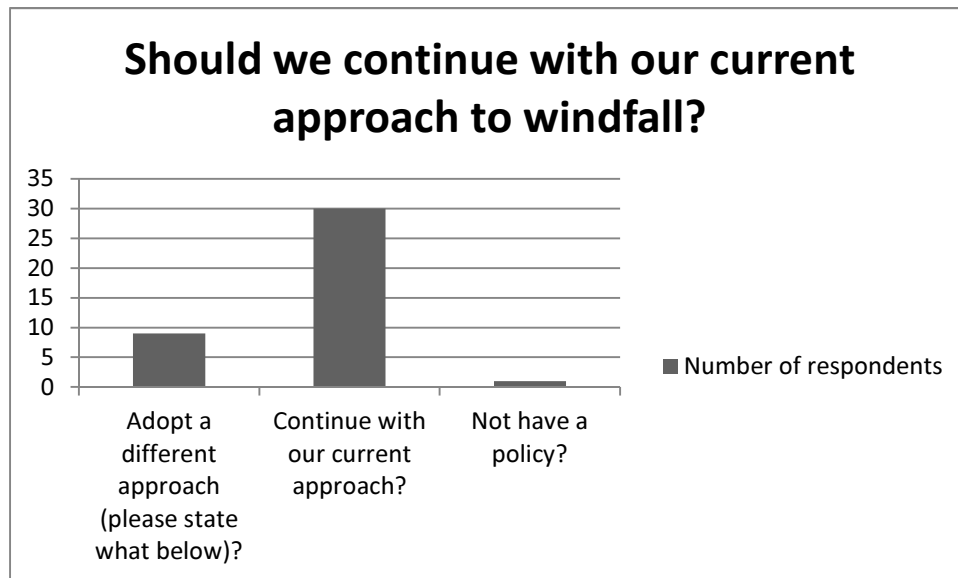
Burton Joyce Parish Council referred to the potential to release pressure on the road system if more trains stopped at local stations such as Burton Joyce.

Nottinghamshire Fire and Rescue Service stressed that all planning decisions must ensure that the needs of the emergency services to reach all areas of the community promptly is carried through.

Nottinghamshire County Council requested that the context plan in Appendix A of the Local Planning Document should include the NET lines.

Approach

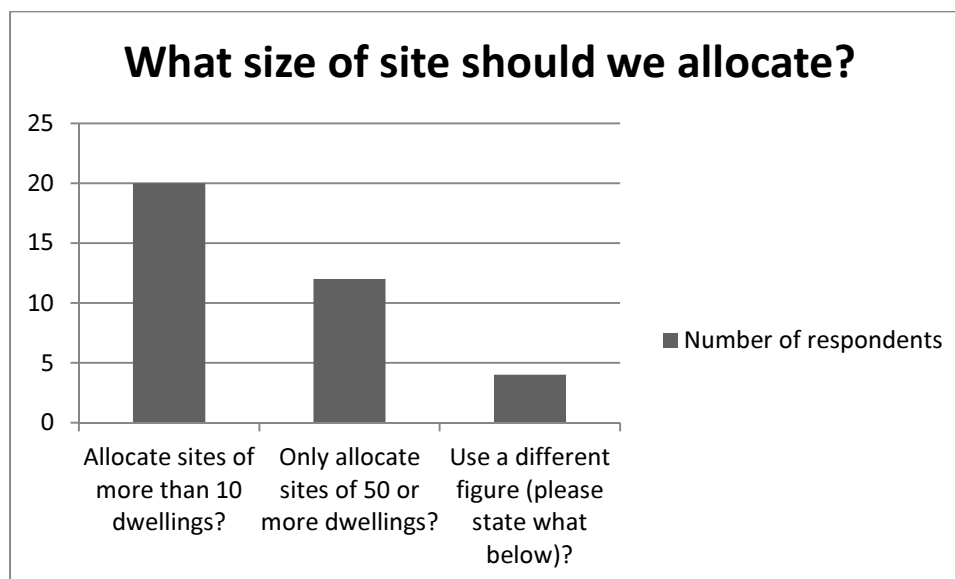
In response to questions about windfall, there was significant support for continuing with the current approach of permitting windfall sites within the urban area and village envelopes of inset villages subject to site specific issues.



It was identified by English Heritage that the current approach recognises and protects local character; an important issue for a number of local residents. Others identified the importance of the design, materials used and the scale of infill development 'harmonising' with surrounding development and the need for planning officers to strongly defend the policy to avoid unacceptable development being granted on appeal. Those who wanted to adopt a different approach, especially local residents, were generally seeking to strengthen the policy highlighting concerns over green belt, design and the views of local residents.

Two respondents referred to the 'windfall allowance' proposed through the Aligned Core Strategy. Both supported the use of a windfall allowance but requested that this be based on historic data.

With regards to the size of site that should be allocated there was a mixed response, as shown in the following table.



Those in favour of allocating sites of 10 dwellings and above identified that the approach was consistent with current practice, provides certainty and allows a more detailed assessment of the impact. Others (both developers and residents) considered that allocating sites of 10 dwellings and above might be appropriate in the Key Settlements for Growth and other villages where smaller schemes are more likely and the impact proportionally greater. Linby and Papplewick Parish Councils identified that many sites of between 10 to 50 dwellings are likely to be available in the urban area; failure to allocate them would not accord with the strategy of urban concentration.

Those who objected to the use of 10 dwellings as the threshold for future allocations fell into two groups; those who supported the continuation of 50 dwellings as the threshold and those who wanted to allocate all sites including those of 1 or 2 dwellings. Two developers supporting the use of 50 dwellings considered that the allocation of sites did not really provide certainty that the site would come forward for development and allocating smaller sites introduced inflexibility. Allocating sites of 50 or more dwellings would ensure a sufficient supply of houses while allowing smaller sites to come forward as windfall. A small number of residents wanted all sites to be allocated to provide certainty that other sites would not come forward and to allow the impact to be fully assessed.

Contributions

As part of the process of allowing development to go ahead there is a requirement that developers make contributions towards mitigating the impact that is caused by the development. The contributions provided are only to address the additional impact caused by the development and not to deal with pre-existing issues.

When negotiating for contributions it is often not possible to meet all the requests made by infrastructure providers or other groups and still have a deliverable development. Decisions need to be made about which contributions will be sought and which it might be necessary to drop. As part of the Issues & Options document views were sought on the priority that should be given to different types of

contributions. The list below ranks the categories identified in the question in order of average priority:

1. Drainage and flood protection
2. Open space
3. Health and social care facilities
4. Public transport
5. Education
6. Emergency facilities
7. Transport infrastructure
8. Environmental improvements
9. Green infrastructure
10. Information and communication technology
11. Community facilities
12. Waste recycling facilities
13. Shopping facilities
14. Training and employment measures for local people
15. Affordable housing
16. Travel behaviour change measure
17. Cultural facilities

Given the large number of responses regarding the village of Woodborough and the recent high profile of flooding in the national news it is unsurprising that 'drainage and flood protection' was ranked highly by respondents. The impact of development on open space, health facilities and schools are issues that are raised in many responses and it is also unsurprising that they were also seen as priority areas. The Borough Council's Scientific Officer identified the importance of public transport, travel behaviour change measures and environmental improvements in delivering the Air Quality Action Plan for the area designated along Mansfield Road (A60) in Daybrook. One developer objected to the question as in their view this is not the way in which S106 contributions will be used following the introduction of the Community Infrastructure Levy Regulations.

In terms of thresholds, 20 dwellings and 100sqm of floorspace were the most common identified. One developer considered that it was not appropriate to apply a trigger or standard mechanism as in these cases the Community Infrastructure Levy should be used. Similarly, the Environment Agency considered that this should be based on a site specific assessment.

The need for a plan wide viability assessment was identified by the Home Builders Federation and developers. This would ensure that the cumulative impact of policy requirements, both national and local, was not onerous and that development provided a competitive return and was ultimately deliverable. Use of the Local Housing Delivery Groups 'Viability Testing Local Plans' was recommended as a basis for the assessment. There was also a request that any policy include a provision that states that contributions will only be sought where the scheme is viable.

It is proposed to introduce a Community Infrastructure Levy (CIL) which would operate alongside the existing S106 mechanism for developer contributions. CIL is

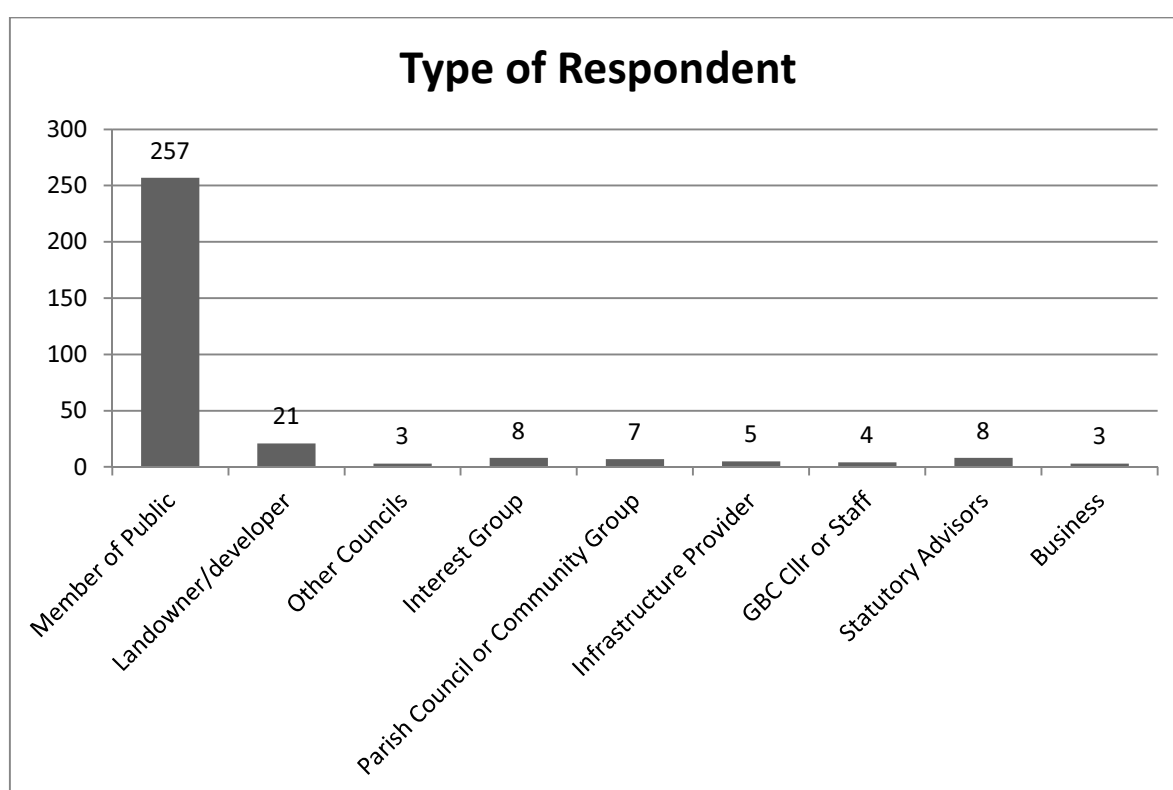
to be adopted via a separate process which involves public consultation and independent examination. One developer identified that the operation of S106 alongside the CIL would need to be carefully considered and appraised.

Consultation

Alongside the questions related to the Local Planning Document itself, we also asked about how the consultation had been carried out to explore the experience of making comments and accessing the documents. This would allow us to identify how future consultations could be improved. While the questions related to the Local Planning Document we will use the results to inform all future consultation events.

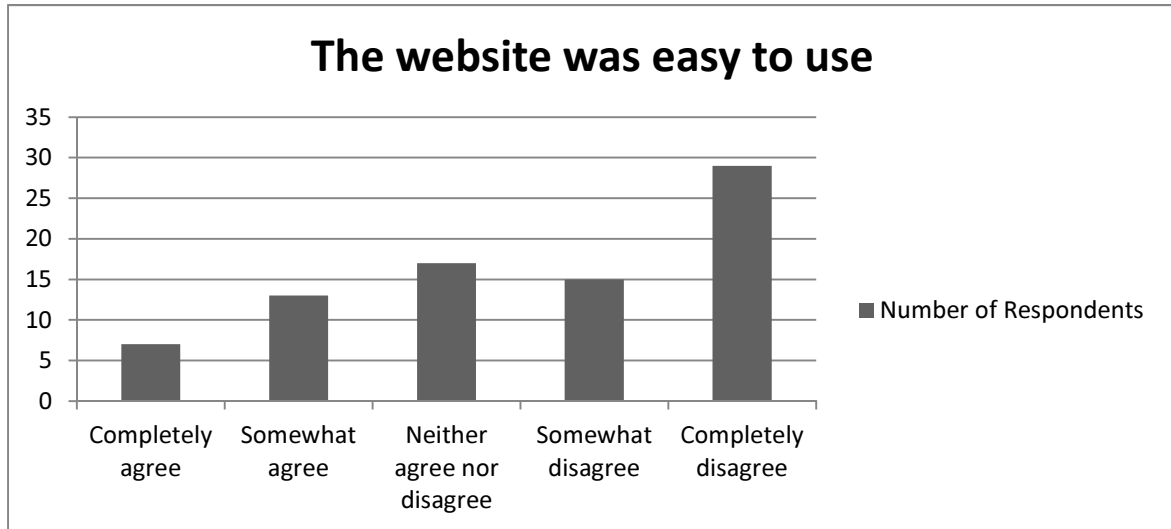
A small number of respondents raised concerns with the principle of the consultation itself. Some, including Linby and Papplewick Parish Councils, considered it premature in advance of the final report on the Aligned Core Strategy which would determine a number of key strategic matters. Others considered that the consultation did not meet the requirements of paragraphs 17 and 150 of the National Planning Policy Framework and that the Borough Council had “closed its mind on a number of issues”.

Overall, we received 316 responses. The chart below shows a breakdown of the type of respondent who made comments:

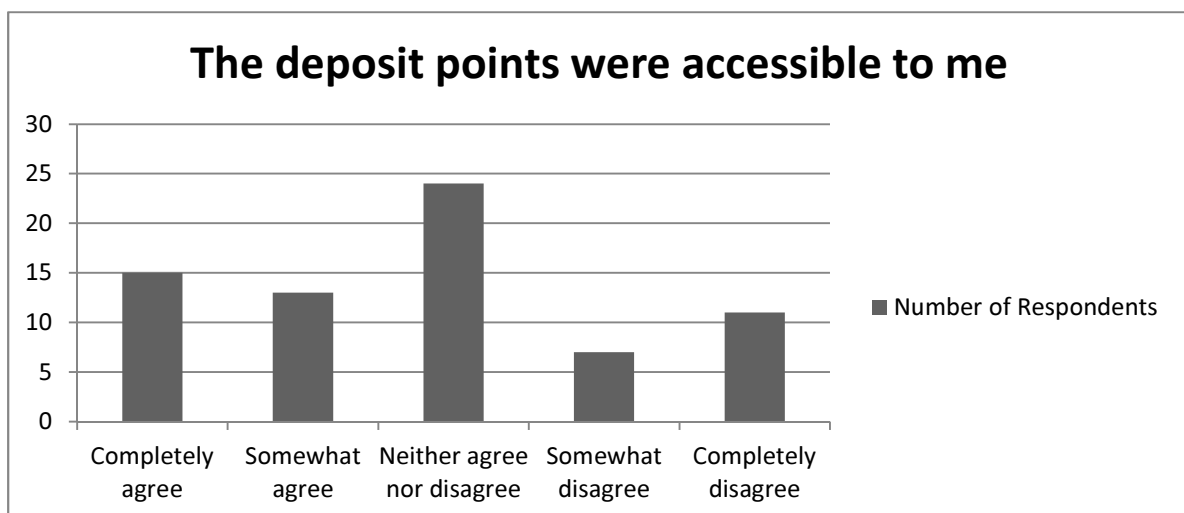


About 80 responses were made online, however, many respondents found the online system difficult to use and encountered a number of technical difficulties when trying to submit their comments. Common issues identified included:

- online text too small to read;
- unable to save part of form; and
- the system was slow or froze.



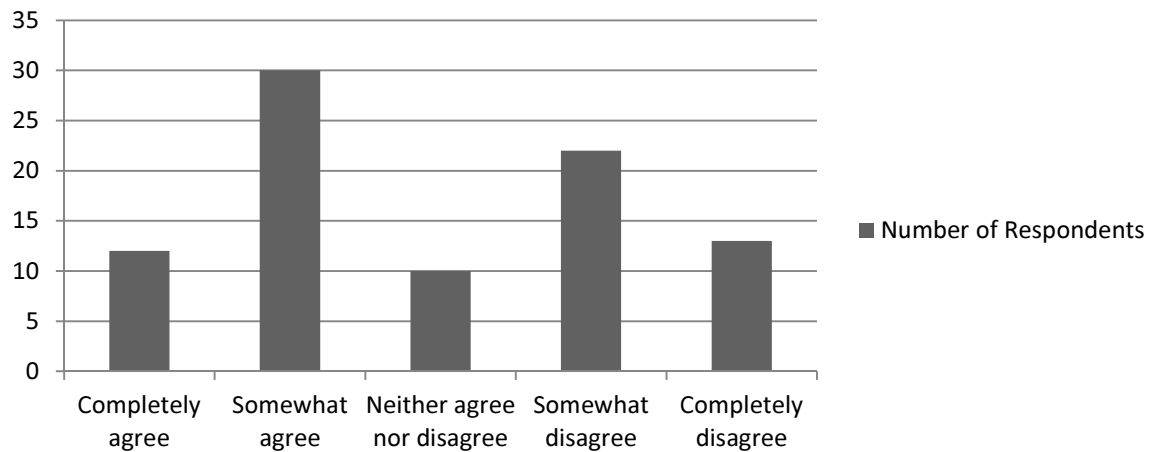
While those who responded via the online system were more likely to agree that it was completely or somewhat easy to use. It is clear that further work will be needed to make the online more user-friendly.



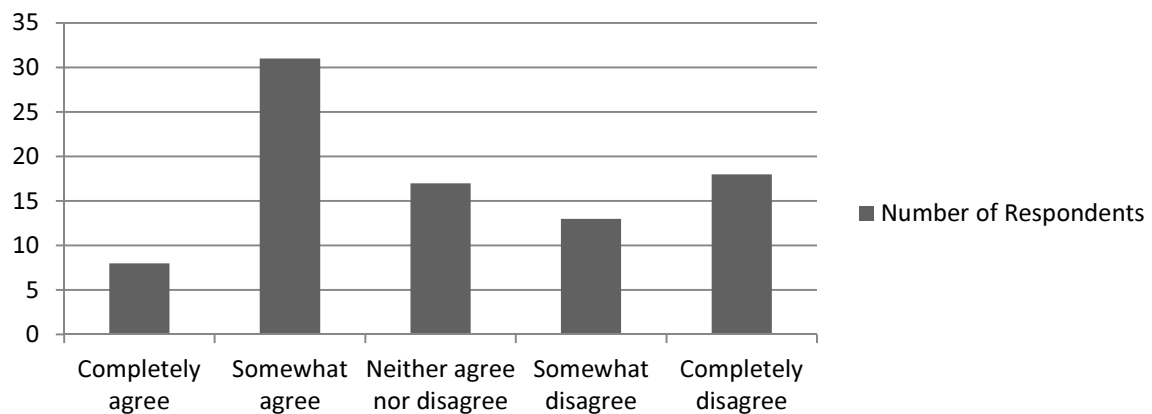
Those who responded to this question generally agreed that the deposit points were accessible, although the difference was small and improvements could be made. A number of respondents identified that they did not understand the term 'deposit point' and this will be explained more clearly in future consultations events.

In terms of the content of the Issues & Options document itself and the questions we asked, respondents were generally satisfied with our approach although there was a sizeable group who identified a number of issues.

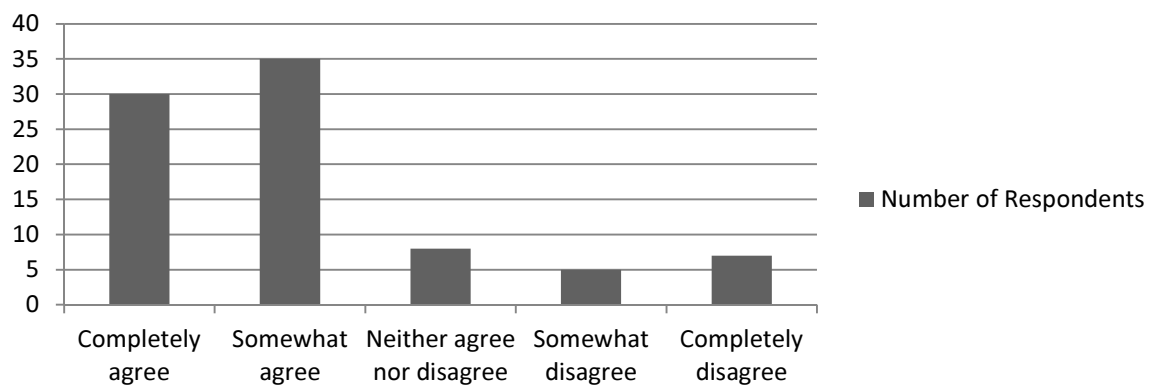
The questions were easy to understand



The background to the document was well explained



The maps were clear



The maps used in the Local Planning Document were overwhelmingly considered to be clear. One respondent requested that the scale of the map be included to remove any possibility for confusion when comparing maps of a different scale, while another requested inclusion of a contour map. The majority of those responding agreed that the questions were understandable and the background to the document was well explained. There was, however, a sizeable group who disagreed (40% and 36%). This is perhaps linked to the recommendation to use 'plain English' which was made by a number of respondents. This involves avoiding the use of technical planning jargon and using a 'plain' style of writing. It was also recommended that a non-planner 'road test' the document prior to making it public.

A related issue was the length and complexity of the document. A number of respondents, including residents, Parish Councils and developers, identified that the size of the document may have been off-putting for members of the public due to the time and patience required to complete the form. There were also concerns about the level of knowledge required, and the need to read and digest other documents in order to make a response.

Linked to this and the use of plain English, there were a number of respondents who considered that insufficient guidance had been given regarding how to complete the form. Specifically, it was identified that it had not been made clear that not every question on the form had to be answered which may have discouraged members of the public from making a response.

Advertising the consultation event was also an area where a small number of residents raised issues. One common issue was that Woodborough Parish Council had been given insufficient notice of the consultation as they had not been advised until early September 2013. Access to the document was also identified by respondents who considered that web links should be more prominent and that there should be wider publicity including notifications sent to properties adjoining proposed development sites. There was also a request that more time be given for responses to be submitted.

Other issues

A number of other issues were raised, many of them outside the scope of the Local Planning Document. Nottinghamshire County Council, Nottingham City Council and The Coal Authority made comments related to minerals and waste issues. The County Council identified their role as statutory Waste Planning Authority and the need to ensure a supply of employment sites appropriate to accommodate waste management facilities. In relation to minerals, Nottingham City Council recommended that policies be included regarding 'on shore oil and gas extraction'. The County Council highlighted that Local Plans are required to include policies on minerals safeguarding and consultation areas. The extent of these has been provided and a reference to them should be included in the Local Planning Document. Ibstock Brick Ltd highlighted that mineral safeguarding is essential for their business.

The Coal Authority's role is to deal with the legacy of the coal mining industry in the UK. They have identified that there a number of mining features, generally in the Ravenshead area and at Gedling Colliery, and that new development should recognise the problems and how they can be positively addressed. They go on to note that land instability and mining legacy is not a complete constraint on new development but addressing it ensures that development is safe, stable and sustainable. Written permission from the Coal Authority may be required.

Two of the other issues raised that relate to the ACS, are the need for a 'brownfield first' policy and a greater degree of urban concentration. A number of residents and Calverton and Woodborough Parish Councils considered that the Local Planning Document should include a policy which ensures that previously developed brownfield sites are developed prior to greenfield sites being lost. Linked to this, a smaller number of respondents (including both Calverton and Woodborough Parish Councils) felt that more sites were available in the urban area than had been allowed for in the ACS. These sites should be prioritised in order to comply with the strategy of urban concentration meaning sites in the rural areas are not required for development. Specific sites or sources of additional dwellings mentioned included:

- Gedling Colliery – 1000 dwellings;
- Teal Close, Netherfield – 350 dwellings;
- Windfall between 2016 and 2023 – 280 dwellings;
- Increased density on SHLAA sites – 270 dwellings; and
- Increased capacity of SHLAA sites (including employment sites) – 650 dwellings.

There were also comments regarding the scale of development around Hucknall and the proposals to allocate the sites of North of Papplewick Lane and Top Wighay Farm. These generally came from residents and Linby and Papplewick Parish Councils who were concerned over a range of issues including impact on infrastructure, increases in traffic and the use of greenfield sites.

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Appendix C

Report of Consultation on the Sustainability Appraisal Scoping Report (October 2013)

The Sustainability Appraisal Scoping Report was consulted on alongside the Issues and Options stage of the Local Planning Document during 8 week period in October and December 2013. The key issues raised from the consultation are summarised here.

Plans, Policies and Programmes

Comments

The Scoping Report asked whether all plans, policies and programmes that affect the Local Planning Document had been included in the Scoping Report. 12 respondents considered the Scoping Report had included all plans, policies and programmes and 7 respondents disagreed.

The Environment Agency raised the following points:-

- In relation to flooding, reference should be included to the River Leen & Daybrook Strategic Flood Risk Assessment. A cross boundary approach to flood risk management is required to ensure that major development in Gedling Borough does not adversely impact on flooding elsewhere.
- Request that reference should be included to:-
 - Benefits of Green Infrastructure report by Forest Research (October 2010); and
 - Planning for a healthy environment - good practice for green infrastructure and biodiversity by the Town & Country Planning Association and The Wildlife Trusts (July 2012).
- In relation to water, reference should be made to the Lower Trent and Erewash Catchment Abstraction Management Strategy (CAMS) which provides a framework for resource availability assessment to produce a licensing strategy to help manage water resources sustainably and the Severn Trent Water's Water Resource Management Plan which highlights how water provision will be met into the future.

English Heritage were concerned that no references were made to documents in relation to historic environment considerations and requested that reference be made to the Nottinghamshire Historic Landscape Characterisation Project.

Natural England would like to see the following documents included:-

- Natural Environment and Rural Communities Act 2006;
- Wildlife and Countryside Act (as amended) 1981;
- Conservation of Habitats and Species Regulations 2010; and
- 6Cs Green Infrastructure Study.

Natural England also suggested that National Character Areas (NCAs) were included. NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries. The NCAs that fall within Gedling District include Sherwood NCA 49 and the Trent and Belvoir Vales NCA 48.

Severn Trent Water Ltd commented that the possible impact on Source Protection Zones should be included.

Gedling Borough Council's Scientific Officer commented that the Council's Contaminated Land Strategy (2006) should be included (the 2013 revision is available but not yet published).

Council response

The Council agrees that the following documents should be added to the list of the plan, policies and programmes:-

- River Leen and Daybrook Strategic Flood Risk Assessment (2008)
- Forest Research's Benefits of green infrastructure (2010)
- Planning for a healthy environment - good practice for green infrastructure and biodiversity (July 2012)
- Nottinghamshire Historic Landscape Characterisation Project
- Natural Environment and Rural Communities Act 2006
- The Wildlife and Countryside Act (as amended) 1981
- Conservation of Habitats and Species Regulations 2010
- 6Cs Green Infrastructure Study
- National Character Areas (NCAs)
- Contaminated Land Strategy (2006)

The Environment Agency's Lower Trent and Erewash Catchment Abstraction Management Strategy (CAMS) relates to a licensing strategy to help manage water resources sustainably and the Council considers this is not relevant for the SA appraisal and does not need to be included.

The Environment Agency defines Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. The Source Protection Zones will be included in the SA Framework.

Baseline Data

Comments

The Scoping Report asked whether an appropriate and accurate range of relevant baseline data had been identified. 12 respondents thought the Scoping Report has identified an appropriate and accurate range of relevant baseline data and 6 respondents disagreed.

The Environment Agency referred to the following information that may be useful for the Sustainability Appraisal work: permitted waste management facilities; national fly-tipping database; abstraction licence information; Water Framework Directive ecological status of water bodies; and protected and invasive species.

English Heritage felt that no further information has been given regarding non-designated heritage assets. They welcomed the historic environment attributes under paragraphs 4.6-4.8 (in Section 4 of the Scoping Report) but felt this could be expanded to further set out more on the general historic environment character of the area and that further baseline information was required.

Natural England was satisfied with the paragraphs regarding protected nature conservation sites and local landscapes in the Built and Natural Environment section (in Section 4 of the Scoping Report). However they felt that the section should also make reference to geodiversity conservation, soils, agricultural land and Green Infrastructure. Accessibility to open spaces and its relationship to health and well-being issues should also be mentioned in the Social / Community Issues section.

Council response

The permitted waste management facilities relate to the national level and will therefore not be added to the baseline data. Fly-tipping data is provided at the local planning authority level and will be added to the baseline data. The Council is in process of requesting the following information from the Environment Agency: abstraction licence information; WFD ecological status of water bodies; and protected and invasive species. When received the Council will review the information and add to the baseline data where appropriate.

Information regarding the historic environment character of the Borough, non-designated assets, geodiversity conservation, soils, agricultural land, Green Infrastructure and accessibility to open space will, where appropriate, be incorporated in the Scoping Report. Further information (if any) will be added to baseline data.

Key Sustainability Issues

Comments

The Scoping Report asked whether the key sustainability issues identified in Section 5 of the Scoping Report were correct for Gedling Borough. 11 respondents thought the key sustainability issues identified in Section 5 of the Scoping Report were correct and 7 respondents disagreed.

English Heritage were concerned that there was no explicit reference to the conservation and enhancement of heritage assets in Table 5. They noted the broad references to conservation and enhancement of local character in Table 5 but suggested that a further row to consider sustainability issues should be added.

Severn Trent Water Ltd commented that the possible impact on the Source Protection Zones could be included.

Gedling Borough Council's Scientific Officer felt that the impact of poor air quality on the health of the population of Gedling should be included under Built and Natural Environment. A reference was made to the figure in the Public Health Outcomes Framework indicator for "Fraction of mortality attributable to particulate air pollution" which indicates that 5.5% (approx. 1 in 20) of deaths in Gedling are attributable to air pollution¹.

Council response

The sustainability issues table will be amended to incorporate air quality and the conservation and enhancement of heritage assets.

The Environment Agency defines Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. The Source Protection Zones will be included in the SA Framework.

SA Framework (SA Objectives, Decision Making Criteria and Site Specific Questions)

Comments

The Scoping Report asked whether the Sustainability Appraisal objectives adequately covered the key sustainability issues facing Gedling Borough. 13 respondents thought the SA objectives adequately covered the key sustainability issues facing Gedling Borough and 4 respondents disagreed.

The Scoping Report asked whether the decision making criteria in the SA Framework were appropriate. 11 respondents thought they were appropriate and 5 respondents disagreed.

The Scoping Report asked whether the site specific questions in the SA Framework were appropriate. 10 respondents thought they were appropriate and 4 respondents disagreed.

The Environment Agency raised the following comments:-

- SA objective 6: Environment, Biodiversity and Green Infrastructure. The site specific question criteria should consider if new habitat is being created i.e. net biodiversity gain.
- SA objective 8: Natural Resources and Flooding. The SA objective clearly states an intention to prudently manage water as a natural resource. However there are no decision making criteria to address this and water conservation in all new developments is important in overall terms of water demand. A stand-alone flood

¹ <http://www.phoutcomes.info/public-health-outcomes-framework#gid/1000043/pat/6/ati/101/page/0/par/E12000004/are/E07000173>

risk Sustainability Objective should be included with appropriate wording in line with the National Planning Policy Framework.

- SA objective 9: Waste. The decision making criteria could consider the number of fly-tipping incidents.

English Heritage raised concern that the site specific questions included a single question for the historic environment. The question was restricted only to whether the development would result in loss or harm and there were no questions with regard to non-designated heritage assets or the enhancement of heritage assets. It was viewed that no indication was given within the document as to how site allocations would be assessed and evaluated in response to these questions (i.e. whether by desk based assessment or onsite site evaluation). Impacts on setting were considered more than just visual, setting can be affected by noise, pollution and other means.

Gedling Borough Council's Scientific Officer suggested SA objective 2: Health should include a question on levels of air pollution and whether the air quality effects of the development could be offset or mitigated.

Severn Trent Water Ltd suggested inclusion of a question as to whether the site could cause harm to the Source Protection Zone.

Council response

The comments of Environment Agency, English Heritage, Severn Trent Water Ltd and the Borough Scientific Officer will be incorporated in the SA Framework. Changes will include:-

- SA Objective 3: Heritage to include additional questions
- SA objective 6. Environment, Biodiversity and Green Infrastructure to include question on net biodiversity gain
- SA Objective 8. Natural Resources and Flooding to include questions on Source Protection Zone, water conservation and air pollution and remove reference to flooding
- A new stand-alone SA Objective on flooding will be created

The Council considers the number of fly-tipping incidents is not relevant for the SA appraisal and will not be included in the SA Framework.

SEA Directive Requirements

Comments

The Scoping Report asked whether the Scoping Report and the SA Framework meet the requirements of the SEA Directive. 10 respondents thought the Scoping Report and the SA Framework met the requirements of the SEA Directive and 3 respondents disagreed.

English Heritage felt the Scoping Report fell short of the requirements of the SEA Directive and recommended some amendments in relation to the historic environment plans, policies, programmes, baseline, sustainability issues, site specific questions and assessment in order to meet the requirements. English Heritage made reference to their guidance (“Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment (2013)”) which provides further information on how this can be achieved.

Council response

Amendments will be made to the Scoping Report to address the comments raised by English Heritage:-

- Nottinghamshire Historic Landscape Characterisation Project will be added to the list of the plan, policies and programmes
- Information regarding the historic environment character of the Borough will be incorporated in the Scoping Report
- Further information on historic environment (if any) will be added to baseline data
- Sustainability issues table will be amended to incorporate air quality and the conservation and enhancement of heritage assets
- SA Objective 3: Heritage in the SA Framework to include additional questions

Equality Impact Assessment

Comments

The Scoping Report asked whether all sources of information regarding the protected equality characteristics had been identified in Appendix 2 of the Scoping Report. 10 respondents thought all sources of information regarding the protected equality characteristics had been identified in Appendix 2 of the Scoping Report and 2 respondents disagreed.

The Scoping Report also asked whether issues had been correctly identified in Section 2 of the Scoping Report. 9 respondents agreed with the issues identified and 2 respondents disagreed. No comments were provided in relation to this question.

Council response

No recommended changes.

GEDLING BOROUGH COUNCIL

GEDLING BOROUGH STATEMENT OF CONSULTATION

June 2014

**Planning Policy Section
Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU**

Tel: 0115 901 3757

planningpolicy@gedling.gov.uk

1. Introduction

- 1.1 This Statement of community Involvement (called the Statement of Consultation) sets out our policies on community consultation and involvement in planning policy documents and planning applications. This Statement replaces the adopted version of the Statement of Community Involvement prepared in 2006. It exceeds the minimum legal requirements for consultation set out in the Planning Acts and regulations.

2. Planning Policy

The Local Plan (formerly Local Development Framework)

- 2.1 The Local Plan sets out how the District will develop in the future. It comprises a set of planning documents collectively called Development Plan Documents and in combination this constitutes the development plan as shown in the diagram below. These plans are subject to a statutory process including community involvement. They must be supported by a sustainability appraisal, equalities impact assessment and subject to an independent examination.

The Local Plan



- 2.2 Development Plan Documents may include:
- Core strategy – setting out the overarching spatial vision
 - Development Management Policies – sets out policies for the management of development against which planning applications will be considered
 - Other Development Plan Documents – allocates land for specific uses
- 2.3 Supplementary Planning Documents give further explanation and detail to Development Plan Document policies. They are subject to statutory procedures including community involvement but are not subject to independent examination.
- 2.4 Other documents that support a Local Plan include:
- Local Development Scheme - sets out the programme for the preparation of Development Plan Documents and also lists supplementary planning documents to be prepared
 - Statement of Community Involvement (this document)
 - Authority Monitoring Report

Principles

- 2.5 We will abide by the following principles when consulting on the Local Plan:
- We will involve the public and consultees at the earliest opportunity when producing documents
 - Consultation will be transparent, open and accessible to all sections of the community, enabling the community to engage with the planning system, not just those who are familiar with it;
 - The consultation process will allow local communities and consultees to see how ideas have developed at various stages with effective feedback and;
 - Wherever possible consultation will be carried out in tandem with other community engagement initiatives.

Consultation on Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)

- 2.6 We prepare development plan documents of which the most important is the core strategy which includes the overall vision for the area, the key strategic objectives and delivery strategy. Gedling Borough along with Broxtowe Borough Council and Nottingham City Council have jointly prepared Aligned Core Strategies and all three core strategies are covered within a single document called Greater Nottingham Aligned Core Strategies (ACS). Although the commencement of the aforementioned joint working on the Aligned Core Strategies pre-dated the introduction of the duty to cooperate brought in by the Localism Act 2011, it is considered that the joint working between the Greater

Nottingham Authorities to date is very much a good model for cooperative working and fit for purpose in terms of the 2011 Localism Act.

- 2.7 Within the strategic planning framework set out in the ACS, we are preparing the Local Planning Document for Gedling Borough which contains both site specific development policies and development management policies. The above mentioned duty to cooperate between local authorities on significant planning issues impacting on more than one local authority set out in the Localism Act applies to both the ACS and the Local Planning Document.
- 2.8 The Government does not set out precise detail of how a Council should prepare a plan but rather considers Councils are best placed to decide the exact process and how to engage with their communities. However, the regulations¹ do prescribe certain stages where the public are to be consulted and this is shown in the appendix. Essentially the consultation policy will be the same for both Development Plan Documents like the Gedling Borough Local Planning Document and for Supplementary Planning Documents. However, there are slight differences between the two as supplementary planning documents are not subject to the formal examination process:

Who we will consult

- Statutory organisations ²including Councils, infrastructure providers and government bodies as legally required or otherwise appropriate;
- Organisations representing local geographical, economic, social and other communities or other relevant interests;
- Local businesses, voluntary and other organisations;
- Others who have expressed an interest in the subject matter; and
- The general public.

How we will consult

- Before starting a consultation, we will prepare a consultation strategy;
- We will contact appropriate organisations and individuals direct;
- We will publicise consultations by methods such as leaflets, websites, posters, displays, commercial, community and social media, social network sites, existing community groups, community events and joining with other consultations;
- We will leave consultation documents on display at locations open to the public like Council offices and libraries;
- If requested we will give consultation documents to community groups, councils and statutory organisations;
- We will consider organising events such as stakeholder meetings or workshops; and
- We will publish comments received and/or provide a summary as soon as possible. We will explain how these comments have been considered when decisions are taken.

¹ The Regulations are set out in the Town and Country Planning, (Local Planning) (England) Regulations 2012.

² The Town and Country Planning (Local Development) (England) Regulations 2012.

When we will consult

For Development Plan Documents

- We will ask for views on issues, ideas and information from appropriate organisations, individuals or communities;
- After considering the initial comments we will consult on documents which explain issues to be considered and which may also include potential options; and
- We will consider the need to prepare documents for additional consultation stages setting out further options, information or a preferred option or other useful content;
- We will formally publish the Proposed Submission document for representations prior to independent examination.

For Supplementary Planning Documents (SPDs)

- We will ask for views on issues, ideas and information from appropriate organisations, individuals or communities;
- After considering the initial comments we will carry out informal consultation;
- We will consult on a draft version of the Supplementary Planning document
- After considering the responses to the draft we will consider the need for further consultation; and
- Once we consider there has been enough community involvement we will adopt the Supplementary Planning document

Seldom Heard Groups

- 2.9 We are committed to providing fair and equal access to planning services. Resources will be directed towards those 'seldom heard groups' identified in Equality assessments to ensure those affected by the plan have a chance to be involved and to ensure we meet our statutory obligations under equalities legislation.
- 2.10 We will ensure information is made available in a variety of formats, including Braille, large print, and other languages on request.

3. Planning Applications

- 3.1 Planning decisions can often be controversial. There will often be good reasons for and against any development and the Borough Council must apply planning criteria in a reasonable manner. The important issue is to make the decision making process as clear, transparent and inclusive as possible. It is important to realise that the number of objections to a proposal is not a determining factor and applications can only be refused for clear planning-related reasons.
- 3.2 Gedling Borough Council is not responsible for determining all planning applications within the Borough. Nottinghamshire County Council control certain categories of applications, such as minerals and waste developments – and in these cases, they will be responsible for any consultation.

Pre-application stage

- 3.3 The aim of pre-application consultation is to encourage discussion before a formal application is made. The process can help to identify improvements and overcome objections at a later stage. At the pre-application stage, we will:-
- Actively encourage and hold pre-application discussions with prospective applicants whatever the scale proposed. Planning proposals such as those which may give rise to local controversy, on sensitive sites or of a significant scale may require wider communication and this will commence at the pre-application stage. Consultation will be normally limited to technical consultees such as County Highways, Environment Agency, Architectural Liaison Officer and Conservation advice;
 - For the more significant applications, discuss with applicants the need to engage with the community including the need to hold exhibitions and other events to publicise their proposals; and
 - Provide information and advice to applicants on the process of administering pre- applications on the Borough Council's website.
- 3.4 Details of charges made for providing pre-application advice will be set out on the Council's website.

Planning Application Stage

How we will publicise planning applications

- 3.5 We are required by law³ to give publicity to all planning applications. The Borough Council's publicity policy for various categories of applications is set out in the following table:-

³ Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Type of Development	Publicity Required
Major development submitted with an environmental statement; Applications involving a departure from the development plan; Or development affecting a public right of way	Posting of a site notice and Notice in a local newspaper.
Major Development (a) 10 or more dwellings or, where the site is 0.5 ha or more; and (b) for all other uses, floor space of 1000 sq. m or more or site area of 1 ha or more.	Notice in local newspaper and either a site notice or neighbour notification letter.
Minor Development (all other development)	Site notice or neighbour notification letter.
Other Publicity Arrangements. Examples of development subject to special publicity may include those which affect nearby property by causing noise, smell or vibration or other nuisance; those attracting crowds, traffic and noise during unsocial hours; or those introducing significant change such as tall buildings.	Notice in local newspaper and either a site notice or neighbour notification letter.
Listed Buildings and development in Conservation Areas	Notice in local newspaper and site notice.
Amendments to Planning Applications	Dependent on the type of amendment and at the discretion of the Head of Service.
Appeals	People who have previously made comments will be notified by letter as well as all original consultees.

How we will consult

- Anyone can comment not just those who have received a letter. In addition to placing a site notice and notifying neighbours, all planning applications are available for inspection at the Civic Centre in Arnold during office hours or can be seen on the Public Access System on the Council's website set out below. The availability of information on major planning applications will be considered on a case by case basis and if it is judged necessary information will be made available at places additional to the Civic Centre: www.gedling.gov.uk.
- We will consult various specialists and relevant organisations including statutory consultees⁴ such as parish councils, the Environment Agency and

⁴ As set out in Schedule 5 to the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Natural England and other organisations as appropriate such as district and parish councils which adjoin Gedling Borough.

- There is a statutory consultation period of 21 days and all comments must be received within the specified consultation period. Comments can be sent by letter or through the Public Access System on the Council's website. Only those received by e-mail through the Public Access System will be acknowledged as having been received.
- Comments should consider 'material planning considerations'. Examples include
 - § Loss of light or overshadowing
 - § Impact on residential amenity
 - § Planning policy including the Local Plan and National Planning policy
 - § Impact on listed buildings and conservation areas
 - § Nature conservation
- Examples of issues that are not material planning considerations include: loss of property value or the loss of a person's private view.

Amendments to Applications

- 3.6 Where amendments to applications are negotiated which satisfy all objections no further consultation will be undertaken. Equally, where very minor objections are made there will be no further consultation. In all other cases, where amendments are made which affect individuals then re-consultation will be undertaken. The timeframes for re-consultation will vary between 7 and 14 days dependent upon the time available (there is no statutory requirement to carry out re-consultation).

The Decision

- 3.7 The Council decides many planning applications under delegated powers. Applications which raise material planning objections will be referred to a panel of elected members who recommend whether an application should be determined under delegated powers or by Planning Committee. Applications that are for more than 10 dwelling or for commercial developments over 5000 square metres are dealt with by Planning Committee. Any comments received on planning applications will be considered within the Recommendation report. All reports are available for viewing on the Council's website.
- 3.8 The Borough Council provides an opportunity for residents and applicants to speak on those applications determined by the Planning Committee. Only one speaker is allowed in support and one in opposition of any proposal. Each speaker is allowed a maximum of three minutes and this is carefully controlled by an Officer of the Council.
- 3.9 The applicant/agent will receive a decision notice detailing conditions and reasons for approval or reasons for refusal. A copy of the decision notice is kept on file and is available for viewing at the Civic Centre as well as on the website.

3.10 To check on the progress of a planning application:

- Contact the Development Management Team on 0115 901 3971 or call in at the Civic Centre
- Register on the Councils website at <https://pawam.gedling.gov.uk/online-applications/registrationWizard.do?action=start> As well as checking on current applications you can register to be notified of any future applications.

Developer Community Involvement

3.11 At the pre-application stage we consider that developers can have a crucial role in engaging local communities with the planning process. Carrying out a Community Involvement Exercise will help the community understand what is being proposed and also give them opportunity to voice any concerns.

3.12 A wide range of proposals are likely to benefit from Developer Community Involvement and include:-

- Industrial and commercial development of 1500+sqm;
- Residential development of 100+ dwellings / 3+ hectares;
- All major infrastructure projects; and
- All new educational or institutional buildings and extensions of 1000+sqm.

4. Further Information

- 4.1 If you wish to know more about the Statement of Consultation or any aspect of the planning policy or planning applications, please contact us at the address shown below. Information on the Adopted Replacement Local Plan and the new development plan process is also available on the Borough Council's website.

By post: Gedling Borough Council
Planning and Economic Development (Planning Policy)
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

By telephone (0115) 901 3757

By e-mail: planningpolicy@gedling.gov.uk for planning policy.
developmentcontrol@gedling.gov.uk for planning applications.

Website: www.gedling.gov.uk

Please contact Planning Policy section should you require translation or interpretation into sign language, Braille, languages other than English or other accessible formats such as large print or audiotape.

Appendix

Stages of the Preparation of a development plan document

Development Plan Document Stage	Consultation
Early tasks	This stage involves the Council gathering evidence including concerns and proposals the community may wish to make regarding planning issues. This stage also involves consultation on the Sustainability Appraisal Scoping Report and Equalities Impact Assessment.
Pre-submission (regulation 18)	This is a key stage of plan development and community engagement is crucial. The Council will normally consult on issues and options in the early stages of this process and will continue to engage with stakeholders and the community throughout the pre-submission stage using a variety of methods.
Pre-submission Consultation or publication stage (regulation 19)	This stage involves a formal consultation on the final proposed submission document, when the Council will invite all interested parties to submit representations. The consultation will last six weeks. The Council will consider any representations received.
Submission (regulation 22)	The Council will formally submit the development plan document to the Secretary of State for independent examination.
Examination	Interested parties can seek to make representations to the independent Planning Inspector.
Adoption	This is a formal process for Gedling Borough Council to adopt the documents as part of the Local Plan.

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Report to Cabinet

Subject: Protocol for Addressing Cross Boundary Impacts of New Development

Date: 19th June 2014

Author: Planning Policy Manager

Wards Affected

Borough Wide

Purpose

To seek approval of the attached Gedling Borough Protocol which sets out the principles guiding how Gedling Borough will work with its neighbouring authorities and the County Council when dealing with section 106 planning obligations relating to development which would have an impact on the services and facilities in a neighbouring authority. The Gedling Borough Protocol is attached as Appendix A.

Key Decision

No

Background

- 1 Members will be aware that local planning authorities may require developers to provide infrastructure and services on or off development sites, where these are necessary to make the development acceptable in planning terms. Development can sometimes have an impact on the services and facilities in an adjoining District for example; a major development either on its own or in combination with others could give rise to the need for off-site highway works.
 - 2 Gedling Borough, Broxtowe Borough and Nottingham City Councils have prepared an aligned and consistent planning strategy for their part of Greater Nottingham which has been subject to examination and the Inspector's Report is expected during June 2014 with adoption anticipated by the summer. Policy 19 of the Gedling Borough Aligned Core Strategy Submission Documents requires development to contribute to the cost of infrastructure necessary to support that development in order to make it acceptable in planning terms.
 - 3 The Gedling Borough Aligned Core Strategy identifies land for development close to the boundary with Ashfield District Council and it is acknowledged that the situation will arise where impacts will arise from this planned development that affect residents outside of Gedling Borough Council. In order to address cross boundary impacts a draft protocol was prepared and sets out the basis for close working with neighbouring Councils. This draft
-

protocol was drawn up in response to concerns raised at the Publication Stage of the Aligned Core Strategy about the potential impacts of development in Gedling on neighbouring authorities and submitted alongside the Aligned Core Strategy Submission documents as part of the supporting evidence base which had to be submitted by the deadline of 6th June 2013. However, since then the draft protocol has been subject to discussions with adjoining Councils and subsequently revised. The comments of neighbouring Councils are summarised at Appendix B to this report together with an officer response.

- 4 The Gedling Borough Protocol notes Gedling Borough Councils support in principle for the use of Community Infrastructure Levy (CIL) monies to help fund necessary infrastructure in an adjoining district made necessary by major development in Gedling Borough and which impacts on an adjoining council's services and facilities.
- 5 Nottinghamshire County Council as a key service provider within Gedling Borough is also in the process of producing a Protocol dealing specifically with County Council services and there is clearly a need for strong collaboration between the County and Borough/District Councils in order to secure relevant contributions to County Council services where these are necessary to support the development.

Proposal

- 6 The Gedling Protocol sets out a working protocol between Gedling Borough and neighbouring authorities/County Council for dealing with section 106 planning obligations relating to development which would have an impact on the services and facilities in a neighbouring authority. The protocol considers the following matters:-
 - Types of development covered by the protocol;
 - Consultation with neighbouring councils (which reflects the content of the Council's Statement of Community Involvement);
 - Requests for contributions from neighbouring Councils;
 - Responsibility for negotiations with developers.
- 7 Adjoining authorities were consulted on the draft version of the Gedling Borough Protocol during the autumn of 2013 and the response was generally positive. Given the significance of the protocol to Ashfield District Council they made a number of significant comments. Detailed responses to the points raised are set out in Appendix B. In summary the key issues raised include:
 - The process for requesting contributions and responsibility for the provision of evidence (raised by two Councils);

- The sharing of draft Heads of Terms for S106 Agreements was suggested by Nottingham City Council;
 - Ashfield District comments relating to the protocol, the Infrastructure Delivery Plan (IDP) which sets out the broad infrastructure requirements for the Aligned Core Strategy and on CIL are in essence seeking assurances and clarification on the delivery of necessary services and facilities in Ashfield;
 - Rushcliffe Borough queried whether all adjoining authorities are being asked to adopt the Gedling Borough Protocol.
- 8 In relation to comments on the process set out in the draft Gedling Borough Protocol changes have been made to make it clear that service providers should provide the evidence and justification for contributions sought. However, adjoining authorities should clearly stipulate what contributions they consider should be sought so that these points can be taken into account in discussions with the service provider and applicant at an early stage (preferably pre-application). If the adjoining Council is requesting contributions to its own services it seems reasonable that they should provide information and evidence of need. Comments were also made that providing requests within 21 days was rather strict and it is agreed to change the document to provide more flexibility.
- 9 The suggestion that “Draft Heads of Terms” be shared where possible with adjoining authorities is something that can be included subject to the agreement of all parties to the Section 106 Agreement.
- 10 In relation to the comments by Ashfield, it is not possible to give all the assurances sought. However, changes to the protocol have been made where appropriate and it is stressed that a prime purpose of the protocol is to acknowledge explicitly that development in Gedling Borough can impact on the services and facilities in adjoining authorities particularly in Ashfield. In this context, the Gedling Protocol seeks to involve neighbouring authorities early on in the process preferably at pre-application stage.
- 11 Cabinet is asked to approve the protocol which commits Gedling Borough to work closely with neighbouring authorities and the County Council to ensure that development is sustainable and contributes to services and necessary facilities regardless of the local authority area the service is provided within. On the basis that the Gedling Protocol has been positively received by the adjoining Councils and having taken into account their comments it is proposed to invite adjoining authorities and the County Council to agree to follow the protocol at least in principle and for them to treat Gedling Borough on a reciprocal basis.
- 12 It is also opportune that Nottinghamshire County Council is in the process of producing their own Nottinghamshire Protocol dealing with contributions to County Council services and that this document could be combined with the Gedling Protocol at some future date to form a single document. In many respects this initiative by the County formalises much of current practice but

also includes a more standardised and consistent approach across Nottinghamshire to the consideration of County requests for contributions to its services. The County Council has consulted with Gedling at officer level and are in the process of finalising the Nottinghamshire Protocol and will be inviting Gedling Borough to agree to use the Protocol.

Alternative Options

The alternative would be not to approve the Gedling Borough Protocol in which case Gedling Borough would not be seen to be proactive in responding to concerns over contributions to necessary infrastructure to be provided a neighbouring Council.

Financial Implications

The Protocol seeks to provide clarification and reflect the requirements of the Council's Statement of Community Involvement, such that there should be no financial implications.

Appendices

Appendix A – The Gedling Borough Protocol

Appendix B – Consultee Responses to draft Gedling Borough Protocol

Background Papers

None

Recommendation

That Cabinet:

- a) Approve the Gedling Borough Protocol for dealing with section 106 agreements set out in Appendix A; and
- b) Agree that the Service Manager for Planning and Economic Development writes to adjoining authorities and invites them to sign up to the Gedling Borough Protocol.

Reasons for Recommendations

To agree to the Protocol for addressing cross boundary impacts from new development.

**Gedling Borough
Council
Planning Obligations
Protocol
June 2014**

Gedling Borough Planning Obligations Protocol

Purpose

- 1) This document sets out the protocol between Gedling Borough, its neighbouring Councils and the County Council for dealing with planning obligations relating to development within Gedling which would have an impact on the services and facilities in a neighbouring District. In this context, it is acknowledged that development within Gedling can impact on the services and facilities located within an adjoining District including in particular Ashfield District and also Nottingham City and Newark and Sherwood District. (It is considered unlikely that impacts would be felt in Rushcliffe Borough given the boundary between the two authorities is the River Trent which is effectively a “barrier”¹).
- 2) The potential impact on services and facilities within the Hucknall part of Ashfield is particularly significant given that the Aligned Core Strategy for Gedling Borough identifies Hucknall as a Sub-Regional Centre and makes provision for sustainable urban extensions to this settlement. Bestwood Village is also identified as a key settlement for growth in the Aligned Core Strategy and Bestwood residents obtain services from both Hucknall and Bulwell. Gedling Borough recognises that there is a need to ensure that the necessary services and facilities required by the sustainable urban extensions are provided regardless of which Councils’ administrative area they fall within.
- 3) As Nottinghamshire County Council is a key service provider within Gedling Borough this document recognises the need for a collaborative approach to working with the County Council on planning obligations. The County Council is producing a specific Protocol between the County and Nottinghamshire Borough and District Councils to deal specifically with the County Council services.
- 4) Dependent upon the introduction of the Community Infrastructure Levy (CIL) and inclusion of projects on the 123 List, the protocol sets out an arrangement for making contribution from the CIL towards the offsite costs of services or facilities arising from development within Gedling Borough in a neighbouring Council

¹ A situation that would be changed completely if a new river crossing is built connecting the two Borough Councils.

Policy Context

The Gedling Borough Aligned Core Strategy Submission Documents

- 5) Gedling Borough, Broxtowe Borough and Nottingham City Councils have prepared an aligned and consistent planning strategy for their part of Greater Nottingham. These Aligned Core Strategies have been prepared within the context of cooperative work taking place across the whole of Greater Nottingham which also includes Erewash and Rushcliffe Councils and the Hucknall part of Ashfield. Policy 19 of the Gedling Borough Aligned Core Strategy Submission Documents requires development to contribute to the cost of infrastructure necessary to support that development in order to make it acceptable in planning terms.
- 6) Policy 18 of the Gedling Borough Aligned Core Strategy requires development to be supported by necessary infrastructure. The Aligned Core Strategy is supported by an Infrastructure Delivery Plan (IDP) which has been prepared for Greater Nottingham and sets out the infrastructure capacity, constraints and requirements for Broxtowe Borough, Erewash Borough, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. Ashfield District is not included in the IDP. However, as Hucknall functions as part of Greater Nottingham, assumptions about growth within Hucknall have been taken into account in order to assess the cumulative impacts of development.
- 7) The IDP identifies critical infrastructure (IDP appendix B) and for strategic allocations the IDP identifies what, where, when and how critical new infrastructure will be provided. For strategic locations the IDP identifies likely infrastructure requirements and the measures needed to ensure their future delivery. As the process for bringing forward the sites progresses, this information will be updated and may identify other more minor infrastructure that is required. The IDP can be accessed via the link below:

<http://gossweb.nottinghamcity.gov.uk/gn/InfrastructureDeliveryPlanFebruary2013.pdf>

Delivery

Planning Obligations (Section 106 Agreements)

- 8) In line with the National Planning Policy Framework, local planning authorities should consider whether otherwise unacceptable development can be made acceptable through the use of conditions or planning obligations. Planning obligations or planning

agreements should meet the following tests as set out in legislation:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the proposed development.

- 9) Planning obligations are taken forward through legal agreements, principally known as Section 106 Agreements made under Section 106 of the Town and Country Planning Act 1990 (as amended). They are usually negotiated and entered into between the local planning authority, the developer /applicant and all parties with a legal interest in the development site. All parties with an interest in the development site must be party to the agreement.

The Community Infrastructure Levy

- 10) The Community Infrastructure Levy (CIL) is a new planning charge introduced on 6th April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2014). These empower local authorities to charge a levy on development which can be used to fund a wide range of infrastructure that is needed as a result of development.
- 11) The CIL process should result in a scaling back in the use of section 106 Agreements but will not replace them altogether. Under CIL developers are still expected to directly provide “on site” infrastructure through Section 106 contributions to mitigate the direct impact of the development proposed.
- 12) Gedling Borough carried out a consultation on its Draft Charging Schedule during the autumn of 2013. The responses to this consultation are being considered and it is proposed that a further consultation on a final Draft Charging Schedule will be undertaken in order to take into account the implications of proposed changes to the Aligned Core Strategy and changes to the regulations. It is likely that CIL will be adopted in the summer 2015.

Cross boundary Impacts arising from new development

The Protocol

- 13) Local planning authorities may require developers to provide infrastructure and services on or off development sites, where these are necessary to make the development acceptable in planning terms. Development can sometimes have an impact on the services and facilities in an adjoining Council for example; a major development either on its own or in combination with others could give rise for the need for off-site highway works. Gedling Borough acknowledges this potential for development to impact on neighbouring Council areas and accepts the need for close cooperation between the Councils to mitigate such impacts.
- 14) The following sections set out a working protocol between Gedling Borough, its neighbouring authorities and the County Council for dealing with section 106 planning obligations relating to development which would have an impact on the services and facilities in a neighbouring authority. It is proposed that the arrangements will apply to 'major' developments to be consistent with the overall Nottinghamshire approach and which defined as follows:
- Residential development for 10 dwellings or more;
 - Residential development on a site in excess of 0.5 hectares where the phasing of developments will add up to 10 dwellings or more;
 - Non-residential development of 1,000 square metres or more gross floor space;
 - Non-residential development on a site of at least 1 hectare.

Gedling Borough will undertake to:

- **Consult** with neighbouring authorities on pre-application proposals and applications for planning permission for major developments (as defined above) and invite views on likely infrastructure and services required. Consultation will be undertaken in accordance with Gedling Borough Council's Statement of Community Involvement:
http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/gbcadopted_version_sci_16.10.06.pdf ;
- **Request** that the adjoining authority and the County Council should clearly set out the basis on which infrastructure or contributions to its own services are required and provides this information by the deadline agreed; and
- **Take the lead in drafting Section 106 Agreements** and will seek to share early "Heads of Terms" drafts with adjoining authorities where development impacts on their area.

- 15) Gedling Borough acting as local planning authority will ultimately be responsible for prioritising service requests and for arriving at a decision. Gedling Borough Council will encourage an open book collaborative approach to agreeing requirements for infrastructure, sharing information and positively engaging with other authorities. Whilst councils will seek to reach agreement, the final decision will rest with the local planning authority.
- 16) Gedling Borough, adjoining Districts and the County Council will be expected to act in accordance with relevant planning policies and have regard to national planning policy guidance and planning legislation.

What Gedling Borough would expect from Neighbouring Councils and the County Council

- That in responding to pre-application proposals the **adjoining Council/County Council clearly stipulates the type of infrastructure contributions it would wish to see sought** by the agreed deadlines so that these can be considered alongside other requests for contributions at an early stage (for example a new primary school or off site highway works etc.); and
- That in respect of the adjoining Council's own services or County Council's own services provide evidence and reasoned justification based on planning policies for the contributions sought.

Negotiations with developers

- 17) Gedling Borough's case officer will be responsible for leading/coordinating all negotiations. Where the developer approaches the service provider directly then Gedling Borough should be copied in to any advice given.
- 18) If the development is considered unviable by the applicant because of the level of contributions being requested then Gedling Borough must seek detailed evidence from the applicant. The Affordable Housing Viability Toolkit provided by the Three Dragons as part of the Viability Study will be used by the Council to assess viability. More information on the Toolkit is provided at Appendix 2 of the Viability Study
http://http://www.gedling.gov.uk/gedling_bc_viability_study_-_draft_final_report.pdf
- 19) However, where the developer is disputing the methodology of the Viability Study, they must provide a full financial appraisal of the scheme and allow the appraisal to be verified, at their expense, by an independent agent chosen by the Council.

Protocol for Managing CIL Contributions

- 20) Gedling Borough Council will in principle support the use of CIL monies to help fund necessary infrastructure in an adjoining District made necessary by major development in Gedling Borough and which impacts on adjoining Council's services and facilities. The exact infrastructure requirement and level of contribution from CIL sought will need to be negotiated between the two Councils and the County Council on a case by case basis.
- 21) In order that Gedling Borough Council can provide CIL monies to a neighbouring authority to help fund necessary infrastructure, appropriate reference will need to be included in the Gedling Borough's Regulation 123 list.

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Appendix B

Consultation on the draft Gedling Protocol

Comment	Response
Ashfield District	
ADC is supportive of the general aims and intent of the document.	Noted.
Welcome the constructive development of a protocol for the Management of S106 obligations and anticipated apportionment of CIL through IDP.	Noted. The protocol will focus on the process for considering the impacts of development on adjoining Councils.
Note that the IDP will underpin the protocol. However, the IDP is a “living” document and subject to change without independent examination. It would be beneficial if GBC could look to reassure ADC that infrastructure in Ashfield will be provided first in terms of contributions and assurance given that the approach will not change through subsequent administrations.	<p>The IDP is a snapshot of the situation at a point in time and will evolve through regular review an approach also adopted by ADC in their IDP. However, the level of detail for strategic allocations is greater than for strategic locations as the latter would be progressed further through the site specific DPD. Whilst it is important to be as precise as possible about specific requirements in the IDP the exact specification of services and facilities for an allocated strategic site will be taken forward through the planning application process and may vary as a result. The purpose of the protocol is to seek the engagement of adjoining LAs at these more detailed planning stages.</p> <p>For contributions determined through Section 106, then the necessary contributions and timing of these contributions will be agreed with the developer and service provider. The facility/improvement or mitigation measure will be provided where it is needed regardless of which LA it is located within. Similarly, contributions will also go to the relevant service</p>

	<p>provider regardless of the location. The IDP identified the need for new primary schools at both TWF and NPL and for contributions to secondary school places. This has been confirmed through the recent discussions with stakeholders. However, it is noted that the pre-application discussions between the developer and the LEA on the North of Papplewick Lane site has resulted in a solution involving the provision of a school annex on site.</p> <p>It is established in law that one administration cannot bind the policies of a future administration.</p>
CIL – Can assurance be given that this will be used in the first instance to offset infrastructural requirements in Ashfield first and foremost?	GBC has published the draft 123 List. The level and timing of CIL contributions would need to be phased to meet the needs of the development.
GBC also operates higher affordable housing thresholds leaving less funding for other infrastructure.	In practice GBC operates in a flexible way and has accepted lower proportions of AH to ensure sites remain viable for example, at Teal Close.
ADC would be interested in nomination rights for affordable housing.	This is not appropriate and cannot be agreed.
Concerned that in the section outlining the request for contributions to services states that adjoining authorities should include robust evidence and information.	Accepted. The provision of information and evidence of need should rest with the relevant service provider or responsible body such as the Highways Authority or Environment Agency. However, adjoining Councils requesting contributions should clearly stipulate what contributions they are seeking. In respect of the Council's own services it is reasonable that the Council provide evidence of need.
Essential that for applications on its boundary an officer from ADC be invited and involved in negotiations for development.	Tend to disagree and not sure what value this would add. As noted above contributions to offsite infrastructure and services or measures required by service providers such as education, highways and health will need to be provided where they are required regardless of which authority they are to be located in. It is agreed that GBC may share a draft

	of the Heads of Terms for the S106 agreement for comment by ADC and appropriate wording is included to this effect in the protocol.
The approach for independent financial assessment is welcomed.	Noted.
It is unclear how the CIL approach will be managed to provide assurance and future realisation of infrastructure within Ashfield. Clarification sought.	The Regulation 123 list sets out the infrastructure that will be funded through CIL. If the required infrastructure is not on or removed from the 123 List and is necessary for the development to go ahead then it would have to be secured through S106 route regardless of which local authority the infrastructure would be located within.
Perhaps GBC could underpin through section 106 that infrastructure will be delivered through the IDP in a specific order?	In our view it is unlikely that S106 could be binding on the use of CIL money. However, GBC would undertake to negotiate the level of contribution from CIL and timing of payment with the service provider.
Nottingham City Comments	
"Heads of terms" is it for S106 or earlier? Initial draft by adjoining authority	Generally GBC would encourage the drawing up of a draft "Heads of Terms" as early in the planning process as possible. We do not see that being the responsibility of the adjoining authority, however, we would be willing to share any draft with the adjoining authority. Please see response to ADC which indicates that the onus for providing information on requests will be on the service provider/relevant body.
Deadline for requests 21 days? Or set target at beginning of application?	In practice GBC would be flexible. If S106 Agreement is to be concluded prior to the planning decision then GBC would be seeking service provider's views and the adjoining Authority's views as early as possible and preferably at pre-application stage.
Rushcliffe Borough	
Are other authorities expected to sign up to the	GBC is not necessarily expecting formal sign up from

Protocol?	adjoining Councils and it is accepted that it is unlikely that Rushcliffe Borough would be impacted by development in Gedling or vice versa. Support at officer level will be required for the Protocol to operate efficiently.
In the first paragraph – it would be helpful to make explicit that this is development just in Gedling.	Agree.
Reference to requests beyond the deadline not being acceptable – is this too rigid? Might there be a case for reasonable exceptions?	Agree to amend wording. Please also note that negotiations/discussions on contributions would begin as early as possible.
Newark and Sherwood	
The draft wording indicates that it would be the adjoining authority providing the necessary information when in particular it is the LEA or Highways Authority who should provide relevant information.	Agree it is the responsibility of the service provider.
CIL does not provide for money to be given to a neighbouring authority unless there was provision in the CIL 123 List.	Noted. The relevant infrastructure would have to be on the 123 List. If not and the piece of infrastructure is necessary for the development to proceed then it would have to be secured through S106 regardless of where the infrastructure is located geographically.

Report to Cabinet

Subject: Community Infrastructure Levy Draft Charging Schedule

Date: 19th June 2014

Author: Planning Policy Manager

Wards Affected

Borough-wide.

Purpose

To seek comments and endorsement from Cabinet on:

- (a) the revised Draft Charging Schedule (June 2014) and associated documentation; and
- (b) approval to issue a revised Draft Charging Schedule for consultation.

Key Decision

This is a Key Decision.

Background

1. The Community Infrastructure Levy is a charge levied on new buildings and extensions to buildings according to their floor area and the money raised from the development helps to pay for the infrastructure to ensure the Borough grows sustainably.
 2. The intention is for Community Infrastructure Levy and planning obligations to play complementary roles. Community Infrastructure Levy will provide infrastructure to support the development of an area. The levy cannot be expected to pay for all of the infrastructure required but it is expected to make a significant contribution. S.106 obligations will provide site specific impact mitigation to make individual developments acceptable in planning terms and to provide affordable housing. **Appendix A** "Operation of Community Infrastructure and section 106" provides a more detailed explanation of how the two systems will operate.
 3. The Borough Council is also aiming to introduce a protocol for addressing cross boundary impacts of new development. This document sets out the principles guiding how Gedling Borough will work with its neighbouring authorities and the County
-

Council when dealing with section 106 planning obligations relating to development which would have an impact on the services and facilities in a neighbouring authority.

4. The Levy takes effect through a Charging Schedule which sets out the rate or rates of charge. The first public stage in preparing this document was the Preliminary Draft Charging Schedule and consultation took place in the autumn of 2012.
5. The Charging Schedule relies on two important pieces of evidence – infrastructure planning and a viability assessment of the impact of the proposed rate of Community Infrastructure Levy on development in the Borough Council's area. The Infrastructure Development Plan sets out the range of infrastructure required to support the Aligned Core Strategies. The viability assessment must show that the proposed rate of Community Infrastructure Levy can be borne by most development without making the project commercially unviable.

Consultation Responses to the Preliminary Draft Charging Schedule

6. The six week consultation on the Preliminary Draft Charging Schedule concluded in October 2012, with 30 respondents making over 150 comments. These comments were previously reported to Cabinet in September 2013 and the following key issues were raised:
 - Community Infrastructure Levy was welcomed as a means of securing delivery of necessary infrastructure required to support growth;
 - It was questioned how the charges compared to other districts;
 - It was suggested that a Supplementary Planning Document would be helpful;
 - Strategic Housing Land Availability Assessment should be used to establish an accurate estimate of potential Community Infrastructure Levy revenue from residential sites;
 - Importance of publishing a draft regulation 123 list alongside the next Draft Charging Schedule to identify what infrastructure is included to be funded by Community Infrastructure Levy was stressed;
 - Planning Obligations should remain the primary mechanism for delivering affordable housing;
 - The importance of including a review mechanism for Community Infrastructure Levy as part of annual monitoring was stressed;
 - It was considered that the Community Infrastructure Levy viability assessment for employment uses should be reworked;
 - There were concerns that appropriate sports infrastructure needs will not be identified and included as part of the investment schedule as assessments are out of date;
 - The importance of including a breakdown of what developer assumptions have been taken into account was stressed; and
 - No certainty has been given that Community Infrastructure Levy payments will be spent and what the priorities are.
7. A summary of the main issues raised by the consultation and the officer response is outlined in the 'Report of Responses' attached in **Appendix B**.

Proposal – Changes to the Preliminary Draft Charging Schedule

8. The Draft Charging Schedule was originally issued for consultation in October 2013. The key issues raised from this consultation are summarised in **Appendix C**. There have, however, been significant changes in circumstances following the conclusion of this consultation, with further amendments to the Community Infrastructure Levy Regulations 2010 which came in force in February 2014. The regulations have confirmed that authorities are now required to strike an appropriate balance between the desirability of funding infrastructure through CIL and impacting on development viability. This is much more specific as the previous regulations had said only that Councils “must aim” to strike this balance. In combination with the review of the distribution of housing supply in the Aligned Core Strategy it was concluded that it would be appropriate to review the Draft Charging Schedule and consequently to issue a revised Draft Charging Schedule for a further round of consultation.
9. Proposed changes to the Community Infrastructure Levy Residential Charging Zones and charging rate which were issued in the October 2013 consultation remain. These comprise:
 - the inclusion of the whole of Bestwood Village within zone 1, previously the northern section was included within zone 2;
 - Inclusion of Mapperley Plains ward within zone 2, previously it was within zone 3;
 - Inclusion of Gedling ward within zone 2, previously within zone 3; and
 - The inclusion of Teal Close wholly within zone 1, previously it was split between zones 1 and 3.
10. In terms of the charging rate, it is proposed to continue with the residential CIL levels of £45 per square metre for Zone 2 and £70 per square metre for Zone 3. In terms of the commercial zone, food retail generates high positive residual values in both the urban and rural zones and therefore it is considered not appropriate to geographically differentiate in levels of value across the Borough. This, alongside realistic drafting of the Regulation 123 list, will provide a clear strategic infrastructure delivery strategy which does not threaten new development in the Borough. This issue is explained further in Appendix D ‘Viability Assessment’.
11. The ‘Draft Charging Schedule’ is attached at **Appendix E** and includes the proposed plan of the charging zones and rates.
12. One further supporting document to accompany the Draft Charging Schedule is The Infrastructure Delivery Plan and the Existence of a Funding Gap’, available at **Appendix F**. CIL is intended to assist in filling the funding gap that remains once existing funding sources (to the extent they are known) have been taken into account. If no gap exists then the requirement for introducing the levy would come under serious scrutiny. This document confirms the existence of a funding gap. The document sets out the CIL contributions that the Council could expect to receive over the life of the Aligned Core Strategy based on a number of assumptions about the location and size of future dwellings. Table 2 of this document highlights those projects that have been identified in the Infrastructure Delivery Plan.

13. The Community Infrastructure Levy delivers additional funding for charging authorities to carry out a wide range of infrastructure projects that support growth and benefit the local community. The Levy cannot be expected to pay for all of the infrastructure required, but is expected to make significant contribution. Regulation 123 of the Community Infrastructure Regulations provides for the Borough Council to set out a list of those projects or types of infrastructure that it intends to fund through the levy.
14. The proposed draft Regulation 123 list forms part of **Appendix E**. The list has been revised since the consultation in October 2013 in view of the results of the revised viability assessments and evidence as submitted to the Aligned Core Strategies hearing sessions in December 2013. The revised revenue income from Community Infrastructure Levy has reduced to £7.2 million. This is due to a number of factors but primarily relates to the reduction in the anticipated number of planning applications which will be determined post April 2015 (the anticipated adoption date for CIL) which will be CIL liable.
15. The recommendation is to continue to prioritise the Gedling Access Road on the Regulation 123 list in order to help deliver the new access road and bypass to the east of Gedling village which would enable the Gedling Colliery/Chase Farm site to be developed. The GAR currently has a funding gap of £6.2million.
16. The earlier draft of the R123 list, which was issued in October 2013, indicated that Top Wighay Farm would not be viable if full education contributions were required through s106. It was therefore viewed prudent at that time to include the secondary school on the list of projects on the R123 list. However, the additional viability modelling undertaken changed the affordable housing tenure mix on the site which has aided deliverability whilst still maintaining the affordable housing percentage of 30%. The modelling concluded that Top Wighay Farm is viable and deliverable with a full s106 education contribution. The anticipated timing of the outline application for Top Wighay Farm is also a material consideration as it is expected that the application will receive a grant of outline planning permission before the introduction of CIL. It is also noted that through the early consultation on the Draft Charging Schedule Ashfield District Council indicated that the secondary school should be funded by s106 monies and therefore should be removed from the R123 list.
17. The Regulations are fundamentally clear that CIL is intended to assist in filling the funding gap that remains for infrastructure once funding sources have been taken into account. In view of the proposed deletion of the secondary school for Top Wighay Farm from the draft list it is therefore necessary to include additional projects which are strategic in nature but are directly related to the delivery of development within the Borough.
18. Further strategic projects for inclusion on the draft R123 list include the proposed Gedling Colliery Park Visitor Centre which is directly related to the proposed development at Gedling Colliery/Chase Farm and associated increase in demand for recreational facilities in the area. This area will form an important part of the Green Infrastructure network.
19. The regeneration of Arnold Town Centre is also considered a priority for the Borough and plays a significant role in the local economy. As much housing as is feasible has

been located within and adjoining the urban area of the Borough and this will therefore have an impact on the centre. It is important that the centre continues to act as a focus for community life and help ensure the continued vibrancy and prosperity of the centre. The role of sporting facilities is vitally important in creating sustainable and healthy neighbourhoods. The phased programme of improvement for Arnold Leisure Centre is therefore considered an appropriate project for inclusion on the draft R123 list.

20. One further project for inclusion is related to the proposed development in the key settlement of Calverton, aiming to ensure the protection of the prospective Special Protection Area which will require careful management including mitigation measures as set out in the Habitats Regulation Assessment Screening Report.
21. It is important to appreciate that the draft Regulation 123 list is a draft list and has been informed by the appropriate available evidence but should evolve in response to the consultation. Changing circumstances, such as the availability of different funding opportunities, may result in the need to review the list. If such a revision was considered necessary then it would be subject to further consultation.

Exceptional Circumstances Relief

22. The Borough Council has also considered whether it would be appropriate to include **Exceptional Circumstances Relief** within the Draft Charging Schedule and it continues to be the view that the use of section 106 agreements would be a better mechanism to review individual development sites and the associated contributions. Further information on 'Exceptional Circumstances Relief' is attached at **Appendix G**.

Equalities Impact Needs Assessment

23. To comply with the public sector equality duty an Equality Impact Assessment (Section 1(1) of the Equality Act 2010) has been carried out on the Draft Charging Schedule. The Assessments shows that the Community Infrastructure Levy will have a positive impact on the protected characteristics as it will increase the funds available for infrastructure in the Borough. No amendments are needed to the Draft Charging Schedule.

Next Steps

24. Subject to Cabinet approval it is proposed to issue the revised Draft Charging Schedule for a six week period of consultation during late summer 2014. It will be published together with the Statement of Representations Procedure (attached as **Appendix H**) and also with the available evidence on infrastructure, economic viability and the representations received and officer responses to the Preliminary Draft Charging Schedule consultation. The consultation period and availability of documents will be advertised locally and consultees can make representations within this period and may also request to be heard by the examiner.
25. The Draft Charging Schedule along with the documents attached as appendices to this report (with the exception of appendices A and H which are for information only) would then need to be formally submitted to the Planning Inspectorate in the winter of 2014 and the examination would then take place in the spring of 2015. Following

receipt of the examiner's report the Borough Council would need to approve the final version of the Charging Schedule.

26. It is also the intention to draft a Supplementary Planning Document on CIL which will address the complex management and implementation issues of CIL.

Alternative Options

27. Local Authorities do not have to use Community Infrastructure Levy but from April 2015 they will be limited by the Community Infrastructure Levy Regulations from leveraging general contributions from new development for community infrastructure.
28. One option is not to progress CIL. However, if CIL is not progressed then there is less opportunity to fund strategic infrastructure (which is more difficult to fund through traditional s106 agreements).
29. Other options would be to introduce different levels of CIL, either higher or lower than the rates proposed. However, CIL has to be justified by appropriate evidence to demonstrate that the rates proposed are viable. As such, if rates were higher then this would prevent sites from coming forward for development. If rates were lower then this would not generate sufficient funding to bring forward the required infrastructure.

Financial Implications

30. The new Community Infrastructure Levy guidance issued in December 2012 is more specific about what needs to be presented at examination and that more pre examination input will be required. Currently the Borough has allowed for a two day examination but the new guidance has confirmed that any person must be heard before the examiner at the Community Infrastructure Levy examination if they have requested to be heard. Attendance at the examination was previously by the invitation of the Inspector.
31. The cost of the examination and associated tasks is likely to be in the region of £10,000 although in view of the review of the guidance it would not be unreasonable to anticipate an increase on that amount. However, the implementation of the Community Infrastructure Levy will allow the Borough Council the opportunity to start collecting revenue towards the necessary infrastructure. The cost of the examination will be met from the Efficiency and Innovation Reserve and the likely costs can be contained in this budget.
32. The Community Infrastructure Liability will be calculated when planning permission is issued. The trigger for payment is the commencement of development, with some payments being made through instalments.
33. Implementing Community Infrastructure Levy requires an up-front injection of time and money but it is anticipated that the Borough Council should see an increase in revenue after Community Infrastructure Levy partially replaces section 106.
34. Members have previously agreed that the implementation and future project management of Community Infrastructure Levy may require the appointment of a

senior member of staff who could coordinate a range of activities across a number of service areas including:- development management; planning enforcement; finance; land charges and legal.

35. As noted in the cabinet report in September 2013 communities that draw up neighbourhood plans will receive 25 percent of the planning levy charged on new developments in their area. Neighbourhoods without a neighbourhood plan but where Community Infrastructure Levy is still charged will receive a 15 percent share of the revenue from development in their area but this will be capped at £100 per council tax dwelling.

Appendices

- Appendix A Operation of CIL and Section 106
- Appendix B Report of Responses
- Appendix C Key Issues – Draft Charging Schedule Consultation, October 2013
- Appendix D Viability Assessment
- Appendix E Draft Charging Schedule
- Appendix F The Infrastructure Delivery Plan and the Existence of a Funding Gap.
- Appendix G Exceptional Circumstances Relief
- Appendix H Statement of Representation Procedure

Background Papers

- Equalities Impact Assessment
- Protocol for Addressing Cross Boundary Impacts of New Development

Recommendations

THAT:

- (i) The revised Draft Charging Schedule and Regulation 123 List together with the supporting documentation attached to the report be published for a period of six weeks to allow for public representations.
- (ii) The Statement of the Representations Procedure be approved.
- (iii) The Portfolio Holder for Leisure and Development considers the evidence and

representations received and be authorised to approve any changes the Council would propose to make in light of those representations.

- iv) The Draft Charging Schedule, Regulation 123 List, supporting documentation and representations received together with the changes the Council would propose to make in light of those representations will be submitted to the Planning Inspectorate for examination.

Reasons for Recommendations

- 1. The production of a Community Infrastructure Levy has been previously recommended by Cabinet in accordance with the Community Infrastructure Levy Regulations 2010.

Appendix A

CIL v Section 106

What is the difference between CIL and a section 106 agreement?

Section 106 agreements are put in place to make it possible to approve a planning proposal that might not otherwise be acceptable in planning terms. For example, a section 106 agreement might require a developer to fund improving the access road to a site, to ensure that access will be safe once the development is completed. Or to ensure that the need for affordable housing is met, and that communities are mixed and diverse, section 106 agreements can require a developer to include a certain proportion of affordable housing on an otherwise market housing development. They are specific to the site that is proposed for development.

CIL is a general levy on all development, designed to raise funds for infrastructure needed generally as a result of an increase in development in an area.

Although local authorities are not required to adopt CIL there are new restrictions on how existing planning obligations can be used and Councils will only be able to raise money for most infrastructure through the new levy.

New development will nearly always have an impact on infrastructure with different types of development and scales of development having different effects. A single new dwelling may not appear to have an impact but the cumulative impact of twenty or so single dwellings will have. It is therefore fair that all development pays a share towards the cost of infrastructure, services and amenities that everyone uses and not just large-scale development. Through CIL all but the smallest building projects will make a contribution towards additional infrastructure but this will be based on viability testing.

Operation of CIL and Section 106 together

Reg. 86. Regulation 123 of the Community Infrastructure Levy Regulations provides for charging authorities to set out a list of those projects or types of infrastructure that it intends to fund through the levy. This list should be based on

the draft list that the charging authority prepared for the examination of their draft charging schedule.

87. When a charging authority introduces the Community Infrastructure Levy, section 106 requirements should be scaled back to those matters that are directly related to a specific site, and are not set out in a regulation 123 list. For transparency, charging authorities should have set out at examination how their section 106 policies will be varied, and the extent to which they have met their section 106 targets. Relevant local policy changes should be implemented at the same time that the charging schedule is introduced, and integrated as soon as practical into the relevant Plan.

88. Where the regulation 123 list includes a generic item (such as education or transport), section 106 contributions should not normally be sought on any specific projects in that category. Such site-specific contributions should only be sought where this can be justified with reference to the underpinning evidence on infrastructure planning made publicly available at examination.

Reg. 89. The charging authority's proposed approach to the future use of any pooled section 106 contributions should be set out at examination and should be based on evidence. Where a regulation 123 list includes project-specific infrastructure, the charging authority should seek to minimise its reliance on planning obligations in relation to that infrastructure. When the levy is introduced (and nationally from April 2014), regulation 123 limits the use of planning obligations where there have been five or more obligations in respect of a specific infrastructure project or a type of infrastructure entered into on or after 6 April 2010.

Advantages

1. It is generally fairer because it widens the contribution base, catches the 'free riders' and requires almost all to contribute.
2. More specifically, it is fairer on larger developments which, where they are first in or last out of an area tend to over-pay.
3. It is certain because the charging schedule combined with the planning permission will determine the amount payable reasonably precisely.
4. It is faster because it removes the element of individual negotiation around the quantum of the payment. Finally, it funds sub-regional infrastructure which was more difficult to fund through traditional s106 agreements.

Disadvantages

1. It is inextricably bound up with the development plan system so that there are likely to be delays in setting CIL.
2. Because of this it lacks flexibility and will be difficult to amend quickly as market conditions change.
3. It is intended to be mandatory with few exceptions. As a consequence those sites which are unable to bear the burden of CIL will not come forward for development.
4. The arrangement breaks the link between development and related infrastructure. There is no opportunity for any direct covenants between the charging authority and the developer, to encourage the timely provision of infrastructure. Instead it is said that CIL is simply a cash collection system which makes insufficient provision for delivering necessary infrastructure.

Note REG 122

Decision makers will need to scrutinise obligations much more carefully.

Authorities will need to be able to justify their claim for contributions in answer to the questions:

(i) Where are the contributions to be used?

(ii) When?

Non chargeable development continues to be judged by Circular 05/05

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Preliminary Draft Charging Schedule

Report of Responses

March 2013

Question 1: Do you agree that the infrastructure assessment shows that there is sufficient justification for the introduction of CIL in Gedling Borough?

Summary of Key Issues raised in Consultation

It is vital for the Council to produce evidence to substantiate the costs incorporated within the CIL. The supporting documentation provides no analysis of the predicted CIL income that would be raised if the proposed CIL rates were adopted and does not go as far as to actually state which of these funds are anticipated to bring in income and the scale of that potential income.

Officer Response

In terms of the infrastructure costs the Infrastructure Gap Section is being reviewed to address these comments. It should be noted that the Infrastructure Delivery Plan, on which much of the estimate is based, is not a static document. It is regularly updated as new infrastructure requirements are identified and as more detail becomes available on existing proposed schemes and funding sources. It is anticipated that as the process unfolds the infrastructure gap will grow.

Question 2: Bearing in mind that planning obligations will not be able to be negotiated in the future for infrastructure CIL funds, do you have any views as to what should be left to planning obligations and what should be covered by CIL?

Summary of Key Issues raised in Consultation

- All should be covered by CIL (if CIL income is correct)
- Planning obligations should cover historic environments and townscape
- Planning obligations should include affordable housing
- Planning obligations should include educational requirements
- Planning obligations should cover site specific requirements

Officer Response

The S.123 accompanies the Draft Charging Schedule and identifies what infrastructure will be funded through CIL.

Question 3: Do you consider that the key assumptions that underlie the viability evidence are appropriate?

Summary of Key Issues raised in Consultation

- It is questioned whether heb sought the involvement of landowners and developers in formulating its evidence;
- It is imperative that the evidence supporting CIL clearly identifies the key infrastructure projects required to support development and provides an up-to-date, consistent and well informed evidence base of economic viability in order to test various scenarios against CIL rates. It is viewed that the present Preliminary Draft CIL Charging Schedule fails both these tests;
- The draft CIL is supported by vague evidence of infrastructure needs and does not clearly explain what the other potential funding sources available may yield as a contribution towards the cost of infrastructure and does not explain the relationship between S106 infrastructure funding and CIL funding;
- The unit numbers in the appraisals do not total correctly, nor do the split of unit types tally within each appraisal summary sheet;
- A uniform assumption has been applied to all residential appraisals in respect of the timescale to complete the developments;
- Heb have used an unorthodox methodology to derive the benchmark land values to be inserted into the appraisals;
- The viability study has failed to test scenarios which reflect those sites and key areas identified for the delivery of housing over the plan period.
- The brownfield land scenarios are likely to require an element of site clearance and should be allowed for within the appraisals;
- Site-by-site "variables" such as land contamination are bound to imply that some developments' economic viability will be potentially undermined by CIL whereas others will still go forward profitably; and
- The CIL viability assessment for employment uses in particular should be reworked varying the assumptions regarding developer profit margins.

Officer Response

It is accepted that the consultation was not 100% 'exhaustive' but such a consultation is not requirement under the CIL regulations. It is considered that the property market research exceeded what is required under the 'appropriate available evidence' guidelines, and as well as consultee discussions, due regard was also given to published statistical tables and other avenues of research. It should also be borne in mind that heb are locally based property experts with their own in depth knowledge and market expertise of the study area.

It is the intention to publish a supplementary document further outlining specific comparable evidence and other points of information. In addition, further dialogue with any party who wishes to make contact and to provide additional information or market sentiment would be welcomed.

It is confirmed that the Infrastructure Gap Section is being reworked to address comments made.

Modelling is subject to both rounding and fractional calculations. The model is predicated on firstly apportioning affordable housing (ie 10%) then splitting this into tenures (75% social rent and 25% intermediate) and then splitting these into house types (Apts, 2 Bed and 3 Bed). It is therefore inevitable that it will result in calculating fractions of house values.

The 12 month period for construction (and an additional 6 month sales void) is used to represent a period between construction costs and fees being incurred and sales being achieved i.e. when interest is being accrued for the purpose of reasonably assessing finance costs. It is not intended to represent the actual construction period for a 100 unit housing development, just the period between construction commencement and sales income for individual parts of the development which will start at different times over maybe over a 3 year period. It is accepted that this is not an accurate cashflow projection but the approach is considered to be suitably robust for this type of viability appraisal.

The base land value calculation provides for the landowner to receive existing use value plus 60% of the uplift in value due to the change of use. This is considered a pro-development stance as the residual values produced are considered to be more reflective of market conditions. Residual land values which are based on existing use value plus a proportion of hope value will produce better viability margins but leave landlords with little room for negotiation or indeed incentive to dispose of their land.

It would be equally justifiable using planning precedent to adopt a standard benchmark approach with the difference in establishing threshold land value being illustrated by the following example:- A landowner owns a 1 Hectare field at the edge of a settlement. The land is going to be allocated for residential development. Agricultural value is £15,000 per Ha. Residential land is being sold in this area for £1,000,000 per Ha. What should this Greenfield site be valued at for the purpose of evaluating potential CIL contributions? Under standard benchmarking the threshold land value would be established at £18,000 (Existing Use Value (EUV) of £15,000 + 20%. Under market value benchmarking the land be valued at £606,000 (EUV£15,000 + 60% of the uplift between EUV£15,000 and End Value of £1,000,000) – realising a market return for the landowner but reserving a reasonable proportion of the uplift for infrastructure contribution.

Specific sites will be tested in line with the new regulations for the Draft Charging Schedule.

It is acknowledged that much development will involve some degree of exceptional or 'abnormal' construction cost. Brownfield development may have a range of issues to deal with to bring a site into a 'developable' state such as demolition, contamination and utilities diversion. However, in such circumstances these abnormal elements represent costs that need to be accounted for in bringing a piece of land up to a 'developable state'. Many of these costs will

therefore need to be deducted from the land value and will not therefore affect the viability margin for the purpose of calculating CIL potential.

It should be recognised that the type of viability assessment required to give an overview of viability across a Charging Authority area as a whole (as required by the Regulations and Statutory Guidance) will inevitably be a generic test and it would be unrealistic to make site specific assumptions over average abnormal costs to cover such a wide range of scenarios. It is better to bear the unknown costs of development in mind when setting CIL rates and not fix rates at the absolute margin of viability as is the case with the Gedling Preliminary Draft Charging Schedule.

The profit margin adopted reflects industry standard assumptions. Given that the majority of results show that commercial development will not support a CIL contribution, varying the margin would serve little purpose.

Question 4: Do you agree that the (absence/presence) of different rates in different parts of Gedling Borough is beneficial?

Summary of Key Issues raised in Consultation

- Further evidence is required to justify the approach taken, including evidence of comparable development / recent schemes that justifies both the residential values and differential rates set;
- Concern that an unfair number of zone 3 areas could be developed to encourage a greater amount of CIL;
- Concern to see that large brownfield residential development sites, such as the former Gedling Colliery, that are contiguous with the PUA, are considered to be in the same zone (and therefore presumably the same value band) as the rural areas;
- The proposal to split the Borough into three charging zones for residential and two charging zones for commercial development directly related to assumed values is considered to be the most appropriate;
- The Council should investigate amending the charging zones by reducing, or indeed removing, the CIL levy within the settlement boundaries of the large towns such as Ravenshead and Calverton whilst increasing the CIL rate across the surrounding rural areas;
- It must be clearly demonstrated that not even a moderate charge can be levied due to viability constraints before a zero rate is applied; and
- The actual boundaries as set out at present are inconsistent and there is a need for a more detailed consideration of the zone boundaries.

Officer Response

Extensive comparable information has been obtained and is available for inspection, which provides full justification for both values and zones. A supplementary document will be available as supporting evidence for the Draft Charging Schedule.

Each planning application is considered on its own merits and not according to what zone it is located within.

It is confirmed that the boundaries are being reviewed for the Draft Charging Schedule utilising new data from the Land Registry.

Question 5: Do you have any views on the best mechanism for delivering affordable housing?

Summary of Key Issues raised in Consultation

- Does CIL apply to Registered Providers or do we have an exemption?
- Planning obligations remain the primary mechanism for delivering affordable housing

Officer Response

In most cases CIL does not apply to Registered Providers. Rented social housing and shared ownership will attract Social Housing Relief provided that, in the case of shared ownership, no more than 75% of the market value of the property has been sold and the rent on the remaining part does not exceed 3% of its market value and is not increased by more than 0.5% above RPI annually.

Question 6: Do you support the proposed rates in the Preliminary Draft Charging Schedule Table?

Summary of Key Issues raised in Consultation

- The proposed CIL rates set within the Preliminary Draft Charging Schedule require further justification as at present, the approach taken, and supporting evidence presented, indicates that the Preliminary Draft Charging Schedule runs the risk of failing to effectively meet the requirements of both the CIL Regulations and the National Planning Policy Framework;
- If the CIL rate is set too high it is possible that delivery of key residential sites will not happen and there are concerns over the validity and appropriateness of the appraisal work which underpin the rates that have been proposed;
- Although it is acknowledged that a balance has to be struck between affordability and viability when setting CIL rates, the proposed rates will result in an alarming shortfall in revenue. The respondent would like to know how

Gedling Borough intends to secure the likely significant shortfall and, if not, upon what items will the otherwise limited funding be spent;

- Clarification is required over why some uses are not included in the charging schedule e.g. office and leisure uses;
- It is considered that CIL for Zones 2 and 3 is set too high; and
- It does not appear that the report justifies the setting of the residential values with supporting evidence, clear comparables nor effectively justifies the boundaries set. Evidence should be provided.

Officer Response

- The Draft Charging Schedule will contain more evidence concerning the Infrastructure gap. A supplementary document of comparable evidence and other data sources will be published alongside the Draft Charging Schedule;
- Boundaries and evidence is currently being reviewed prior to the publication of the Draft Charging Schedule. However, it should be noted that viability testing cannot take into account exceptional circumstances and there will always be examples of sites within a zone which throw up residual values contrary to the model results. This in itself does not mean that a charge is unreasonable or will hinder development in a particular zone. The CIL charges are not set at the maximum level indicated by the viability assessments. This leaves a margin to allow for market fluctuations and site specific viability issues;
- CIL is not intended to cover the whole gap and it is the duty of the local authority to source other funds to finance infrastructure projects. CIL is only one tool in the process;
- The viability model results did not support a levy charge for office or leisure uses;
- Boundaries in the Preliminary Draft Charging Schedule have been reviewed using new data;
- A supplementary document containing a listing of appropriate available evidence and concluding comparables and other data points will be published alongside the Draft Charging Schedule. This will include a specific zone/area breakdown justification based on land registry values.

Question 7: There is no differential rate suggested for food retail versus general retail in light of the recent Poole Inquiry. Do you agree with this approach?

Summary of Key Issues raised in Consultation

Although backed-up by the detailed valuation studies, surprise is expressed that the proposed CIL for retail and other commercial developments is the same, as retail developments are traditionally very lucrative.

Officer Response

There is a differentiation between all other commercial uses and retail. The only use type attracting a CIL charge is retail within the urban zone. All other commercial uses have a zero CIL rate. The question is addressing whether there should be a differentiation between types of retail and there have been test cases which have deemed a differential rate as inappropriate.

Question 8: Do you believe there are any other uses which we should consider charging CIL on, and if so, what?

Summary of Key Issues raised in Consultation

- Provision of sheltered housing;
- The scope for charging CIL on office and leisure uses should be considered and if not pursued the justification for this should be clearly set out; and
- A surcharge should be paid if it affects the local community.

Officer Response

- The provision of sheltered housing is not permitted under CIL Regulations
- Justification is provided in the viability model results. All uses, as specified by the use classes order have been considered, appraised and tested as outlined in the supporting documentation. With specific reference to offices it can be confirmed that current sales value at a similar level to build costs and accordingly there is no scope for CIL charging. With regards to leisure use this is inevitably a somewhat generic test considering the wide range of potential uses falling under 'leisure'. The generic test has complied with CIL guidelines and demonstrates zero viability.
- An announcement by Government in January 2013 confirmed that communities that draw up neighbourhood plans will receive 25% of the planning levy charged on new developments in their area. Neighbourhoods without a plan will receive a 15% share of the revenue from development in their area, capped at £100 per council tax dwelling

Question 9: What are your thoughts on the use of phased CIL payments? Do you have any views on how the phasing of payments should be structured?

Summary of Key Issues raised in Consultation

All responses agreed with the phased approach to payment.

Officer Response

Noted

Question 10: Do you believe the use of payments-in-kind provides greater flexibility to the development industry or reduces clarity on what is being paid?

Summary of Key Issues raised in Consultation

- Can you define payment-in kind;
- Welcome a pro-active mechanism and approach to permitting developers to offer land either as payment, or to take into account the value of land which is retained for the use of infrastructure;
- Anyway of increasing the flexibility of the CIL is to be welcomed;
- Payments-in-kind reduce the amount of liquid asset upon which to invest in supporting infrastructure; and
- Payments-in-kind are beneficial but important to maintain a consistent and transparent approach to valuation to ensure clarity about what is being paid.

Officer Response

- Payments in-kind may be defined as land offered as a payment in lieu of CIL.

Question 11: Do you have any other comments regarding the introduction of CIL in Gedling Borough?

Summary of Key Issues raised in Consultation

- Preliminary Draft Charging Schedule does not identify any Strategic Road Network infrastructure as being necessary to support growth in Gedling;
- Can you confirm that the proposed Community Infrastructure Levy would apply directly to developers, and not to utilities who work with developers?
- Where has CIL come from and is it optional? Who has authorised its progress and has there been member involvement? How do our charges compare to other districts? It is considered that the consultation is not effective as the council have not contacted every individual household or made best use of the contacts magazine. How is the money collected divided between infrastructure providers - is there anything for Parish Councils?
- Will CIL be used to protect the historic environment?
- GBC should make available guidance on:- how to calculate the relevant chargeable development/level of CIL; on the liability to pay CIL and the Appeals process; outline the approach to payments in kind and an outline of the CIL review mechanism system;
- It was questioned whether New Homes Bonus will be used to support infrastructure and reduce the proposed CIL charge.

Officer Response

The Infrastructure Delivery Plan identifies the infrastructure needs. This has flagged up potential transport infrastructure projects including the Gedling Access Road. However, this scheme is now included on the Regulation 123 list in order to provide a new access road and bypass to the east of Gedling village which would enable the Gedling Colliery site to be developed.. An integrated transport package has been identified for the proposed development at Top Wighay Farm but the estimated cost is still to be confirmed.

The Levy is payable by the landowner but responsibility can be transferred to a developer by agreement.

CIL is a new planning charge introduced through the Community Infrastructure Levy Regulations 2010 (now amended by the CIL (Amendment) Regulations 2011). Cabinet authorised the progress of the Preliminary Draft Charging Schedule to allow for a period of public representations.

Newark & Sherwood is the only adjacent district to have introduced CIL. Newark and Sherwood have one of the more complex CIL Levies with numerous charging zones. Some charges are higher and some lower than those proposed in the Borough.

Consultation was in accordance with the statutory requirements and the documentation was made available on the Borough Council's website and at the Civic Centre and local libraries. Notices were also placed in the local press. Briefings were given to the Developers' Forum at Gedling Borough and to the three political parties. The initial consultation was focussed on the business community but in response to the concern raised that consultation had not been effective an article was published in Contacts magazine, which is delivered to all households in the Borough, advising of the Preliminary Draft Charging Schedule and that the Borough will seek a response from all residents during the next consultation period on the Draft Charging Schedule.

The Borough Council is the "charging" authority and it is proposed to introduce a "protocol" to provide clarity as to how money will be distributed. A government announcement in January 2013 confirmed that communities with neighbourhood plans will receive 25% of the planning levy charged on new development in their area. Neighbourhoods without a neighbourhood plan will receive a 15% of revenue from development in their area but this will be capped at £100 per council tax dwelling.

Currently it is not the intention to use CIL to protect the historic environment although contributions will still be sought if appropriate through s106

The intention is to produce a supplementary planning document which will confirm the level of CIL and clarify the liability for payment. Issues such as "payments-in-kind" and future reviews will be considered within that document.

Whether New Homes Bonus can be used to reduce the proposed CIL charge will require further consideration and has been identified in the background paper on the Infrastructure Delivery Plan as a possible source of funding for infrastructure investment.

List of Respondents

Gedling Borough Council Conservative Group, Councillor Chris Barnfather; Sport England, Mr Steve Beard; Boulton represented by Ms Rhianon Boulton of Turley Associates; Nottingham City Council, Ms Helen Cattle; Severn Trent Water Ltd, Mr Peter Davies; Northern Trust Company Limited, Mr David Forshaw represented by Mr Matthew Spilsbury of GVA Grimley; Northern Trust Company Limited, Mr David Forshaw represented by Mr Stephen Bell of GVA, Langridge Homes Mr Roger Foxall represented by Mr Geoffrey Prince of Geoffrey Prince Associates Ltd; English Heritage Mr Tom Gilbert-Wooldridge; Gedling Borough Council Liberal Democrat Group Councillor Paul Hughes; Environment Agency Mr Kazi Hussain; Mrs Denise Ireland; Ravenshead Parish Council Mrs Y Jones; Nottinghamshire Wildlife Trust Ms Gaynor Jones Jenkins; Highways Agency Kamaljit Khokhar; Natural England Mr Jamie Melvin; Ashfield District Council Mr Neil Oxby; Nottinghamshire County Council Mr David Pick; Mr Colin Powell; Calverton Parish Council Cllr Emily Quilty; Nottinghamshire County Council Mr Tom Rawsterne; New Charter Housing Trust Group Mr Sean Stafford; The Co-operative Group represented by Mr Paul Smith of NJL Consulting; McCarthy and Stone represented by Ziyad Thomas of the Planning Bureau Ltd; Aldergate Property Group Mr Peter Walster; East Midlands Housing Ms Purnima Wilkinson; Western Power Distribution Mr Nick Woods; Western Power Distribution; Barratt Homes/David Wilson Homes, Taylor Wimpey (East Midlands) Ltd, W Westerman Ltd and JS Bloor (Services) Ltd represented by Mrs Melys Pritchett of Savills; St Modwen Developments Ltd represented by Mr Joe Murphy RPS Planning & Development; Wm Morrison Supermarkets Plc represented by Ms Laura Fern of Peacock and Smith Ltd

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Appendix C

Key Issues – Draft Charging Schedule consultation, October 2013

Numbers based only on respondents answering questions

Q 1 – agree with residential areas

Yes – 3

No – 4

Q 2 – agree with commercial areas

Yes – 3

No – 2

Q3 – suggested changes to areas

- No building on green belt
- Not considered that TWF and NPL can support combined AH, S106 and CIL at £70 per sqm – shouldn't be in Zone 3
- Brownfield sites should be zoned as zero charge
- Significant residual requirement for S106 which has not been allowed for
- Exclude town centres and proposed extensions from commercial zone
- HCA welcomes CIL
- Edge of Hucknall should be Zone 1 to reflect Hucknall viability – evidence of sales prices submitted

Q4 – agree with residential charges

Yes – 2

No – 5

Q5 – agree with commercial charges

Yes – 2

No – 3

Q6 – suggested changes to charges

- Disagree with charge for residential extensions and self-build properties
- Confirm that CIL will replace S106s in their entirety
- Density assumptions optimistic
- Land values seem high – strategic sites purchased in bulk and at discount to reflect higher development costs
- Offsite infrastructure/abnormal costs seem to have been omitted
- Build costs – on the low side. Costs are rising - in the order of £85 per sq ft for large scale development
- Construction timescales (12 months) not realistic for larger sites
- Confirm that AH will get CIL relief
- Approach to staged payments needs to be set out more clearly
- Not considered that TWF and NPL can support combined AH, S106 and CIL at £70 per sqm

- TWF and NPL in rural zone for commercial and will make sites in Hucknall less attractive if ADC use CIL
- CIL charges may affect viability
- Approach to exceptional relief unclear – relief should be available if CIL affects viability.
- Like for like replacement of town centre sites may not occur if vacant for 6 out of the last 12 months
- Better to have a nil rating for A1 development
- should have a 15% reduction for brownfield sites
- support for nil rating for community uses
- suggest £35/sqm for Zone 2 and a lower rate for Zone 3
- CIL charge for retail will disadvantage retail compared to other town centre uses
- Instalment policy should not penalise those submitting full applications rather than outline
- Use of exceptional relief for strategically important development
- Adopt a flat rate level for all forms of development

Q7 – evidence base support CIL

Yes – 1

No – 4

Q8 – improvements to evidence base

- Introduction of CIL unproven – need case studies
- Use values for Hucknall in relation to TWF and NPL
- Need to substantiate all costs within IDP and ‘Existence of Infrastructure Gap’ document
- Need to prioritise the infrastructure requirements – focus on health, education and transport
- Recognise that strategic sites will deliver significant on site infrastructure
- Outline positive actions proposed by GBC to enable the delivery of major infrastructure using the Local Government Acts (2000 and 2003) (see CIL: An Overview paragraphs 17 and 18)
- Concern at scale of s106 alongside CIL especially for strategic sites (Swindon set CIL at zero for sites over 850 dwellings)
- NPL and TWF – no identification of costs other than education
- Need flexibility for CIL once in operation - review in light of what was collected through s106
- Need to account for s106 in CIL viability work – not done
- Review and updated heb work based on respondents own viability work (will share)
- Concern that unit numbers do not total correctly. Rerunning this with corrected figures reduces residual CIL amount by 15%
- Concern over uniform 12 month timescale for development – 100 units would take approx. 33mnths to build out
- Would expect greater level of detail in build costs – single amount for residential not appropriate

- Increase in build costs for Code for Sustainable homes requirement not factored in. Move from level 3 to level 4 increases build costs by between 5-6%
- Should attribute a s106 amount and then set viability buffer before setting a CIL rate
- Assessments assumes that land used for AH is free - include a land value
- Suggest a 30% viability buffer
- Costs of opening up of TWF and NPL not allowed for.
- Economy only just emerging from recession – risk CIL will affect delivery of development
- Typo in section 5.0 – AH split should be 60/40 not 60/30
- demolition costs, existing/alternative use and contamination largely ignored – need a mechanism to reflect this individually
- evidence on sports & open space not up to date
- inappropriate to set CIL based on partial understanding of the infrastructure costs
- details of strategic site assessments not provided – should have consulted owners
- should have used Viability Testing Local Plans (LHDG) as basis of viability assessments
- no account for abnormal costs – on both brownfield and greenfield sites
- sales/marketing fee and interest rate too low
- 12 month construction period inadequate – 30 dwellings per annum
- No account of other policy requirements in assessments (s106)
- No change to assessments since August 2012 – casts doubt on earnestness of exercise
- Viability assessment underestimates costs of s106 associated with retail schemes – figures provided
- Proposed changes to CIL – now better to delay CIL until enacted

Q9 – agree with R123 list

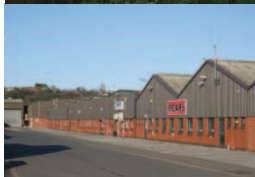
Yes – 2

No - 4

Q10 – changes to R123 List

- Include other projects – not just GAR and secondary school
- Secondary school at TWF should be via S106
- Does not include £7million for the GAR
- Question where figure for TWF school has come from – local school are Academies and would not cover cost of building a new school
- Does not include several items identified in the IDP
- Concerned at inevitable double counting – make clear that is not permitted by law
- Consider opportunity to direct some CIL to local communities
- Include ground rules for use of CIL for already committed (with pp) infrastructure schemes
- HCA will work with GBC on GAR
- Question why some transport schemes not included on R123 list

- Consider funding pSPA mitigation from CIL
- Extend to cover other categories such as education



Gedling Borough Council
Community Infrastructure Levy
Viability Assessment

Version 6 May 2014

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1.0 Introduction

This document forms part of the evidence base to inform Gedling Borough Council's Draft Charging Schedule as required by Regulation 15 of the CIL Regulations April 2010 (as amended in 2011). One of the key elements of charge setting for CIL purposes is the assessment of the viability of development across a charging area. Regulation 14 requires that an authority strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential effects that imposing the levy may have upon the economic viability of development.

This report therefore seeks to examine the viability of development across the Borough for differing property types to inform the development of the Council's draft CIL charging schedule in viability terms. This document supersedes the previous version (August 2012) issued with the Preliminary Draft charging Schedule. It has taken into account the latest CIL guidance issued by the Department for communities and Local Government in December 2012.

2.0 Legislative context

The legislation governing the Community Infrastructure Levy is enshrined in the Planning Act 2008 (Part 11, Sec 105-225), the CIL Regulations April 2010 and CIL Amendment Regulations April 2011. The primary statutory guidance into the practicalities of establishing a CIL system is contained in the CIL Guidance April 2013 as amended by CIL (Amendment) Regulations 2014.

The initial stage of preparing a charging schedule focuses on determining the CIL rates. When a charging authority submits its draft charging schedule to the CIL examination, it must provide evidence on economic viability and infrastructure planning (as background documentation for the CIL examination). Charging authorities are required to demonstrate that they have:

- Complied with the requirements under Part 11 of the Act, in particular sec 211(2) and (4) and regulations 13 and 14 governing setting rates. Regulation 14 requires that a charging authority, in setting CIL rates, *'must aim to strike what appears to the charging authority to be an appropriate balance between' the desirability of funding infrastructure from CIL and 'the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area'*; and
- *Used appropriate available evidence to inform the draft charging schedule'* (sec 212(4)(b)). It is recognised that the available data is unlikely to be fully comprehensive or exhaustive. Charging authorities need to demonstrate that their proposed CIL rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.

Charging authorities can rely largely on existing published data to prepare the evidence on viability to inform their charging schedule, but they may also want to ensure that their proposed CIL rate (or rates) takes account of recent changes in land values over the last 12 months before they publish a charging schedule (for example by supplementing published data with limited sampling information from recent market transactions), particularly if land values have been significantly falling or rising. The best guarantee that a CIL is set at an appropriate level for practical purposes is a thorough understanding of the local property market and the nature of the sites that are likely to come forward for development. This helps to ensure that any viability assessment is properly grounded in local realities.

A Charging Authority's proposed CIL rate should appear reasonable given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence, for example, if the evidence pointed to setting a charge right at the margins of viability. Charging Authorities should avoid setting a charge right up to the margin of economic viability across the vast majority of sites in their area - 'there is some room for pragmatism'.

3.0 Methodology

There are a number of key stages to the CIL Viability Assessment which are set out below.

3.1 Evidence Base

The following studies form the main evidence.

Land and Valuation Study – an area wide evidence base of land and property values for every category of development which has informed the identification of sub market boundaries within Gedling. This study has been prepared by a firm of local agents active in the Nottinghamshire property market and is included at [Appendix 1](#)

Construction Cost Study – an area wide evidence base of construction costs for each category of development relevant to the Gedling area. This study has been prepared by Gleeds cost consultants and is included at [Appendix 2](#)

3.2 Charging Zone Formation

The sub markets identified through the Land and Valuation Study above are then used to form potential CIL charging zones.

3.3 Viability Appraisal

Development viability appraisals are then undertaken for every category of development in the identified charging zones using the residual appraisal model to determine the margin available in each category for CIL contributions.

3.4 Maximum CIL Rates

The final step is the tabulation of the viability appraisals to illustrate the maximum rates of CIL that may be levied without threatening the economic viability of the development.

3.5 Appraisal Model

The appraisal model is illustrated by the diagram opposite. In essence this is a relatively straightforward equation where the value of a completed development is equal to the costs that are incurred in bringing that development forward.

The completed development value is assessed according to the sales values of the various elements of the scheme. These values are determined by reference to the property market conditions at that particular time. In residential development appraisals the proportion and mix of affordable housing applied to the scheme will also need to be factored into the model.

Completed Development Value
equals
Fixed Development Costs Construction + Fees + Finance+ Developer's Profit
plus
Variable Development Costs Land + Planning Contributions (inc S106 and CIL)

The fixed elements on the cost side of the equation are the construction costs, fees, interest and developer's profit. The interest rate will be set by the lending organisation and developer's profit is normally a minimum percentage return on gross development value. Whilst fixed costs can alter over the period of a development but there are common industry standards which are adopted which provide some degree of certainty. The variable cost elements are the cost of land and the amount of developer contributions CIL and planning obligations) sought by the local authority.

Economic viability for the purposes of CIL calculations is assessed according to an industry standard Residual Valuation Model. The model firstly calculates development value and then subtracts the land value and the fixed development costs to determine the margin available for policy based contributions (S.106, CIL etc). In determining the amount available for CIL it is important to establish a realistic land value i.e. one that reflects the reasonable contribution expectations of a local authority but which provides sufficient return to persuade landowners to release sites for development.

3.6 Land Value

The land value which an owner is prepared to accept will be dependent on a number of factors including the owners tax position, whether there is a need to sell, the price paid originally etc. It follows that different owners could expect a different figure for the same piece of land. The approach to assessing the land element of the gross residual value is therefore the key to the robustness of any viability appraisal. There is no single method of establishing threshold land values for the purpose of viability assessment for CIL but the NPPF and emerging best practice guidance does provide a clear steer on the appropriate approach.

The first step is to establish gross residual value this is value of the completed development minus both the fixed and variable development costs outlined above.

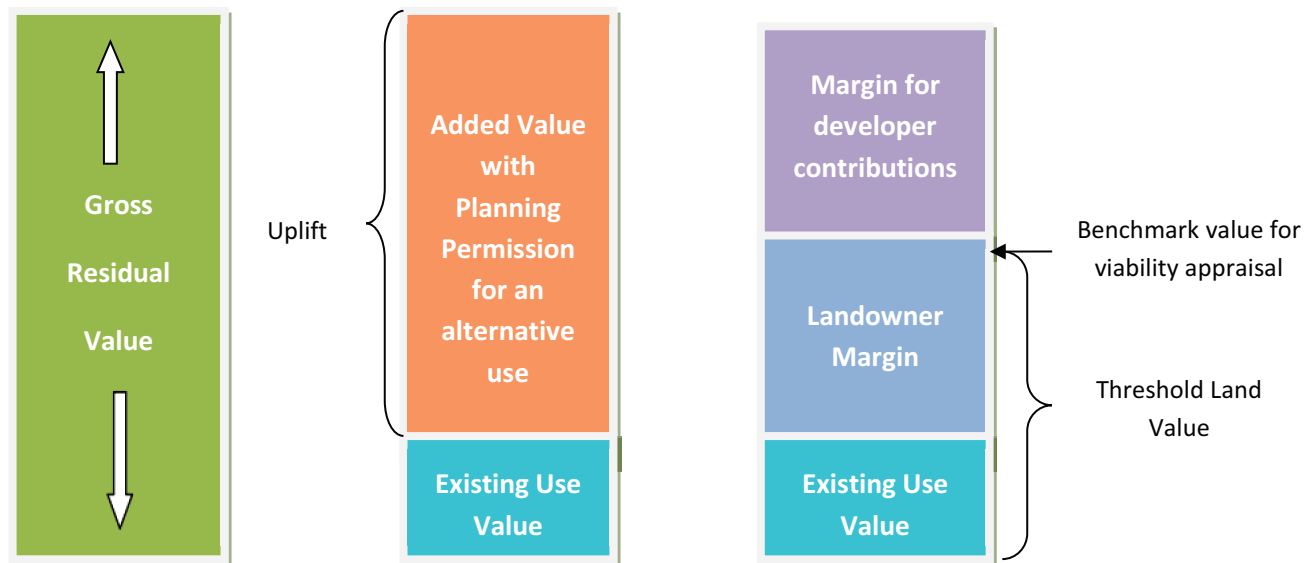


The assessment of land value is further complicated by the fact that the gross residual value of the land is made up of its existing use value (EUV) and the added value (or uplift) which results from the grant of planning permission for an alternative use (after deducting a reasonable allowance for costs including profit). It is clear that the purchaser will not pay over the whole of the residual value to the land owner but there will be a threshold value below which the land owner will not sell. The purchaser will want to retain a proportion of the uplift in value to cover the local authority's expectation of contributions towards infrastructure and affordable housing.



3.7 Land Value Benchmarking

The diagram below illustrates the principles involved in establishing a robust benchmark for land value. The EUV will generally be assessed by reference to comparable sales evidence for the type of land being assessed (e.g. agricultural value for greenfield sites or industrial value for a brownfield site). The appropriate benchmark value will therefore lie somewhere between the EUV and the Gross Residual Value with planning consent. This can vary considerably depending on the category of development being assessed.



The key part of this process is establishing the point on this scale that balances a reasonable return to the landowner beyond existing use value and a reasonable margin to allow for infrastructure and affordable housing contributions to the Local Authority.

Benchmarking is an approach which the Homes and Communities Agency refer to in 'Investment and Planning Obligations: Responding to the Downturn'. This guide states: *"a viable development will support a residual land value at a level sufficiently above the site's existing use value (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner"*.

The NPPF has introduced a more stringent focus on viability in planning considerations. In particular paragraph 173 states:-

“To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”

The NPPF recognises that, in assessing viability, unless a realistic return is allowed to a landowner to incentivise release of land, development sites are not going to be released and growth will be stifled. The Local Housing Delivery Group guidance ‘Viability Testing Local Plans’ states :-

“Another key feature of a model and its assumptions that requires early discussion will be the Threshold Land Value that is used to determine the viability of a type of site. This Threshold Land Value should represent the value at which a typical willing landowner is likely to release land for development, before payment of taxes (such as capital gains tax)”.

Different approaches to Threshold Land Value are currently used within models, including consideration of:

- *Current use value with or without a premium.*
- *Apportioned percentages of uplift from current use value to residual value.*
- *Proportion of the development value.*
- *Comparison with other similar sites (market value).*

We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values. The precise figure that should be used as an appropriate premium above current use value should be determined locally. But it is important that there is evidence that it represents a sufficient premium to persuade landowners to sell”.

We have given careful consideration to how the Threshold Land Value (i.e. the premium over existing use value) should be established.

We have concluded that adopting a fixed % over existing value is inappropriate because the premium is tied solely to existing value – which will often be very low - rather than balancing the reasonable return aspirations of the landowner to pursue a return based on alternative use as required by the NPPF. Landowners are generally aware of what their land is worth with the benefit of planning permission. Therefore a fixed % uplift over existing use value will not generally be reflective of market conditions and may not be a realistic method of establishing threshold land value.

We believe that the uplift in value resulting from planning permission should effectively be shared between the landowner (as a reasonable return to incentivise the release of land) and the Local Authority (as a margin to enable infrastructure and affordable housing contributions). The % share of the uplift will vary dependent on the particular approach of each Authority but based on our experience the landowner will expect a minimum of 50% of the uplift in order for sites to be released. Generally, if a landowner believes the Local Authority is gaining greater benefit than he is, he is unlikely to release the site and will wait for a change in planning policy. We therefore consider that a 50:50 split is a reasonable benchmark and will generate base land values that are fair to both landowners and the Local Authority.

The Wokingham Appeal Decision (APP/X0360/A/12/2179141) in January 2013 has provided clear support for this approach to establishing a 'reasonable return the landowner' under the requirements of the NPPF. The case revolved around the level of affordable housing and developer contributions that could be reasonably required and in turn the decision hinged on the land value allowed to the applicant as a 'reasonable return' to incentivise release of the site. The Inspector held that the appropriate approach to establishing the benchmark or threshold land value would be to split the uplift in value resulting from planning permission for the Alternative Use - 50:50 between landowner and the community.

The Threshold Land Value is established as follows:

Existing Use Value + % Share Of Uplift from Planning Permission = Threshold Land Value

The resultant threshold values are then checked against market comparable evidence of land transactions in the Authority's area by our valuation team to ensure they are realistic. We believe this is a robust approach which is demonstrably fair to landowners and more importantly an approach which has been accepted at CIL and Local Plan Examinations where we have presented evidence.

Worked Examples – a) Fixed percentage over EUV **versus** b) EUV + percentage share in uplift with planning permission

A landowner owns a 1 Hectare field at the edge of a settlement. The land is proposed to be allocated for residential development. Agricultural value is £20,000 per Ha. Residential land is being sold in this area for £1,000,000 per Ha. For the purposes of CIL viability assessment what should this Greenfield site be valued at?

- a) Using a fixed percentage over EUV the land would be valued at £24,000 (£20,000 + 20%)
- b) Using EUV + percentage share of uplift in value the land would be valued at £510,000 (£20,000 + 50% of the uplift between £20,000 and £1,000,000) – realising a market return for the landowner but reserving a substantial proportion of the uplift for infrastructure contribution i.e. £490,000).

3.8 Existing Use Land Value Benchmarks

In order to represent the likely range of benchmark scenarios that might emerge in the plan period for the appraisal alternative threshold land value scenarios are tested. A greenfield scenario represents the best case for developer contributions as it results in the highest uplift in value resulting from planning permission. The greenfield existing use is based on agricultural value. The median brownfield position recognises that existing commercial sites will have an established value. The existing use value is based on a low value brownfield use (industrial).

The viability testing firstly assesses the gross residual value (the maximum potential value of land based on total development value less development cost with no allowance for affordable housing, CIL, sec 106 contributions or planning policy cost impacts). This is then used to apportion the share of the potential uplift in value to the greenfield and brownfield benchmarks. This is considered to represent a reasonable scope of land value scenarios in that change from a high value use (e.g. retail) to a low value use (e.g. industrial) is unlikely.

In CIL appraisal work, as a reality check, the viability appraisals are also undertaken based on market comparable evidence of actual land transactions in the relevant use category. Actual market evidence will not always be available for all categories of development; the valuation team make

reasoned assumptions. It is not recommended that these results are used as the basis for setting CIL rates or Affordable Housing targets since the market transaction land values may not necessarily reflect proper allowance for planning policy impacts – particularly where a policy that has a direct ‘land taxation’ impact (like CIL) has not previously been in existence.

Residential

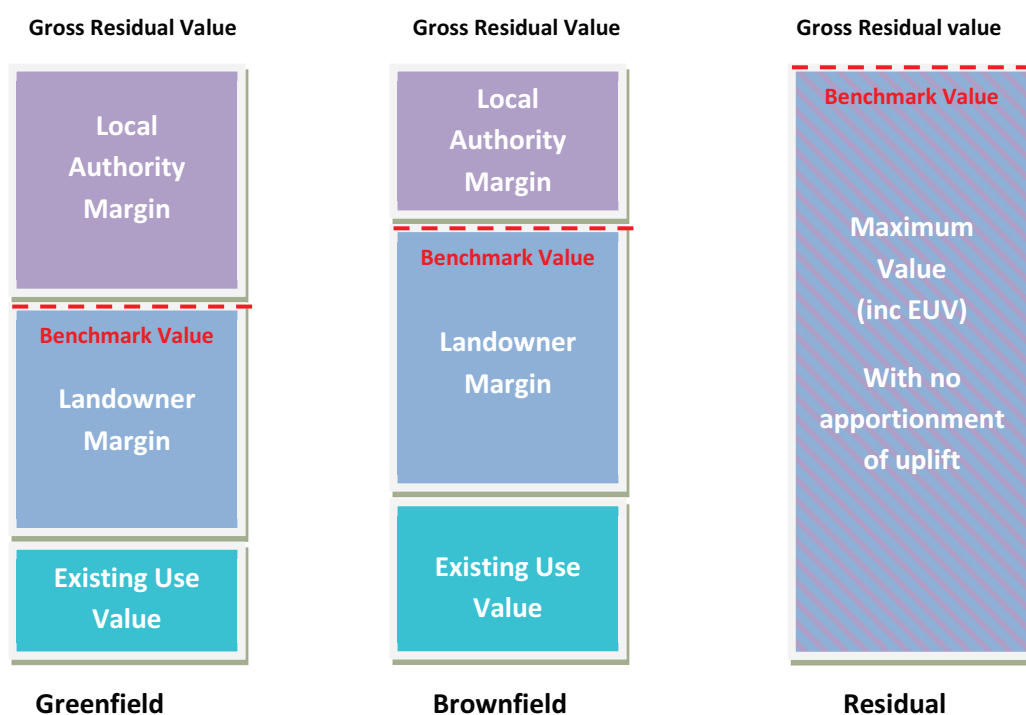
Benchmark 1 Greenfield	Agricultural – Residential
Benchmark 2 Brownfield	Industrial – Residential
Benchmark 3 Market Comparable	Based on transactional evidence where available (CIL Appraisal only)

Commercial

Benchmark 1 Greenfield	Agricultural – Proposed Use (Maximum CIL Potential)
Benchmark 2 Brownfield	Industrial – Proposed Use
Benchmark 3 Market Comparable	Based on transactional evidence where available (CIL Appraisal only)

The viability study normally assumes that affordable housing land has no value because development costs generally exceed affordable housing sales value. In very high value areas adjustments are made to this assumption to reflect affordable housing land value as appropriate.

The diagram below illustrates the concept of Benchmark Land Value. The level of existing use value is illustrated by the turquoise shading. The uplift in value from existing use value to proposed use value is illustrated by the blue and mauve shading. The blue shading represents the proportion of the uplift allowed to the landowner for profit. The mauve shading represents the allowance of the uplift for developer contributions to the Local Authority. The Residual Value assumes maximum value with planning permission with no allowance for planning policy cost impacts. This benchmark is used solely to generate the brownfield and greenfield threshold values.



Whilst brownfield land evaluation with a higher benchmark land value will necessarily indicate that less margin exists for policy cost impacts, the ‘Market Comparable’ land values will normally represent the highest land value assumptions of the three assessed benchmarks. This is because in

this instance no allowance can be made for the introduction of the new policy that is being assessed which, once adopted, will have a subsequent impact on value.

3.9 Residual Valuation and development appraisal

One issue with the Gross Residual Value approach outlined above does not factor in the finance cost of land – which will be the element of development cost that is incurred up front and carry finance costs through the entire development process. The omission of this finance cost could potentially give a false picture of development viability.

The viability assessments therefore adopt a development appraisal approach rather than a residual land value approach. A bespoke model is used which specifically assesses the economic viability of development. This model factors in land value (threshold land value as discussed in the previous section) as a key element of development cost. In this way the finance charges for all elements of development cost are properly assessed including land.

The model is based on standard development appraisal methodology, comparing development value to development cost. The model factors in a reasonable return for the landowner with the established threshold value; a reasonable profit return to the developer and the assessed cost impacts of proposed planning policies in order to determine whether a positive or negative residual output is produced. Provided the margin is positive (i.e. zero or above) then the development being assessed is deemed viable. The principles of the model are illustrated below.

Development Value (Based on floor area) E.g. 200 sq m x 1,100/sq m	£2,200,000
Development Costs	
Land Value	£400,000
Construction Costs	£870,000
Abnormal Construction Costs (optional)	£100,000
Professional Fees (% costs)	£90,000
Legal Fees (% value)	£30,000
Statutory Fees (% costs)	£30,000
Sales & Marketing Fees (% value)	£40,000
Contingencies (% costs)	£50,000
Section 106 Contributions/Policy Impact Cost assumptions	£90,000
Finance Costs (% costs)	£100,000
Developer's Profit (% Return on GDV)	£350,000
Total Costs	£2,150,000
Results	
Viability Margin	£50,000
Potential CIL Rate (CIL Appraisal only)	£25 /sq m

Given that development occurs on a range of land types, a series of different development scenarios have been tested for both residential and commercial development throughout the Borough. For example residential development could occur on: a greenfield site in agricultural use; a brownfield site in a variety of existing uses (industrial, office etc) or an existing residential site. Consequently the base land value adopted in the appraisals alters according to the assumed existing use and future use for each scenario. The evidence for the land values adopted is set out in the heb Valuation Report (Refer to the CIL Documents Evidence Base).

4.0 Development Categories

For each use type a range of typical development scenarios have been selected for Gedling as follows

4.1 Residential

- 100 unit housing scheme with a range of unit types
- 40 unit starter housing scheme with a range of unit types
- 25 unit low rise apartment block
- 25 unit executive housing scheme
- Single Plot development

Each type of development has then been tested for viability according to its location (refer to the development zone maps below), and the existing use of the land. Three types of existing land use have been tested:

- Greenfield
- Brownfield
- Existing Residential

4.2 Commercial

• Industrial	B1b B1c B2 B8	Factory Unit
• Office	B1a	Office Building
• Food Retail	A1	Supermarket
• General Retail	A1 A2 A3 A4 A5	Roadside Retail Unit
• Hotels	C1	Care Facility
• Residential Institutions	C2	Mid Range Hotel
• Community	D1	Community Centre
• Leisure	D2	Shell Unit
• Agricultural		Farm Store
• Sui Generis		Vehicle Repairs
• Sui Generis		Vehicle Sales

Again each type of development has been tested for viability according to its location and the existing use of the land. In respect of the commercial development, the types of existing land use tested are dependent upon the use category but include greenfield to the proposed use; industrial to the proposed use; and development as existing.

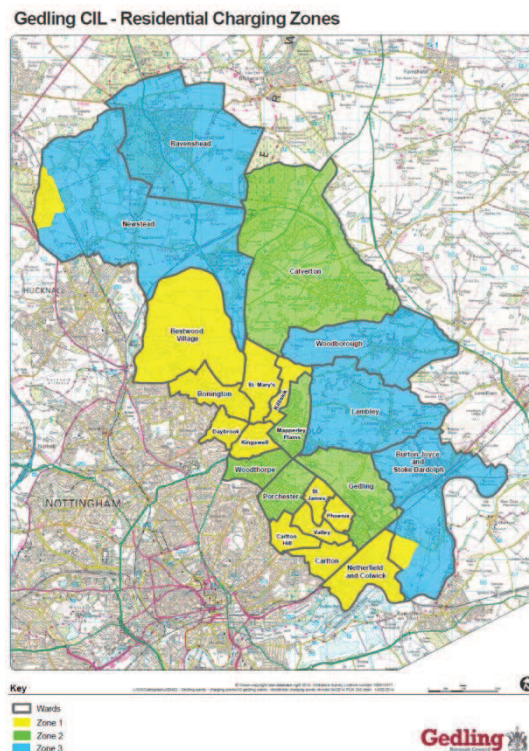
4.3 Zones

The valuation study undertaken by heb considered evidence of residential and commercial land and property values across the Borough. The valuation study concluded that any variations in the value of commercial locations in the Borough are not significant enough to warrant a differential charging zone approach to commercial CIL rates. Gedling has therefore opted not to apply different geographical value zones for commercial property. The initial appraisal identified only marginal differences between the Urban / Rural zones initially tested, and the subsequent viability tests

demonstrated that most commercial uses were unviable even before CIL imposition. More importantly, it has not been possible to identify a series of geographically “convenient” market data deals for all categories to clearly demonstrate where a zone boundary should be drawn. Any boundary would inevitably be based on an arbitrary “best guess” basis. Accordingly the valuation figures are stated for a fair area wide tone, at a level which would not threaten development overall.

With regard to residential development evidence was however gathered which indicates the presence of some geographical differentiation in levels of value throughout the Borough. The existence of sub markets therefore indicates that differential CIL rates are appropriate for the Borough. The sub markets have been collated in zones of value as described below and delineated using ward boundaries.

Three residential test zones were identified: Zone 1, which relates mainly to existing built up areas or areas of lower value associated with former mining activity; Zone 2, an intermediate zone and Zone 3 which exhibits the highest values in the more affluent, rural areas of the Borough. The zone boundaries are shown marked on the map below and discussed in greater detail in the heb Valuation Report.



It should be noted that the sub-market areas represent an overview of property values and there will be distinctions within many of the Wards.

5.0 Affordable Housing

The residential viability tests assume that there will be a requirement to provide affordable housing on each site. The Borough Council’s Supplementary Planning Document on Affordable

Housing published in 2009 indicates a requirement for a proportion of affordable housing on all new developments of 15 or more properties. The proportion is set at 10%, 20% or 30% in different parts

of the Borough. The treatment of the affordable housing in the assessment model adopts the same approach by reference to the sub market areas as defined in the residential zone map above.

The split required will generally be 70% rent (either social rent or Affordable Rent) and 30% intermediate housing, as defined in the glossary to the National Planning Policy Framework. The mix of affordable unit types has been apportioned to reflect the need for affordable family and starter homes.

It is assumed that the affordable housing will be sold by a developer to an RSL and that there would a discount of 60% from market value for the social rented accommodation and a 30% discount for the intermediate rented housing. No land value has been attributed to the plots as the development costs exceed the sales values.

For each of the assessed schemes it is assumed that no Social Housing Grant would be offered in support of the development of the affordable housing.

The table summarises the affordable housing assumptions used in the residential viabilities.

Table 1: Affordable Housing Assumptions

Affordable Housing				
Sub Market Area	Proportion %	Tenure Mix %		
		Intermediate	Social Rent	Affordable Rent
1 Low	10%	30%	20%	50%
2 Medium	20%	30%	20%	50%
3 High	30%	30%	20%	50%
% Open Market Values		70%	40%	50%

6.0 Developer Contributions

As indicated above the residual viability appraisals produce a figure which represents the amount available for CIL plus any other planning obligations and therefore have made no allowance for S.106 contributions. The level at which the CIL is set i.e. the proportion of the margin adopted can thus reflect the Borough's preference for dealing with developers contributions. A high levy will result in most of the money being collected through the CIL for identified projects whilst a lower level allows for specific top-up contributions on a case by case basis.

7.0 Model Assumptions

7.1 Density and Development Mix

Residential – Residential densities can vary significantly dependent on the house type mix and location. To avoid using generalised assumptions the model generates land values for a number of different development scenarios using plot values per house type. These plot values are derived by dividing the appropriate land value by the house type density. The plot values allow for standard open space requirements per hectare. The house type densities and development scenarios used in the model are set out below:

Apartments	70 units per hectare
2 bed house	50 units per hectare
3 bed house	40 units per hectare
4 bed house	25 units per hectare

5 bed house	20 units per hectare
Mixed Residential Development	100 units
Starter Housing	40 units
Apartment Block	25 low rise units
Executive Housing	25 units
Single Dwelling	1 unit

Commercial – For the commercial development appraisals the following development scenarios have been modelled:

Table 2: Development Scenarios

Development Type	Use Class	Sq m	Plot Ratio	Scenario
Industrial	B1b B1c B2 B8	1000	2:1	Factory Unit
Office	B1a	2000	2:1	Office Building
Food Retail	A1	3000	3:1	Supermarket
General Retail	A 1 A2 A3 A4 A5	300	1.5:1	Roadside Retail Unit
Hotels	C1	3000	2:1	Mid Range Hotel
Residential Inst	C2	4000	1.5:1	Care Facility
Community	D1	200	1.5:1	Community Centre
Leisure	D2	2500	3:1	Shell Unit
Agricultural		500	2:1	Farm shop
Sui Generis	Vehicle Repairs	300	2:1	Car Repair Garage
	Vehicle Sales	500	2:1	Car Showroom

7.2 Sales/Rental Values

As previously referred to, local agents, heb have undertaken a survey of land and property values throughout the Borough and the results of this survey are included in the heb Valuation Report. The survey looks at the following:

Residential (C3) - Land values per hectare, land values per plot, and sales values per house type. The plot approach to residential land values avoids anomalies which can be produced with density assumptions in residential developments.

Commercial - Land values per hectare, gross development values per sq metre in the following categories:

Industrial (B1b B1c B2 B8)	Hotel (C1)
Office (B1a)	Community (D1)
Food Retail (A1)	Leisure (D2)
General Retail (A1 A2 A3 A4 A5)	Agricultural
Residential Institution (C2)	Sui Generis

Commercial valuations are based on rental values and yields. The capital value is derived by multiplying the rental by the appropriate yield for the subject property. Yields for different types of property vary substantially depending on the confidence a purchaser has in the safety of the rental

income which in turn is based on the covenant strength of the occupier and the location and quality of the building.

The land and sales values have been tabulated by grouping the data gathered across the Borough into appropriate value clusters. This information has then informed the Charging Zones as discussed above. The resulting tables of both residential and commercial land values are presented below.

Table 3: Gedling Residential Values

	Value £/M ²		
	Zone 1	Zone 2	Zone 3
Apartment	1,750	1,935	2,095
2 bed	1,830	1,990	2,150
3 bed	1,830	1,990	2,150
4 bed	1,830	1,990	2,150
5 bed	1,830	1,990	2,150
	Value £/ Ha		
Land	1.27m	1.38m	1.5m

Table 4: Gedling Commercial Values

		'Market' Land Value/ha	Residual Land Value/m ²	Sales Value/ m ²
Industrial B1b B1c B2 B8		430,000	Neg	700
Office B1a		430,000	Neg	1,350
Food Retail A1		3,700,000	4,478,843	2,750
Other Retail A1 A2 A3 A4		1,500,000	2,102,016	1,700
Residential Institutions C2		430,000	Neg	1,266
Hotels C1		865,000	Neg	2,500
Institutional & Community		430,000	Neg	1,077
Leisure D2		600,000	67,245	1,350
Agricultural		15,000	N/A	323
Sui Generis	Vehicle	430,000	Neg	700
	Vehicle Sales	850,000	Neg	1100

7.3 Construction Costs

The CIL evidence base includes a bespoke construction cost survey provided by Gleeds Cost Consultants. The survey uses information gathered from the Company's nationwide database specifically relevant to the Borough. Base date for the costs is the 2nd Quarter 2012.

All costs are based on new build on a cleared site and include an allowance for external works, drainage, servicing, preliminaries and contractor's overheads and profit.

Demolition, abnormal costs and off site works are excluded. Viability assessment is generic test and it would be unrealistic to make assumptions around average abnormal costs. It is considered better

to bear the potential for unknown costs in mind when setting CIL rates and not fix rates at the absolute margins of viability.

The summary table of costs from the survey report is provided overleaf.

Table 5: Gedling Development Costs

Development Type	Construction Cost £/M ²		
	Min	Max	Median
Standard Residential (Mass housebuilder, mid range 2-5 bed hse)	690	1,062	870
Residential, 2-5 bed code 4	800	1,075	970
Low Rise Apartments	840	1,242	1,020
Low Rise Apartments, code 4	835	1,240	1,165
Care Homes	900	1,265	1,145
General Retail, shell finish	720	1,030	890
Food Retail Supermarket, shell finish	450	830	740
Hotels 2,000m ² , 3 star inc. fixtures & fittings	1,610	1,850	1,700
Industrial, Offices, Cat A fit-out*	920	1,370	1,125
Industrial, general shell finish	410	743	480
Institutional, Community D7(museums, libraries, public halls, conference)	1,460	2,590	1,950
Leisure D5 (shell only)**	820	1,040	900
Agricultural shells	180	775	452
Sui Generis			
Vehicle Repairs	805	945	880
Vehicle Showrooms	1,080	1,260	1,210

* Industrial /Offices, Cat A are based on speculative office development of a cost effective design

** Leisure D5 development is based on shell buildings and excludes tenant fit-out.

7.4 Other Assumptions

	Residential	Commercial	
Professional fees	8%	8%	Construction Cost
Legal fees	0.5%	0.5%	GDV
Statutory fees	1.1%	0.6%	Construction Cost
Sales/marketing costs	2.0%	1.0%	Value of market units
Contingencies	5.0%	5.0%	Construction Cost
Interest	6.0%	6.0%	12mths
Arrangement fee	1.0%	1.0%	Cost
Development profit	20%	17.5%	GDV
Construction	12mths	12mths	
Sales Void	6mths	3mths	

7.5 Developer's Profit

Developer's profit is generally a fixed percentage return on gross development value or return on the costs of development to reflect the developer's risk. In current market conditions and based on the minimum lending conditions of the financial institutions, a 20% return on GDV is used for the residential viability appraisals to reflect speculative risk. A 17.5% return is applied to the commercial development in recognition that most development will be pre-let or pre-sold attracting a reduced level of risk.

7.6 Planning Obligation Contributions & Planning Policy Impacts

CIL once adopted represents the first slice of tax on development. In Gedling it is proposed to use CIL for specific large infrastructure items and use Section 106 for local site specific contributions. The CIL Guidance 2013 indicates that, in the event that an authority does not intend to replace planning obligation contributions completely with CIL, then the charging authority should demonstrate that the development plan is deliverable by funding infrastructure through a mix of CIL and planning obligation contributions.

The planning obligation contributions from 2006 to 2013 have been analysed and this demonstrates that where planning obligations have been charged an average of £2,700 per dwelling has been charged for residential development. Only one charge is shown for commercial development in this period on a retail unit at a rate of £32 per sq m. It is likely that CIL will replace part of the funding requirement in future. A view has therefore been taken that flat rate figures of £1,500 per dwelling and £20 per sq m for commercial should be adopted in the appraisals to safeguard the viability position of future development.

The plan has been reviewed by Gedling and it is considered that there are no other planning policy cost impacts that need to be factored into appraisal beyond the affordable housing assumptions set out earlier in this document.

8.0 Appraisal Results

The appraisal results reflect current market conditions and will need to be kept under review by the Council so that any future improvements in the market can be fed through to make positive adjustments in the CIL Levy.

The results of the viability testing for both residential and commercial development are summarised in the tables on the following pages. The individual residual appraisals which underpin these tables form part of the CIL Documents Evidence Base and can be downloaded by going to CIL Section of the Gedling Borough website.

Each category of development produces a greenfield and brownfield result in each test area. These results reflect the benchmark land value scenarios. The first result assumes greenfield development which generally reflects the highest uplift in value from current use and will therefore produce the highest potential CIL rate. The second result assumes that the development will emerge from low value brownfield land. As explained in the land value assumptions section above, the market comparable results are provided as a sense check. They rely on a full allowance for land value that is not necessarily reflective of a reasonable return to the landowner that acknowledges the policy impacts and the reasonable developer contribution assumptions of the local authority.

It should be acknowledged that the CIL rates that have emerged from the study are the maximum potential rates, based on optimum development conditions. The viability tests are necessarily generic and do not factor in site abnormal costs that may be encountered on many development sites. The tests produce maximum contributions for infrastructure and therefore the final CIL charges adopted may need to allow for additional unforeseen costs and site specific abnormal costs.

8.1 Residential

The ability of residential schemes to provide CIL contributions varies markedly depending on the type of development, the geographical location and existing use of the site. The results are

illustrated based on the Council's affordable housing targets of 10%, 20% and 30% for Zones 1, 2 and 3 respectively. It should be noted that the apartment block results negatively skew the overall median rate as they present a considerably less viable position when compared with the other development scenarios. The relative importance of this type of development to the Borough has therefore been taken into account when setting the charge rates.

Table 6: Residential Viability Test Results

Charging Zone /Base Land Value Category	£/m ²					
	Mixed Residential	Starter Housing	Apartment Block	Executive Housing	Single Dwelling	Average Rate
Zone 1						
Greenfield	£91	£39	-£227	£120	£126	£30
Industrial	£14	-£34	-£265	£39	£50	-£39
Market Comparable	-£168	-£205	-£361	-£152	-£131	-£203
Zone 2						
Greenfield	£137	£88	-£135	£163	£174	£85
Brownfield	£58	£16	-£174	£82	£95	£15
Market Comparable	-£94	-£124	-£255	-£79	-£73	-£125
Zone 3						
Greenfield	£194	£152	-£40	£218	£231	£151
Brownfield	£115	£80	-£79	£137	£152	£81
Market Comparable	-£11	-£36	-£147	£8	£27	-£32

8.2 Commercial

Table 7: Commercial Viability Test Results

Development Type & Base Land Value Category	£/m ²
Industrial B1b B1c B2 B8	
Greenfield	-£65
Brownfield	-£110
Market Comparable	-£110
Office Use B1a	
Greenfield	-£479
Brownfield	-£517
Market Comparable	-£517
Food Retail A1	
Greenfield	£571
Brownfield	£501
Market Comparable	£78
General Retail A1 A2 A3 A4 A5	
Greenfield	£130
Brownfield	£96
Market Comparable	£58
Residential Institution C2	
Greenfield	-£551
Brownfield	-£581
Market Comparable	-£581

Development Type and Base Land Value Category	£/m ²
Hotel C1	
Greenfield	£430
Brownfield	£469
Market Comparable	-£511
Community D1	
Greenfield	-£1488
Brownfield	-£1522
Market Comparable	-£1522
Leisure D2	
Greenfield	-£92
Brownfield	-£163
Market Comparable	-£192
Agricultural	
Greenfield/Agricultural	-£288
Sui Generis	
Vehicle Repairs	-£727
Vehicle Sales	-£580

As indicated above, in the majority of cases the commercial development appraisals generated negative residual values; the only exceptions being the retail scenarios. Food Retail in both the urban and rural zones of the Borough produces positive residuals for all land uses whereas general retail is only viable in the urban locations.

8.3 Site Specific Testing

The legislation (Section 211 (7A) as inserted by the Localism Act 2011) requires that a charging authority uses 'appropriate available evidence' to inform their draft charging schedule. The above viability tests have drawn on such evidence however the recent guidance also recognises the need to focus on strategic sites on which the relevant plan relies and also sites where the impact of the levy on economic viability is likely to be most significant.

Whilst a wide range of site types has already been tested using greenfield and brownfield scenarios; in order to comply with the guidance and in response to comments raised at consultation, a viability modelling exercise has been undertaken on two strategic sites in the Borough. These viability assessments seek to test the impact of the proposed rates on the delivery of two key housing sites in the Core Strategy. The appraisals are included at [Appendix 3](#).

The sites are:

Zone 2 Medium Value Gedling Colliery (600 units)

The delivery of the Gedling Colliery site has been a long term development aspiration for the Borough Council. A Highways Authority requirement to provide an access road to service the development has delayed the site coming forward due to the significant costs involved.

Zone 3 High Value Top Wighay Farm (1,000 units)

Top Wighay Farm is a significant strategic site for the Borough and it is anticipated that an application will be granted permission before April 2015. However, should permission be delayed and the site become liable for CIL, it is important to test for any changes in the viability position and hence the ability to deliver.

These sites are larger than those sampled in the original appraisal work. Viability calculations have been undertaken taking into account planning obligations determined relevant to each site for the preparation of Core Strategy evidence. The affordable tenure mix has been changed to aid deliverability thus reflecting the specific nature of the sites i.e. high Section 106 costs compared with those expected /sought at non strategic sites. However the affordable housing percentages have been maintained at 20% and 30% respectively.

The results are set out in the table below.

Table 8: Site Specific Appraisal Results

SITE		£	Viability position
Gedling Colliery			£8,014
S106	Primary Education	3,500,000	
	Secondary Education	1,689,000	
	Health	570,000	
	CIL	45/ sq m	
Top Wighay Farm			£386,113
S106	Primary Education	3,500,000	
	Secondary Education	2,816,000	
	Health	950,000	
	Transport	8,750,000	
	CIL	70/ sq m	

9.0 Conclusions in respect of CIL Rates

9.1 Rationale

As the weight of CIL examination evidence has built up it has become widely accepted that CIL rates do not necessarily have to be determined solely by viability, rather that they should be consistent with and not contrary to this evidence.

The Regulations require that authorities are required to strike ‘an appropriate balance’ between the need to raise revenue to fund infrastructure delivery to enable sustainable development and the economic viability of development.

In light of this the following issues have been taken into account in setting the CIL rates. Viability testing cannot take into account exceptional circumstances and there will always be examples of sites within a zone which throw up residual values contrary to the model results. Hence it is inevitable that there will be some developments which may not come forward as a result of a charge. This in itself does not mean that a charge is unreasonable or will hinder development in a particular zone.

Prior to establishing the margin available for CIL and Section 106 payments, an allowance has been made for affordable housing contributions. The allowance varies dependent on the zone but is intended to allay concerns that a CIL levy would remove the ability of development to support affordable housing.

CIL charges are not set at the maximum level indicated by the viability assessments. This leaves a margin to allow for market fluctuations and site specific viability issues.

Finally and most significantly, the threshold land value calculation provides for the landowner to receive a realistic proportion of any uplift in value due the change of use. This is considered a pro-development stance as the residual values produced are felt to be more reflective of market conditions. Residual land values which are based on existing use value plus a proportion of hope value will produce better viability margins but leave landlords with little room for negotiation or indeed incentive to dispose of their land.

Residential

As with all zones, the viability appraisals indicate greenfield to residential is the most viable form of development in Zone 1. However little development is expected to come forward on greenfield land in this zone and therefore a charge in Zone 1 could hinder developments on vacant brownfield sites or residential sites. A zero charge is therefore recommended in Zone 1.

Zones 2 and 3 show more positive viability results. For Zone 2 the maximum CIL chargeable is £174 per square metre for a single dwelling. However a more typical development scenario is likely to be a mixed residential development on greenfield land which illustrates a maximum CIL charge of £137 per square metre. For Zone 3, the highest value zone, these figures are £231 per square metre and £194 per square metre respectively.

At the PDCS stage a proposed rate of £55 per square metre for Zone 2 was put forward as providing a reasonable buffer compared with the maximum rates. All housing scenarios on greenfield land produce results above the suggested CIL charges except for the apartment block type. A similar position is found in Zone 3 where a rate of £95 was suggested with maximum rates for greenfield development again in excess of this for all development types except apartments.

The DCS was first consulted on in Autumn 2013 and following consultation and the site specific testing it was considered that a reduction in the proposed rates to provide a greater viability buffer would help to safeguard the economic position of the Borough and encourage identified strategic sites to come forward. It was therefore proposed to reduce the Residential CIL levels to £45 per square metre for Zone 2 and £70 per square metre for Zone 3.

Since this time the Aligned Core Strategy has been presented for public examination where the deliverability of the Borough's strategic housing sites came under close scrutiny. If CIL is to be introduced it is clear infrastructure will need to be delivered through a combination of Section 106 and CIL. If too much burden is placed on delivery via CIL in the early years there is a danger sites will not come forward. This, alongside realistic drafting of the Regulation 123 list, will provide a clear strategic infrastructure delivery strategy which does not threaten new development in the Borough.

Given this background it was deemed prudent to review the viabilities to reflect both the changes in the market since they were first undertaken and the latest evidence in respect of the costs of bringing forward the strategic sites. The updated evidence supports the rates put forward in 2013 and they remain at Zone 1 £0/sq m; Zone 2 £45/sq m and Zone 3 £70/sq m.

Commercial

As illustrated above the viability model results indicate that the potential for commercial schemes to generate positive residual values in the current market is extremely limited. The only exception is retail development which is discussed in more detail below.

Food Retail – in contrast to all other types of commercial development, food retail generates high positive residual values in both the Urban and Rural Zones. The question is whether it would be within the CIL Regulations to make a differentiation between General Retail and Food Retail for charging purposes. Most authorities who have put forward differing retail rates have sought to use size as the defining factor between uses. Regulation 13 of the 2010 Regulations states that a charging authority may set differential rates for different zones and for different uses, but makes no mention of different rates being set for different sizes of development. Any cut off point in terms of the step up to a higher rate will often be quite arbitrary. Whilst there seems to be agreement that there is a difference in viability between supermarkets and other retail uses, translating this into a difference in use via the Regulations is the issue. A number of charging schedules have already been adopted with differential retail rates in them, but a challenge by Sainsbury's to the Poole DCS highlights the contentious nature of this issue. Amendments to the Regulations are required to clarify this point and to prevent potential ultra vires claims when, for instance, a supermarket is asked to pay a higher levy. Given the uncertainty of the situation it is proposed that no specific levy is charged for food retail and that a single retail levy therefore applies as discussed below. This decision will be kept under review pending any changes to the Regulations.

General Retail – this category generates positive residual land values for all existing use benchmark schemes in the Urban Zone and neutral or negative residual values in the Rural Zone. A charge of £60 has therefore been suggested for the Urban Zone with a £0 charge in the Rural Zone. Whilst it is noted the £60 charge would be at the maximum for existing retail development, it is considered that new development coming forward in the Urban Zone is most likely to involve a change of use or be contained on an existing site where credit will be given for existing space and hence no charge would be levied.

9.2 Suggested CIL Rates

A summary of suggested CIL rates is provided in the table below. As discussed above, the rates build in a substantial discount from the maximum rates chargeable for each use/ zone.

Table 9: Suggested CIL Rates for Gedling

Development Type			
Residential	Zone 1	Zone 2	Zone 3
	£0/m ²	£45/m ²	£70/m ²
Commercial	Borough wide		
Retail A1, A2, A3, A4, A5	£60/m ²		
All other uses	£0/m ²		

Appendix 1

Land Valuation Study Heb Chartered Surveyors

COMMUNITY INFRASTRUCTURE LEVY

LAND & VALUE APPRAISAL STUDY

**SUPPLEMENTARY REPORT
2014 UPDATE**

**FOR AND ON BEHALF OF
GEDLING BOROUGH COUNCIL**



REPORT PREPARED BY
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**Royal Institution of Chartered Surveyors
Registered Valuers**

15 April 2014

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TERMS OF REFERENCE

This report should be read in conjunction with our initial Land Value Appraisal Study dated 15 June 2012, and our Land Value Appraisal Study, Supplementary Report, dated 7th February 2013

This report acts as an update to the previous reports, with regard to the time elapsed since the initial study was produced. We are specifically instructed to update our opinion of land and property sales values, with reference to changes in the market since 2012.

This report contains appropriate additional comment and evidence, and should be read in conjunction with the previous related documents.

Previous relevant market evidence has been re-produced herewith for ease of reference, along with new market evidence, available since the previous report.

We have consulted again with developers, house builders and agents active in the local market to establish new market data, stakeholder sentiment and any changes therein since the previous reports. Consultees have included the the majority of house builders currently or recently active in the Borough including: Ian Jowitt of **Willmark Homes** (Regency Heights and Chartwell Grange, Mapperley); John Fletcher of **Langridge Homes** (two sites in Calverton); John Hickman at **Morris Homes** (Newstead Grange); Gareth Hankin of **Persimmon Homes** (Jasmine Gardens, Newstead Rd) and **Charles Church** (Manderlay, Mapperley); Andrew Galloway (Land and Planning specialist, **Savills**); David Stutting at **Taylor Wimpey** (Mapperley and Calverton); Tom Roberts at **Barratt Homes** (Highlands development, Arnold); Paul Robinson at **Strata Homes**, Simon Maddison at **Bellway Homes** (The Point, Arnold); Gareth Staff at **Redrow Homes** and previously at **David Wilson Homes** (Papplewick Green, Hucknall), Dale Fixter at **City Estates** and **Northern Trust** (both major land holders in the Borough).

We are grateful to all consultees for their time and engagement.

For simplicity we have only published additional commentary and data for those charging categories where it is proposed that a CIL charge will be imposed, once viability testing has demonstrated an appropriate margin for CIL exists without unduly threatening development within that category.

This report does not contain further evidence or comment for those property categories where a CIL charge is *not* proposed however the evidence obtained during the assessment process for those categories remains available on our files for discussion, if required.

It should also be noted that the evidence listed within this report is not *exhaustive*. Further evidence is held on file however for the sake of brevity and simplicity we have published herein what we consider to be most relevant and appropriate evidence with regards to demonstrating that suitable value assessments were made during the viability testing process.

CHARGEABLE DEVELOPMENT CATEGORIES

1) Residential (C3-Houses and Apartments)

Establishing Value Zones.

In establishing our proposed charging zones an initial survey of house prices per sq m was carried out throughout the Borough using new house sales as this is relevant to CIL, as opposed to second hand stock. We used the existing ward boundaries as these are well established and easy to administer. Whilst evidence was not available in each ward we used our local knowledge to group similar wards together. When quoting prices were used we made a discount to reflect the likely achieved price, in most cases the sales offices would verify this as being appropriate.

Once this data was analysed, noticeable groupings of similar value levels were identifiable to produce our initial 3 test zone areas. The validity of these zones and boundaries was further verified through analysis of average house price data from the Land Registry during the period 01/01/2011 – 31/12/2011. The data was filtered into wards and when ascribed to a ward based map similar value zones were confirmed, which broadly matched our initial tests.

We do not consider any changes necessary to these Zones since they were initially adopted. Any changes in market conditions that have occurred since 2012 can be applied “pro-rata” across all zones, meaning that zone boundaries will remain valid.

Land registry average house price data for the Gedling area extends to some 1500 transactions, and a summary of the data is attached at Appendix 3.

General sentiment from consultees was that the zones as outlined provide a generally fair representation of Gedling sub-markets.

Although average house prices by area provide a robust indication of area value groupings, we do not rely upon this information when assessing ‘as built’ rates per sq m. New build property generally commands a premium over and above average prices. Furthermore average price data tables do not provide any indication of the quality or condition of sample property, nor size/ value specified in terms of “per sq m”. New build valuation methodology is outlined later in this report.

SECTOR SPECIFIC VALUATION COMMENTARY

Base Land Values

1) Residential C3 (houses and apartments)

When assessing an appropriate tone for residential development land values, our starting point was to carry out a residual land appraisal whereby a typical development scenario was appraised. In simplified terms this was achieved by assessing the 'end' property value (total projected value of sales), then deducting from this figure the cost of construction, including professional fees, finance and other standard costs of development.

The resultant figure is the maximum price which may be available for land acquisition, which in turn determines likely aspirational market values.

As a starting point for viability testing, this residual appraisal was carried out *without* deduction for Affordable Housing, Section 106 contributions or any other Local Authority policy based contributions, to give an indication of the theoretical 'maximum' possible land value which could be appropriate in the study area, before any impact of planning policy.

The residual approach is more thoroughly outlined within the 'Development Equation' section of the CIL Viability Testing report.

Once the residual land value figure has been calculated it is assessed along with other sources of land value information. Qualified property valuers' reasoned assumptions and judgement is applied to the market information that is available to produce a second, "sense checked" land value which is both fair and realistic in current market conditions and not simply academic exercise to produce a theoretical land value which may not bear scrutiny when compared against current market activity.

This pragmatic approach balances the reasonable expectation of land owners' return with the contributions expected by a Local Authority for infrastructure needs generated by new development, as advocated by the National Planning Policy Framework.

We believe this approach better reflects the realities of the property market and is therefore compliant with the best practice guidance in 'Viability Testing Local Plans' (LHDG 2012) and "Financial Viability in Planning" RICS 2012.

In this respect we have provided two land values – the residuals and separate figures which states our opinion as RICS Registered Valuers of a realistic land value from the market comparison approach.

A summary of both figures is at Appendix 5.

This methodology is replicated for all property use types, with a “minimum” land value (typically based on market value figure) adopted for uses where the residual suggests a negative value or one below market value. It is a fact of real market activity that sites are purchased when a residual may suggest a negative value. Buyers often “over-pay” for a variety of reasons – the market does not function perfectly with the benefit of perfect information, developers may be optimistic in a rising market, or special purchaser / ransom situations. A specific development type may show a negative residual value, but the fact of competition from other possible uses will ensure a minimum level is achieved.

Furthermore, a self-builder will not need to demonstrate a developer’s profit. Accordingly market evidence can on occasion suggest a figure above residual levels, which is sensible and pragmatic to adopt.

The value data contained within this report has been adopted in the NCS Viability Study for the location, and thereafter subjected to “Benchmarking” to establish a minimum allowance for land that represents a “reasonable return for the landowner”, as required by the NPPF.

In greenfield development scenarios, this is quite straightforward in that the benchmark is established by considering the existing ‘greenfield’ use value – generally taken to be agricultural land value.

The benchmark for brownfield land is more complex. It assumes that land has some form of established use and therefore value (which will be much higher than an undeveloped greenfield plot). The range of established brownfield land values is obviously quite wide dependent on location and use. However for the purpose of viability appraisal it must be assumed that the land has a low value or redundant use that makes it available for alternative use. Industrial land value is therefore generally used as a relatively low value use that might be brought forward for more lucrative alternative development (often residential use).

Where a residual appraisal demonstrates negative or marginal land values (usually due to low market sale values), it is accepted that all land must have a basic value and a reasonable base value will be allocated by the valuer. This may often be the market value of the land based on comparable evidence.

In this respect we can confirm that our residential *residual* land value figures for the study area are calculated at:-

Zone 1	Zone 2	Zone 3
£1,128,595	£1,509,813	£1,891,031

Other sources of land value information included published data tables, for example the **Valuation Office Agency Property Market Report 2011** (latest available version) which confirms traded land values within the Nottingham area averaging £1.2M per hectare.

The July 2010 **HCA Residential Building Land Report** data tables (most recent version) confirm a range for the Nottingham area of between £1.2M to £1.4M per hectare, dropping to £600,000 to £710,000 for the Mansfield area.

Our own market research identified the following land transactions:-

• Valley Road, Carlton	0.05 hectares	£ 600,000 p/hectare
• Deep Furrow Avenue, Carlton	0.09 hectares	£1,888,889 p/hectare
• Stokes Lane, Gedling	0.07 hectares	£1,728,571 p/hectare
• Main Street, Lowdham	0.01 hectares	£1,420,000 p/hectare
• Knights Close, Top Valley	0.23 hectares	£ 652,174 p/hectare

General comment from Consultees (listed in Terms of Reference) was that residential land values in Gedling have a range in the region of **£1.2M to £1.5M** per hectare as a fair “tone” depending on location specifics- this could potentially drop as low as £620,000 per hectare in less sought-after locations.

General sentiment confirmed that the land values adopted for each charging zone were reasonable and fair. Bellway were able to confirm a value of **£1.236m** Ha paid in 2010 for a strategic site in Arnold, and c. **£1m** Ha for 5 hectares at Broomhill Farm Hucknall (Zone 1 border) in 2012. HEB have recently agreed terms for the sale of a 7 acre site in nearby Beeston at c. **£1.4m** Ha. Taylor Wimpey confirmed a purchase price of c. **£910,000** per Ha in 2013 (net, including affordable housing allowance) for an 8 acre site in Calverton and also c. **£1.9m** Ha for Lime Tree Gardens in Mapperley (10 acres net)

A common comment from Consultees was that although recent market improvement has shown an increase in house sales prices, this has not yet translated to noticeable increases in land values.

When considering the above factors we believe that our resultant adopted “market” land values are a fair and appropriate tone for the Borough as a whole and the proposed value zones in current market conditions.

New Build Residential Values per sq m

The Community Infrastructure Levy is applied to proposed and future *new build* housing within the Borough.

It therefore follows that the methodology used to determine the CIL rates is applied to real evidence collated from the existing new homes market wherever possible. An extensive survey of this market was conducted within the Borough.

Wherever possible we have attempted to favour ‘new build’ evidence since this generally attracts a premium over and above existing stock, and more particularly Land Registry house price average figures where the results may be skewed by an unknown condition and where no reference is available to the type and size of the constituent properties.

Generally, new home developments are predominantly built by larger volume developers and tend to offer relatively uniform size style and specification across any geographical area. It also follows that the majority of proposed developments that will attract CIL will constitute similar construction and styles.

We were unable to identify what we would consider to be sufficient fine-grained market data to break values down further to provide specific differentials depending on bedroom number per dwelling. Any adjustment would have inevitable been based on an arbitrary judgment. Our revised reported figures therefore simply reflects an appropriate tone for “apartments” and “houses” .

Market research was therefore focused on the above criteria by identifying new home developments where possible in the Borough or surrounding comparable locations, that were under construction or recently completed. Data for individual house types on these developments was analysed and sale prices achieved obtained from house builders or Land Registry Data.

Additional supporting information was gathered on each development using asking prices with a reduction made according to negotiated discounts as provided by the developer, local estate agents, contacts and professional judgement / assessment of the results. Where new home data was found lacking, nearly new transactions and asking prices were analysed and adapted.

During our recent discussions with the house builder consultees active in Gedling (as listed in Terms of reference) it was typically suggested that new build values of between **£170 to £185 to £210** per sq ft (**£1830 - £1991 - £2261 per sq m**) could be considered appropriate and fair tones across the zones, dependant on location specifics and house type.

For ease of reference, the figures adopted at the time of our *previous* report were as follows:-

	Apartment	2 bed	3 bed	4 bed	5 bed
Zone 1	1700	1750	1750	1800	1800
Zone 2	1850	1900	1900	1950	1950
Zone 3	2000	2050	2050	2100	2100

(£/sq m, 2012 HEB Report figures.)

By way of a “sense check”, we have established that there has been an increase in house prices in the East Midlands region of **6.72 %**, from the 2012 report to Q1 2014 (Source: Nationwide House Price Index).

If this multiplier is applied to the 2012 reported figures, then the following revised figures *could* be seen as appropriate and justifiable:-

	Apartment	2 bed	3 bed	4 bed	5 bed
Zone 1	1814	1868	1868	1921	1921
Zone 2	1974	2028	2028	2081	2081
Zone 3	2134	2188	2188	2241	2241

(£/sq m, after HP Index applied at 6.72%)

Notwithstanding these figures, we have taken a more pragmatic and conservative approach with our adopted values.

From our own market knowledge we are aware that the House Price Index for the East Midlands as a *whole* may be slightly misleading, and will be influenced by proportionately higher increases in more sought-after areas than Gedling.

We do not doubt that there *has* been improvement in the Gedling area, a sentiment generally echoed by house builder consultees.

A combination of restricted supply combined with the effects of the “Help to Buy” policy, ongoing low interest rates and general improvement in the economy has translated to a marked increase in market activity.

A common comment from consultees however was that the recent improvement in market activity has translated into an increase in viewings and sales, but not necessarily *large* increases in sales values yet. More typically incentives and quoting price reductions have fallen. For this reason we have not increased our adopted values to the same extent as the house price index would allow.

A summary of previous and new evidence considered is appended at Appendix 2, with our updated indicative sales values at Appendix 5.

2) Food Retail (Supermarkets) and General Retail (A1, A2, A3, A4 & A5)

Our initial report made a separate assessment of Food Retail (supermarket) use, as distinguished from other retail categories. Gedling Borough has elected to simplify their charging schedule by applying a single retail rate, across a single commercial zone.

Accordingly the Gedling charging rate is one which reflects all retail categories (without unduly threatening development).

Although a single retail category has been adopted, our methodology includes an appraisal of both food retail use (supermarket) and general retail, to provide a likely “maximum – minimum” range for the category.

We have identified and appended some more recent market evidence, however we do not consider there to have been changes of significance since the 2012 report (across *all* commercial categories). Our recommended indicative Commercial, remain largely unchanged since the previous report.

The general retail assessment was based on a roadside/neighbourhood centre style development which we consider to be the most likely form of retail development to come forward within the Borough. ‘High Street’ retail is well established within the Borough and unlikely to see entirely new development in future since High Street areas are seldom developed from new. In the event of High Street redevelopment occurring, the existing floor area would be deducted from any CIL contribution and accordingly CIL impact minimised.

Where possible we have focused on transactional evidence from within Gedling Borough, or close by. Notwithstanding this, some evidence has been assessed from other locations. This is justifiable under the ‘appropriate available evidence’ guidance.

In the case of food store retail, value is primarily driven by the availability of an appropriate planning consent, which in turn triggers a competitive bidding situation. This combined with a 'uniform' product retailing at similar rates across any given region has a 'levelling' effect which produces similar values on a region wide basis and to some extent nationwide basis. Similarly, a likely tenant for roadside retail/neighbourhood centres will typically operate a standard acquisition value policy, where a relatively uniform rate is offered as a maximum rent/price payable irrespective of precise location specifics (as long as minimum demographic and traffic / footfall requirements are met)

Our most relevant comparable evidence is listed at Appendix 4, although we would again state that this is not an exhaustive list of the evidence obtained. Further evidence is held on file.

The retail evidence attached shows an appropriate value range for Gedling Borough, but also demonstrates similar value trends being appropriate regionally and nationally.

Our adopted test values for retail use are considered conservative, being towards the lower end of the spectrum.

NOTE: For reasons of pragmatism, Gedling have decided not to apply different geographical value zones for commercial property. The initial appraisal identified only marginal differences between the Urban / Rural zones initially tested, and the subsequent viability tests demonstrated that most commercial uses were unviable even before CIL imposition.

More importantly, it has not been possible to identify a series of geographically "convenient" market data deals for all categories to clearly demonstrate where a zone boundary should be drawn.

Accordingly our valuation figure is stated for a fair area wide tone, at a level which would not threaten development overall.

CONCLUSIONS

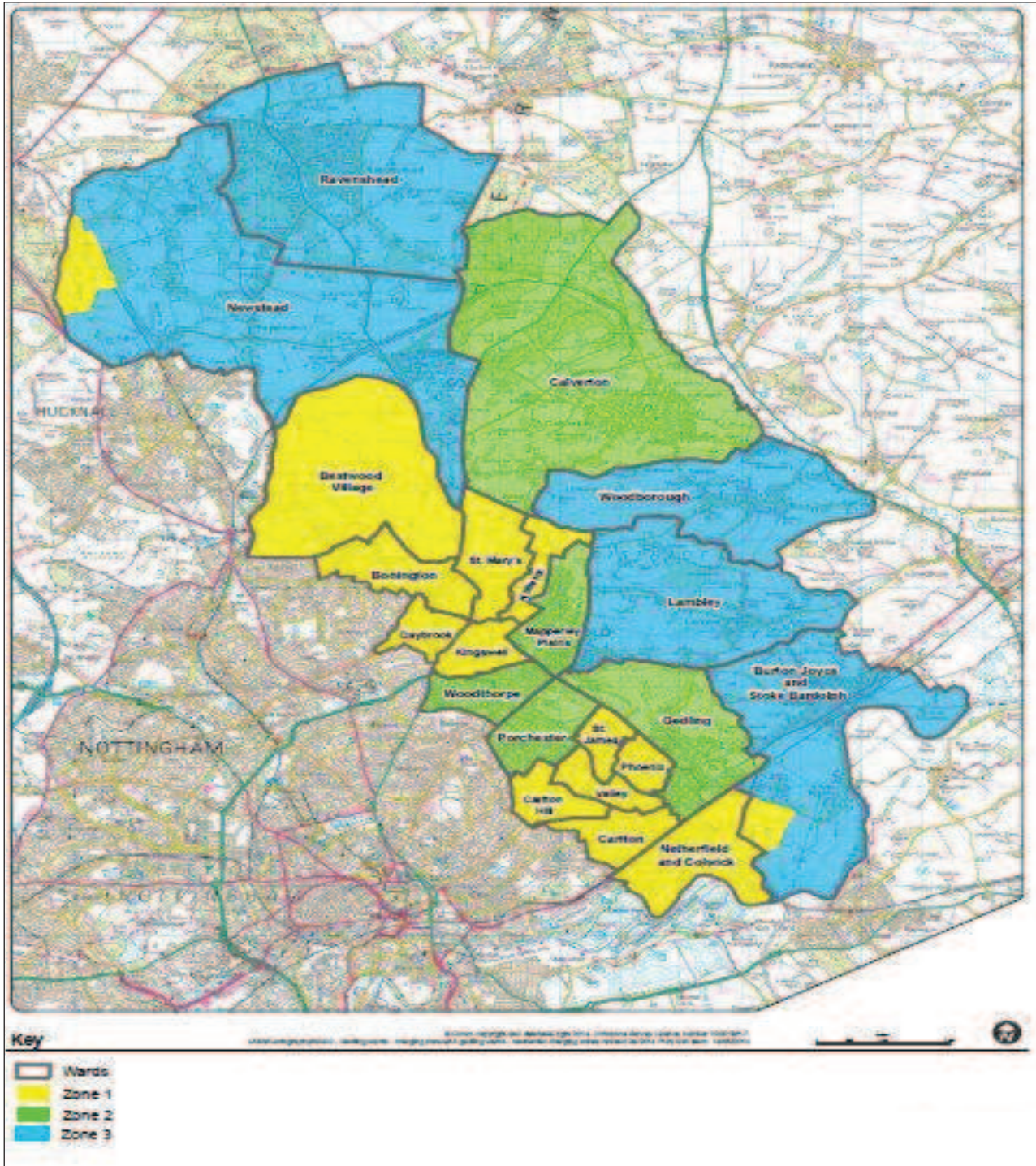
- 1) Having reviewed and updated the market evidence and stakeholder engagement, we remain confident that the Property Value Evidence Base complies with, and in our opinion *exceeds* what is reasonably required under the 'appropriate available evidence' CIL guidance definition.
- 2) We consider the values reported herein to be a fair assessment of market value which realistically reflects current indicative "tone" values in each of the development categories.
- 3) Value information provided within this report comprises what we consider to be the most pertinent evidence and Consultee 'sentiment'. It is not exhaustive, and additional evidence is held on file for both the chargeable and non-chargeable development categories. All additional evidence can be made available for inspection and will also be available for discussion if required at Public Examination.
- 4) Having revisited the proposed charging zone boundaries we can confirm that the boundaries (at Appendix 1) are fair, justifiable and robust.
- 5) heb Chartered Surveyors are RICS Registered Valuers, based locally and with extensive experience in providing agency and valuation services in and around the Gedling Borough area.

Yours faithfully



heb Chartered Surveyors

APPENDIX 1 CHARGING ZONE MAP RESIDENTIAL



APPENDIX 2

RESIDENTIAL SALES EVIDENCE

ADDITIONAL 2014 EVIDENCE

Property / Development	Developer	Value Information	Notes
Papplewick Green, Hucknall	David Wilson Homes	Consultee confirms figures of approximately £1,830 per sq m currently achieved on site as a general 'tone'	Location borders study area, comparable to zone 1.
The Point, Arnold	Bellway Homes	Developer has confirmed 28 private sales this year, with typical sales prices ranging from £1,780 per sq m to £2,153 per sq m . Generally in this location they would anticipate sales rates of £180 to £190 per sq ft , say £1,940 to £2,045 per sq m . In 2013, 2 bed flats achieved approximately £1,950 to £2,070 per sq m , 3 bed starter homes ranged from £1,860 per sq m with 4 bed detached houses achieving approximately £1,800 to £1,900 per sq m .	Zone 1 location.
Park Mews, Mapperley	Bellway Homes	The Consultee has also confirmed that the (now completed) mews development in Mapperley (zone 2/3) generally achieved £2,115 per sq m for flats, £2,100 to £2,300 per sq m for 3 bed starter homes & £1,870 to £1,950 per sq m for 4 bed detached homes.	Zone 2 (bordering zone 3)
Highlands, Arnold	Barratt Homes	Barratt have confirmed indicative sales values ranging from £172 to £200 per sq ft (£1,852 to £2,105 per sq m) .	Zone 1. Barratt also have a development at Wigwam Lane, Hucknall with our experience similar values – perhaps say 5% less.
The Brambles	Taylor Wimpey	Developer has confirmed 2 bed flats / maisonettes achieving £1,960 per sq m , with houses achieving say £1,750 to £2,196 per sq m .	Zone 2
Lime Tree Gardens, Mapperley	Taylor Wimpey	Developer has confirmed extremely buoyant sales with values generally between £1,830 to £2,261 per sq m . Recent indicative sales have been at £1,991 per sq m & £2,153 per sq m for 3 bed end terrace, £2,002 for 5 bed detached & £2,271 per sq m for 4 bed detached.	Zone 2 / 3 borders.

Jasmin Gardens, Newstead Road, Annesley	Persimmon Homes	Developer confirms sales general market improvement with discounts producing but sales still sluggish. Generally achieving sales figures in the region of £1,830 per sq m .	Study area borders, equivalent zone 1.
Manderley, Mapperley	Charles Church	Developer confirms sales currently achieving approximately £1,905 per sq m for houses & £1,787 for apartments.	Zone 2 / 3 borders.
Chartwell Grange, Mapperley	Willmark Homes	Developer has confirmed from July 2013 to April 2014 range from between £1,700 per sq m to £2,222 per sq m .	Zone 3 (bordering zone 2)
Regency Heights, Mapperley	Willmark Homes	Developer confirms Mapperley sales at Regency Heights from Sept 2012 to April 2014 range from between £1,700 per sq m to £2,227 per sq m .	Zone 3 (bordering zone 2)
Newstead Grange, Annesley	Morris Homes	Developer confirmed that generally £1,830 per sq m to £1,884 per sq m achievable, in some instances dropping as low as £1,615 per sq m .	Outside study area on borders. Zone 1 equivalent.
Longue Drive, Calverton	Langridge Homes	Developer confirms generally achieving £1,884 per sq m to £1,937 per sq m .	Zone 2

Individual Properties	Type	£ Per sq m	Notes
(ALL NEW BUILD OR MODERN)			
Carrington Gate, Sherwood	2 bed town house	£1,915	Zone 1 border, assumed sale price allowing 5% deduction from quoting
Rolleston Drive, Arnold	3 bed semi	£1,943	Zone 1
Sandfield Road, Woodthorpe / Arnold border		£2,590	Zone 1, assumed 5% discount
Gedling Road, Arnold	4 bed detached	£1,781	Zone 1, sold STC – quoting price
Gedling Road, Arnold	4 bed detached	£1,909	Zone 1
Duke Street, Arnold	Apartment	£2,048	Zone 1
Kent Road, Mapperley	4 bed detached	£1,894	Zone 2, sold STC – quoting price
South Devon Avenue, Nottm	4 bed detached	£1,800	Zone 2 - quoting price
Foxhill Road, Burton Joyce	3 x 4 bed detached	£2,271, £2,167 & £2,125	Zone 3. Based on assumed size of 120 sq m.
Main Street, Oxtom, Calverton	5 bed detached	£2,311	Zone 2 / 3 borders – quoting price

EVIDENCE FROM 2013 REPORT

Zone 1										
Ward	Type	Beds	Specification	Price	Size	Price M ²	Notes	Source	Developer	
Newstead Village	Semi	3	Dalton	150000	87	1724	asking less 5%	sales office	Morris	
Newstead Village	Terrace	3	Didsbury	140000	81	1728	asking less 5%	sales office	Morris	
Newstead Village	Terrace	3	Capersthorpe	155000	88	1761	asking less 5%	sales office	Morris	
Newstead Village	Det	3	Dunhem	165000	89	1854	asking less 5%	sales office	Morris	
Newstead Village	Det	4	Malham	190000	110	1727	asking less 5%	sales office	Morris	
Newstead Village	Det	4	Appleton	179750	98	1834	sold	sales office	Morris	
Zone 2										
Arnold	Det	4	Turnbury	228000	119	1916	asking less 5%	sales office	Bellway	
Arnold	Det	4	Smithy	227000	116	1957	asking less 5%	sales office	Bellway	
Arnold	Det	4	Belfry	214000	105	2038	asking less 5%	sales office	Bellway	
Arnold	Det	4	Kibworth	264000	139	1899	asking less 5%	sales office	Bellway	
Arnold	Det	4	Chelsea	228000	127	1795	asking less 5%	sales office	Bellway	
Arnold	Det	5	Cadeby	349000	194	1799	asking less 5%	sales office	Bellway	
Arnold	Semi	2	Bedford	123500	66	1871	asking less 5%	sales office	Davidsons	
Arnold	Semi	3	Camell	152000	75	2027	asking less 5%	sales office	Davidsons	
Arnold	Det	3	Elford	190000	92	2065	asking less 5%	sales office	Davidsons	
Arnold	Det	4	Featherstone	228000	113	2018	asking less 5%	sales office	Davidsons	
Arnold	Det	4	Knaresborough	237500	115	2065	asking less 5%	sales office	Davidsons	
Arnold	Det	5	Alford	304000	152	2000	asking less 5%	sales office	Davidsons	

Mapperley	Plains Road	Apt	2	Fainway House	118750	60	1979	asking less 5%	sales office	Charles Church
Mapperley	Plains Road	Apt	2	Fainway House	123500	60	2058	asking less 5%	sales office	Charles Church
Mapperley	Plains Road	Det	5	Pavanne	371000	185	2005	asking less 5%	sales office	Charles Church
Mapperley	Plains Road	Semi	3	Grosvenor	257000	96	2677	asking less 5%	sales office	Charles Church
Mapperley	Plains Road	Semi	3	Grosvenor	247000	96	2573	asking less 5%	sales office	Charles Church
Mapperley	Plains Road	Det	4	Cheltenham	257000	127	2024	asking less 5%	sales office	Charles Church
Mapperley	Plains Road	Det	5	Cheltenham	247000	127	1945	asking less 5%	sales office	Charles Church
Zone 3										
Mapperley	Park Mews	Apt	1		85000	36	2361	sold	sales office	Bellway
Mapperley	Park Mews	Apt	1		90000	44	2045	sold	sales office	Bellway
Mapperley	Park Mews	Apt	2		114000	56	2036	sold	sales office	Bellway
Mapperley	Park Mews	Apt	2		117000	65	1800	sold	sales office	Bellway
Mapperley	Park Mews	Terrace	3	Summerby	150000	71	2113	sold	sales office	Bellway
Mapperley	Park Mews	Terrace	3	Summerby	165000	71	2324	sold	sales office	Bellway
Mapperley	Park Mews	Terrace	3	Dalton	175000	96	1823	sold	sales office	Bellway
Mapperley	Park Mews	Terrace	3	Dalton	185000	96	1927	sold	sales office	Bellway
Mapperley	Park Mews	Det	3	Ashby	210000	83	2530	sold	sales office	Bellway
Mapperley	Park Mews	Det	4	Everington	250000	126	1984	full asking	sales office	Bellway
Mapperley	Park Mews	Det	4	Easedale	235000	124	1895	sold	sales office	Bellway
Mapperley	Park Mews	Det	4	Easedale	260000	124	2097	sold	sales office	Bellway
Mapperley	Park Mews	Det	4	Brixham	250000	137	1825	sold	sales office	Bellway
Mapperley	Park Mews	Det	4	Brixham	260000	137	1898	sold	sales office	Bellway

Ravenshead	sheepwalk lane	Det	4	na	340000	120	2833	asking	marketing	unknown
Ravenshead	vernon avenue	Det	3	na	249950	107	2336	asking	marketing	unknown
Ravenshead	chaworth gardens	apart	2	Arden	107000	57	1877	sold	sales office	Taylor Wimpey
Ravenshead	chaworth gardens	Det	3	Kinsley	190000	96	1979	sold	sales office	Taylor Wimpey
Ravenshead	chaworth gardens	Det	4	Heydon	310000	146	2123	sold	marketing	Taylor Wimpey
Ravenshead	chaworth gardens	Semi	3	Ashford	145000	67	2164	sold	sales office	Taylor Wimpey
Ravenshead	chaworth gardens	Semi	2	Penarth	122500	56	2188	sold	marketing	Taylor Wimpey
Ravenshead	chaworth gardens	Semi	3	Carrick	155000	75	2067	sold	sales office	Taylor Wimpey
Ravenshead	chaworth gardens	Det	4	Thornwick	291000	143	2035	sold	sales office	Taylor Wimpey

Mapperley	Lime Tree Gardens	Terrace	3	Carrick	158000	76	2079	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Semi	4	Carrick	191000	105	1819	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Det	4	Bembridge	250000	114	2193	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Semi	4	Carrick	230000	104	2212	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Det	4	Kirkham	275000	136	2022	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Semi/ter	3	Carrick	183000	101	1812	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Det	4	Felsham	250000	118	2119	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Det	5	Aldingham	310000	161	1925	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Det	4	Thorwick	290000	143	2028	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Det	5	Camberley	335000	164	2043	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Semi	4	Cedar	205000	117	1752	asking less 5%	sales office	Taylor Wimpey
Mapperley	Lime Tree Gardens	Semi	4	Carrick	195000	114	1711	asking less 5%	sales office	Taylor Wimpey

Mapperley	Chartwell Grange	Semi	3	Linby	£199,000.00	84	2251	asking less 5%	sales office	Willmark Homes
Mapperley	Chartwell Grange	Det	3	Woodthorpe	£250,000.00	103	2306	asking less 5%	sales office	Willmark Homes
Mapperley	Chartwell Grange	Det	3	Shenwood	£250,000.00	101	2351	asking less 5%	sales office	Willmark Homes
Mapperley	Chartwell Grange	Det	6	Loxley	£575,000.00	255	2142	asking less 5%	sales office	Willmark Homes
Mapperley	Chartwell Grange	Det 3 Storey	5	Carlton	£400,000.00	162	2346	asking less 5%	sales office	Willmark Homes
Mapperley	Chartwell Grange	Det	5/6	Ruddington	£475,000.00	180	2510	asking less 5%	sales office	Willmark Homes
Mapperley	Chartwell Grange	Det	4	Attenborough Plus	£395,000.00	202	1858	asking less 5%	sales office	Willmark Homes
Mapperley	Chartwell Grange	Det	4	Attenborough	£395,000.00	190	1975	asking less 5%	sales office	Willmark Homes
Mapperley	Chartwell Grange	Det	4	Papplewick	£410,000.00	172	2265	asking less 5%	sales office	Willmark Homes
Mapperley	Chartwell Grange	Det	5	Oxton	£410,000.00	237	1643	asking less 5%	sales office	Willmark Homes

Mapperley	Regency Heights	Det	5	Fenton	£420,000.00	193	2176	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det	5	Lambley	£395,000.00	173	2283	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det	4	Radcliffe	£295,000.00	129	2287	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det	5	Mapperley	£395,000.00	181	2182	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det 3 Storey	5	Langar	£385,000.00	162	2377	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Semi	3	Linby	£199,000.00	84	2369	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det 3 Storey	5	Langar	£385,000.00	162	2377	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det	3	Newark	£250,000.00	111	2252	asking less 5%	sales office	Willmark Homes

Mapperley	Regency Heights	Det 3 Storey	5	Ferguson	190	2316	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det 3 Storey	4	Caunton	136	1728	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det 3 Storey	4	Norwell	112	1875	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det	4	Tollerton	128	2305	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det	5	Lambley	173	2283	asking less 5%	sales office	Willmark Homes
Mapperley	Regency Heights	Det	5	Fenton	193	2176	asking less 5%	sales office	Willmark Homes

Gedling	De Buseli Fields	Det	5	na	210	1786	sold		Fairgrove Homes
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Lambley	Lime Tree Gardens	Semi	4		114	1754	asking	marketing	Taylor Wimpey
	Lime Tree Gardens	Det	4		114	2193	asking	marketing	
	Lime Tree Gardens	Terrace	3		76	2145	asking	marketing	

APPENDIX 3

AVERAGE HOUSE PRICES BY WARD 01/01/2011 TO 31/12/2011 – SOURCE: LAND REGISTRY

Ward	No. of Sales	Avg. Sale Price	Minimum Sale Price	Maximum Sale Price	Zone Range (Av)
Netherfield & Colwick	82	£101,666	£42,000	£245,000	
Phoenix	61	£108,760	£44,500	£222,500	
Daybrook	42	£109,177	£50,000	£263,500	
Carlton Hill	103	£111,409	£25,600	£188,950	
Killisick	23	£113,715	£85,000	£187,500	
Carlton	80	£118,808	£50,000	£240,000	Below £150,000
Bonnington	88	£120,509	£36,765	£570,000	
Valley	46	£126,352	£58,000	£212,000	
St. Mary's	77	£129,667	£58,000	£359,950	
St. James	54	£130,923	£56,000	£199,950	
Kingswell	72	£132,074	£53,000	£250,000	
Bestwood Village	63	£143,459	£57,647	£215,995	
Calverton	87	£150,687	£60,000	£775,000	
Mapperley Plains	99	£151,248	£20,000	£580,000	
Porchester	121	£162,239	£71,000	£425,000	£150,00 - £210,000
Gedling	75	£199,684	£55,982	£640,000	
Woodthorpe	74	£205,413	£43,000	£395,000	
Newstead	24	£225,748	£67,500	£495,000	
Burton Joyce	61	£253,007	£62,500	£555,000	
Lambley	45	£254,973	£73,750	£505,000	£210,000 +
Ravenshead	100	£259,065	£87,500	£1,250,000	
Woodborough	22	£316,705	£172,500	£755,000	

APPENDIX 4

RETAIL EVIDENCE (Revised and previously stated)

Address	Tenant	Size sq ft	Rent per sq ft (per sq m)	Comment
Supermarkets				
We have considered Supermarket evidence locally, regionally and nationally. This demonstrates a typical rental value for supermarket use of £153 - £344 per sq m. When capitalised at a yield of 5.5%, this demonstrates that our adopted figures are justifiable, and can be considered conservative.				
Hattersley, Manchester	Tesco	93,000 sq ft	£14.50 (£156)	Sale agreed at £2697 sq m (5.3%)
Chesterfield Road South Mansfield	Tesco	91,500 sq ft	£20.00 (£236.81)	New letting March 2010. Sale and LB - £5069 sq m
Chesterfield Lockford Lane	Tesco	140,733	£23 (£248)	Investment sold at £5618 sq m 5%
Leigh, Manchester	Morrisons	64,000 sq ft	£17.50 (£188)	Forward funding deal at £3532 sq m, 5%
Cheadle Hulme	Waitrose	41443 sq ft	£23 (£248)	Sale 2009 at £4055 sq m, 4.6 %
Leigh, Manchester	Tesco	119,000 sq ft		Funding deal at £4523 sq m (includes Cineworld on site)
Carlton Road Nottingham	Asda	TBC	£18.50 (£200.00)	Deal agreed for proposed Asda superstore
Kipling Dr, Derby	Tesco	55,902 sq ft	£470 (£5,059) FH	Sale and Leaseback Dec 2012
Alfreton, Derbys	Tesco	87,347 sq ft	£22.00 (£237.00)	Sale & lease back Jan 2013 at £4720 sq m, 5%
Civic Way Swadincote, Derbys	Sainsburys	66,379 sq ft	£21.24 (£228.63)	Open market letting Nov 2010. Investment also sold at 4.45%
Lysander Road, Stoke on Trent	Tesco	70,486 sq ft	£24.24 (£260.92)	New letting
Trentham Lakes, Stoke	Aldi	15,000 sq ft	£210 (£2,260)	Freehold deal. Discount food retailer. Jan 2009
Congleton	Tesco	49,300 sq ft	£22 (£237)	Sold 2012 at 4.9% - £4585 sq m
St Helens	Tesco	140,000 sq ft	£20 (£215)	2010 Funding deal at 5.15 % (approx. £3971 sq m when devalued)
Manchester, Fallowfields	Sainsburys	55,565 sq ft	£24.33 (£262)	Sold 2010 £6683 sq m, 4.15%
Spring St, Bury	Asda	51,763 sq ft	£17 (£182)	Investment available at 6% - £2724 sq m Sept 2013
Macclesfield	Sainsburys	74,583 sq ft	£20 (£215)	Sale and Leaseback 2010. £4510 sq m, 4.9%. Sold on in 2011 at £5272 sq m, 4.5%

Newton Le Willows	Tesco	33,967 ft			Confidential transaction believed to be in region of £4357 sq m, 4.5%. Unconfirmed.
Peasley Cross Lane St Helens	Tesco	140,000 sq ft	£22.00 (£236.81)		Investments sold June 2011 5%
Thorpe Road Melton Mowbray	Tesco	49,000 sq ft	£19.29 (£207.64)		Investments sold at 5.75% May 2009
Shrewsbury	Tesco				Sale and Leaseback believed to equate to 5% yield
Ocean Road South Shields	Morrisons	60,000 sq ft	£15.00 (£161.46)		Open market letting August 2010
Farrar Road Bangor	Asda	46,141 sq ft	£17.70 (£190.52)		New letting Dec 2011. Investments sold at 5% in Dec 2011
Oldham	Tesco	157,000	£13.30 (143)		Available at £3154 sq m, 4.9%
West Bromwich	Tesco	380,000 sq ft	£20.50 (£220.67)		Sale & lease back Jan 2013. Mixed retail scheme overall rent. 5.9%
Garth Rd Bangor	M&S Food Store	18,272 sq ft	£19.51 (£210)		Investment available at 5.8% - £3,380 sq m
Tesco, Newport Rd NP11 6YD	Tesco	80,000 sq ft			2010 purchase for £43.6m as a forward funding deal £5,866 sq m
Serpentine Green Peterborough	Tesco	136,396 sq ft	£26.00 (£279.86)		Rent review Dec 2008
Prescott Merseyside	Tesco	119,435 sq ft	£21.35 (£229.81)		Rent review June 2010
Richardson Way Coventry	Tesco	103,575 sq ft	£14.27 (£153.60)		Investment sold at 4.57% in Sept 2011
Sheldon Birmingham	Morrisons	105,000 sq ft	£25.82 (£277.93)		Letting March 2010
Dennison Road Bodmin	Sainsburys	34,980			Investment available (Feb 2014) at 5.25% - £2652 sq m
Brentwood	Sainsburys	104,598 sq ft	£31.93 (£344)		Nov 2013. Sale reported at 4.08 %. Devalues to c. £8,431 sq m before costs
Ashford	Sainsburys	151,350 sq ft	£23 (£247)		Aug 2013. Sale reported at 4.1%. Devalues to c.£6024 sq m before costs.
March, Cambs	Sainsburys	32,632	£18 (£194)		ERV stated at £22 psf (£236.8 sq m). Quoting 4.5% net yield = £4067 sq m capital value
Church Lane Bedford	Aldi	16,454	£14.28 (£153.71)		Letting May 2010

Houghton Regis	Asda	51,000			Confidential transaction 2012. Developer unable to disclose, but confirmed £15-£20 psf "fair tone" across UK and £1m-£1.5m max per acre land
Pulborough, Sussex	Sainsburys	29,073	£18.15 (£195)		Sold 2010 @ 4.25% (£4,347 per sq m)
Newbury	Sainsburys	133,953	£23.50 (£253)		Sold 2010 @ 4.5% (£4,982 per sq m)
Dover	Morrisons	50,700	£18 (£193.8)		Sold March 2010 @ 5% (£3,664 per sq m)
Crowborough	Tesco	27,411	£14.45 (£155)		Sold 2010 @ 4.29% (£3,422 per sq m)
Coldhams Lane Cambridge	Sainsburys	81,983 sq ft	£24.00 (£258.34)		Rent review Dec 2009
Tewkesbury Road Cheltenham	Sainsburys	97,434 sq ft	£23.25 (£250.26)		Rent review Dec 2008
Aldershot	Morrisons	78,000	£22.40 (£241)		May 2013. Sale reported at c.£5670 sq m – 4.25%
Stanway Colchester	Sainsburys	147,000 sq ft	£26.79 (£288.37)		Letting Dec 2010
Diss	Tesco	50,334 sq ft	£22.00 (£236.81)		Sale & lease back Jan 2013 at £432.91 (£4660 sq m). 5%
Maldon	Tesco	103,761 sq ft	£25.82 (£277.89)		Sale & lease back Jan 2013 at £515.60 (£5550 sq m). 5%
Gloucester	Morrisons	71,300 sq ft	£20 (£215)		Funding deal Jan 2013 at 4.65% - devalues to c. £4624 sq m
Huddersfield Rd Oldham	Tesco Extra	158,175 sq ft	£17 (£183)		Jan 2014. Investment available at 5.28% - £3266 sq m. Includes 9,000 sq ft of ancil retail.
Crawley Avenue, Crawley	Sainsburys	93,000 sq ft	£25 (£269)		2012 rent review
Leicester, Beaumont Leys	Tesco	125,500 sq ft	£23.25 (£250)		Feb 2008 RR. Incl PFS
Manchester Trafford Centre	Asda	102,000 sq ft	£25 (£269)		Rent review 2007
Milton Keynes, Kingston	Tesco	136,000 sq ft	£26 (£280)		2008 rent review
Embassy Court Welling	Tesco	84,023 sq ft	£18.40 (£198.06)		Letting June 2010. Investment sold at 5% in June 2011
Clevedon, Bristol	Morrisons	30,479 sq ft	£14.55 (£157)		Sept 11 Rent Review
Church Lane Bedford	Aldi	16,454	£14.28 (£153.71)		Letting May 2010
Ebbw Vale	Tesco	58,865 sq ft	£21.66 (£233.00)		Sale & lease back Jan 2013 at £418.75 psf (£4508 sq m) 5.2%
Newport Rd Risca NP11	Tesco	80,000 sq ft	FH		2010 funding deal at £5,866 sq m
Washdyke Lane Immingham	Coop	19,381 sq ft	£13.50 (£145.00)		Rent Review Dec 2011
Cowbridge Cattle Market	Waitrose	22,000 sq ft	£18.50 psf (£199 sq m)		New build 2012

Supermarkets	Land Evidence	c. 3.5 acres	c. £3-3.5 Ha	Exact date TBC – agent confirms deal done in more buoyant market conditions
Knutsford	Aldi	c. 3.5 acres	c. £3-3.5 Ha	Exact date TBC – agent confirms deal done in more buoyant market conditions
Hampden Park, Eastbourne	Morrisons	5.5 acres	£1.25m per acre (£3.1 million per HA)	2011
Carlton Road Worksop	Tesco	8 acres	£15M (£1.875M per acre) £4.55M per ha)	Land was sold in June 2009
Barry Waterfront	Asda	7.78 acres	£2.3m per acre headline	Consent for 90,000 sq ft store. 2012
Albany St Newport	Sainsburys	14 acres	£2.45m HA	Complex deal subject to de-valuing to per acre / hectare. Richard Ryan of Fletcher Morgan acted for Sainsbury's confirmed approx figures as follows: 14 acre site £7.2m acquisition, £2.5m on remediation, £4.2m on road equates to gross price per acre of £992,000 (£2.45m / ha).
Chesterfield Road South Mansfield	Tesco	9 acres	£14M (£1.55M per acre) (£3.76M per ha)	Tesco stated that £500,000 was spent on remediation.
Carlton Road Nottingham	Asda	1 acre	£1.5M per acre (£3.71M per ha)	Blueprint Regeneration for Asda September 2011
Wilford Lane West Bridgford	Sainsburys	6.97 Acres	£1.9m p acre	March 2013. £2.12m incl S106. "Prime" site.
Carter Gate Newark	Asda	6 acres	£6,000,000 (£1M per acre) (2.48M per ha)	£1m pa. 2009
We are aware from our on-going discussions with agents & supermarket operators they are typically prepared to pay the sum in the region of £1.5M per acre for supermarket land although over recent months there has been a noticeable decrease in appetite for new development & this figure is often diminishing, in some cases more in line with the figure of approximately £1M per acre.				

Address	Tenant	Size sq ft	Rent per sq ft (per sq m)	Comment
General Retail				
DW Fitness, Netherfield	DW Fitness	45,732 sq ft		£1570 sq m investment sale Oct 2013. 7.9 % . Leisure use.
66 High St Hucknall	Undisclosed	2,057 sq ft	£11 (£118.40)	Sept 2012 letting. Gedling borders
621 Mansfield Rd NG5 2FX	Sherwood Cookery	1,561 sq ft	£16 (£172)	Nov 2012 letting
62 High St Hucknall	Confidential (ex Wilkinson)	4,711	£12.10 (£130)	Quoted Nov 2012 letting
599 Mansfield Rd	Sue Ryder	2,238 sq ft	£11.20 (£120.55)	Quoted. Feb 2013 letting
Carlton Hill Nottingham	Carphone Warehouse, Iceland Foods, Tesco Stores, Savers Health & Beauty	13,211 sq ft	£13.26 (£142.76). Average	Roadside retail development sold at freehold price equating to £2,200 per sq m. 6.15% yield. June 2011
Carlton Road Nottingham	Asda	TBC	£18.50 (£200.00)	Deal agreed for a proposed Asda superstore
Victoria Retail Park Netherfield Nottingham	Various	180,000 sq ft	£18.20 (£195.85)	Average rent for 6 units. Investments sold Sept 2010 £3,400 freehold price (5.45%)
Madford Retail Park Arnold Nottingham	Curry's / PC World	20,000 sq ft	£183.00	Rent review 2011
41 Plains Road Mapperley Nottingham	Marriotts	TBC	£12.48 (£134.00)	March 2011
533 Mansfield Road Sherwood Nottingham	TFG Florists	TBC	£13.90 (£150.00)	Sept 2011
Carlton Square Carlton Nottingham	Various	Various	£10.54 to £17.54 (£113.5 to £188.80)	District shopping centre. Investment offered at 8% yield
107 High Street Arnold Nottingham	Private	1,610 sq ft	£10.25 (£110)	Standalone roadside unit. Sept 2011 letting
41D Plains Road Mapperley Nottingham	Private	1,082 sq ft	£28.00 (£134.00)	Roadside unit. March 2011 letting

Mansfield Road Arnold Nottingham	Wickes	23,564 sq ft	£165.50 (£1,782)	Capital value (freehold price) for investment sale at 7.3% Nov 2012
6-8 Mansfield Road Daybrook, Nottingham	Carpetright Plc	39,125 sq ft	£11.25 (£121.00) & £13.05 (£140.00)	Freehold investment sold. Freehold price equated to £1,185 per sq m. Feb 2010
Newcastle Avenue Workshop	Bathstore	3,000 sq ft	£15.00 (£161.46)	New letting April 2009
Newcastle Avenue Workshop	Sainsburys Local	4,000 sq ft	£13.50 (£145.31)	New letting April 2009
Newcastle Avenue Workshop	Barnardos	3,000 sq ft	£15.00 (£161.46)	New letting May 2011
Priory Centre Workshop	Undisclosed tenant	3,240 sq ft	£11.57 (£124.54)	New letting Sept 2011
170 Alfreton Road Sutton in Ashfield	Tesco Local	4,912 sq ft	£12.41 (£133.58)	Rent review August 2010
Bridge Street Chesterfield	Pets at Home	5,075 sq ft	£14.50 (£156.08)	New letting Nov 2011
Greenland Road Sheffield	B&Q	108,737 sq ft	£13.21 (£142.19)	Investment sold at 6.62% August 2011
Bridge Street Chesterfield	DUK	16,000 sq ft	£13.50 (£145.31)	New letting Nov 2011
Eyre Street Sheffield	Children's World & Staples UK	32,140 sq ft	£14.60 (£157.15)	Investment sold at 6% March 2010
Lea Road Gainsborough	B&Q	22,000 sq ft	£10.75 (£115.71)	Second hand accommodation
New Bridge Street Clay Cross	Jack Fulton	2,858 sq ft	£17.49 (£188.26)	New letting January 2012
Babbage Way Workshop	Halfords	3,800 sq ft	£8.68 (£93.43)	Trade use (B8) – not retail
Thorne Road Retail Park Doncaster	Iceland	8,000 sq ft	£12.50 (£134.55)	New letting Nov 2011
Thorne Road Retail Park Doncaster	Motorworld	4,800 sq ft	£12.50 (£134.55)	New letting August 2011
Woodhouse Road Mansfield	One Stop	2,500 sq ft	£12.50 (£134.55)	New letting January 2011

Corringham Road Gainsborough	New roadside development	Various, 98 sq m – 116 sq m	£13.00 (£139.93)	New Units. Quoting terms £15-£13 psf
Northgate Newark	Dreams	9,600 sq ft	£17.00 (£182.99)	New letting Dec 2010
Thorne Road Retail Park Doncaster	Wren Kitchens	10,000 sq ft	£15.00 (£161.46)	New letting Oct 2010
Northgate Newark	Boots plc	9,600 sq ft	£18.00 (£193.75)	New letting August 2010
Sandlands Court Mansfield	Kennelpak	4,000 sq ft	£13.00 (£139.93)	New letting Sept 2009
Corringham Road Gainsborough	Spar	4,000 sq ft	£14.00 (£150.70)	New letting Aug 2011
Northgate Newark	Halfords	8,157 sq ft	£29.16 (£313.91)	Rent review June 2011
Woodhouse Road Neighbourhood Centre Mansfield	Various	Various	£16.45 (£77.00) Or £164.5 (£1,771.00)	Quoting terms
Stephensons Drive, Leicester	One Stop	2,750 sq ft	£12 (£129)	Roadside convenience store. Feb 2011
The above comparable evidence demonstrates an achievable zone for roadside retail / neighbourhood centre retail both locally & region wide of between £115 to £200 per m as an established pattern of achievable rents.				
Capitalised at 7 to 8% this demonstrates that our adopted figures are comfortably achievable & fully justified.				

APPENDIX 5

VALUATION TABLES

GEDLING INDICATIVE COMMERCIAL VALUES 2014

	FOOD RETAIL	OTHER RETAIL (A1, A2, A3, A4, A5)	INDUSTRIAL (B1b, B1c, B2, B8)	OFFICES (B1a)	HOTELS (C1)	RESIDENTIAL INSTITUTIONS (C2)	INSTITUTIONAL & COMMUNITY (D1)	LEISURE (D2)	AGRICULTURAL	SUI GENERIS	
<u>"MARKET" LAND VALUE (per HA)</u>										VEHICLE REPAIRS	VEHICLE SALES
COMMERCIAL	3,700,000	1,500,000	430,000	430,000	865,000	430,000	430,000	600,000	15,000	430,000	850,000
<u>SALES VALUES (per M2)</u>											
COMMERCIAL	2750	1700	700	1350	2500	1266	1077	1350	323	700	1100

COMMERCIAL LAND RESIDUAL VALUES

	£ HA
Industrial	Neg
Office	Neg
Food Retail	£4,478,843
General retail	£2,102,016
Resi Institution	Neg
Hotel	Neg
Community	Neg
Leisure	£67,245

GEDLING INDICATIVE RESIDENTIAL VALUES - £ PER M² 2014

	Apartment	Houses	Land per/Hectare £
Zone 1	1750	1830	1270000
Zone 2	1935	1990	1380000
Zone 3	2095	2150	1500000

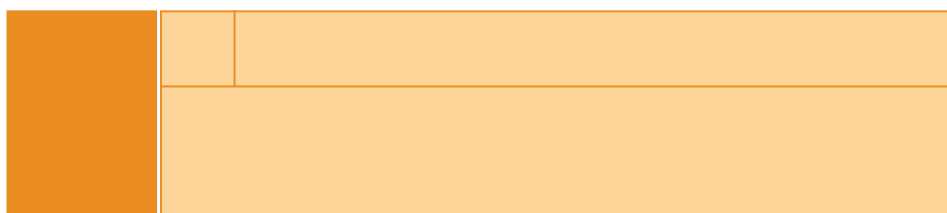
RESIDUAL LAND FIGURES:-

Zone 1	Zone 2	Zone 3
£1,128,595	£1,509,813	£1,891,031

Appendix 2

Building Cost Report Gleeds Cost Consultants

CIL VIABILITY APPRAISAL
CONSTRUCTION COST STUDY
For
GEDLING BOROUGH COUNCIL



CIL Viability Appraisal

Order of Cost Study

*Gleeds (Nottingham)
Wilford House, 1 Clifton Lane
Wilford, NG11 7AT*

T: 0115 977 8000

F: 0115 977 8001

25/03/14

www.gleeds.com

Document Type:	<i>Order of Cost Study</i>	
Client:	<i>Gedling Borough Council</i>	
Project:	<i>CIL Viability Appraisal</i>	
RIBA Stage:	N/A	
Gleeds Ref:	<i>NTCM0003</i>	
Revision: (Document issues are given in Appendix A)	<i>0.4</i>	
Date:	<i>25/03/14</i>	
Prepared by:	<i>Alan Davidson</i>	
Checked by:		

Contents

Executive Summary	
1.0	Project Description
2.0	Basis of Cost Study
2.1	Base Date
2.2	Procurement
2.3	Scope of Development Types
2.4	Basis of Costs
2.5	Assumptions/Clarifications
2.6	Exclusions
3.0	Detailed Construction Cost Study

Executive Summary

1. The Project

This Cost Study provides an estimate of construction costs over a range of development categories, to support a CIL Viability Appraisal

2. Allowances

The Estimate includes on-cost allowances for the following:

- Consultants
- B. Regulations and Planning fees
- NHBC Insurance where applicable

3. Basis of Estimate

The basis of the Estimate is in Section 2 of this report.

4. Detailed Construction Cost Study

The detailed Cost Study is given in Section 3 of this report.

5. Risk Allowance

A Risk Allowance of 5% of construction cost is recommended

Project Description

Nottingham Regeneration Limited (NRL) have been appointed by Gedling Borough Council for the production of the Council's Community Infrastructure Levy Charging Schedule, through to adoption.

Gleeds are acting as part of the NRL team, to provide indicative construction costs, over the range of development categories, to inform the Appraisal.

The range of development categories are as agreed with Gedling Borough Council

Basis of Cost Study

Base Date

Rates for Construction Costs in the Estimate have been priced at a Base Date of 2nd quarter, 2014. Allowances must be made for inflation beyond this date dependant on the mid-point date of construction.

Procurement

The costs included in this Estimate assume that procurement is to be achieved on a single stage competitive tender basis, from a selected list of Contractors.

Scope of Development Types

The scope of development types within the various categories varies between categories.

This is reflected within the range of construction values stated for a particular category.

For the purposes of undertaking the Viability Appraisal, average rates for construction have been given for each development category; the range of values have also been stated.

Basis of Costs

The following benchmarking data was used in the preparation of the estimate:

1. Analysis of construction costs over a range of projects within the Gleeds Research and Development Data Base.
2. Where insufficient data is available within any particular category cross-reference is also made to BCIS construction cost information.

All construction costs have been adjusted for Location Factor (Gedling – 0.94) and All-in TPI for 2nd Quarter 2014 (BCIS index – 240), (as 21 March 2014 indices update)

Assumptions/Clarifications

The following assumptions/clarifications have been made during the preparation of this Estimate:

- The costs included in this Estimate assume that competitive tenders will be obtained on a single stage competitive basis.
- There are no allowances in the Estimates for Works beyond the site boundary.
- All categories of development are assumed to be new build.
- It is assumed development takes place on green or brown field prepared sites, i.e. no allowance for demolition etc.
- All categories of development include an allowance for External Works; site abnormal and facilitating works have been excluded.

Exclusions

The Order of Cost Study excludes any allowances for the following:

- Value Added Tax
- Finance Charges
- Unknown abnormal ground conditions including:
 - Ground stabilisation/retention
 - Dewatering
 - Obstructions
 - Contamination
 - Bombs, explosives and the like
 - Methane production
- Removal of asbestos
- Surveys and subsequent works required as a result including:
 - Asbestos; traffic impact assessment; existing buildings
 - Topographical; drainage/CCTV; archaeological
 - Subtronic
- Furniture, fittings and equipment
- Aftercare and maintenance
- Listed Building Consents
- Service diversions/upgrades generally
- Highways works outside the boundary of the site

Detailed Construction Cost Study

Development Type	Construction Cost £/m ²		
	Min	Max	Median
Standard Residential (Mass Housebuilder, mid range, 2-5 bed house)	690	1,062	870
Residential, 2-5 bed code 4	800	1,075	970
Low Rise Apartments	840	1,242	1,020
Low Rise Apartments, code 4	935	1,240	1,165
Care Homes	900	1,265	1,145
General Retail, shell finish	720	1,030	890
Food Retail supermarket, shell finish	450	830	740
Hotels, 2000m ² mid-range, 3* inc. F+Ftgs	1,610	1,850	1,700
Industrial, Offices, Cat A fit-out	870	1,290	1,125
Industrial, general shell finish	410	743	480
Institutional / Community D7 (museums, library, public halls, conference	1,460	2,590	1,950
Leisure D5 (shell only leisure units)	820	1,040	900
Agricultural shells	180	775	452
SUI Generis			
Vehicle Repairs	805	945	880
Vehicle Showrooms	1,080	1,260	1,210

On-costs

Professional fees		
- Consultants (excluding legals)	7.25%	
- Surveys etc	<u>0.75%</u>	8%
Planning / Building Regs Statutory Fees		0.6%
NHBC / Premier warranty (applies only to Residential and Other Residential)		0.5%
Contingency / Risk Allowance		5%

Note:

- * Industrial offices, Cat A are based on speculative office development, of cost efficient design
- ** Leisure D5 development is based on shell buildings and exclude tenant fit-out

Strategic Site Appraisals

for

Gedling Colliery

And

Top Wighay Farm

Residential Viability Appraisal

SITE LOCATION		Top Wighay Farm	
NET DEVELOPABLE SITE AREA		33.9	Ha
DEVELOPMENT SCENARIO		Greenfield	(Greenfield, Brownfield or Residual)
UNIT NUMBERS		1000	Total Units
Affordable Proportion %	30%	300	Affordable Units
Affordable Mix	70%	Intermediate	0% Social Rent 30% Affordable Rent
Development Floorspace		62160	Sqm GIA Market Housing 26,640 Sqm GIA Affordable Housing
DEVELOPMENT VALUE			
Total Housing Sales Area			
(ie Net Floorspace)	Apartment	3000	sqm
	Houses	85800	sqm
Totals			
MARKET HOUSES			
	Area	Sales Value	
Apartment	2100 sqm	2095	£ per sqm £4,399,500
Houses	60060 sqm	2150	£ per sqm £129,129,000
			Total Market Housing Value
			£133,528,500
AFFORDABLE HOUSING			
Intermediate Houses		70% of Open Market Value	
Apartment	630 sqm	1466.5	£ per sqm £923,895
Houses	18018 sqm	1505	£ per sqm £27,117,090
			Total Intermediate Affordable Housing Value
			£28,040,985
Social Rent Houses		40% of Open Market Value	
Apartment	0 sqm	838	£ per sqm £0
Houses	0 sqm	860	£ per sqm £0
			Total Social Rent Affordable Housing Value
			£0
Affordable Rent Houses		50% of Open Market Value	
Apartment	270 sqm	1047.5	£ per sqm £282,825
Houses	7722 sqm	1075	£ per sqm £8,301,150
			Total Affordable Rent Housing Value
			£8,583,975
Total Development Value			£170,153,460
DEVELOPMENT COSTS			
LAND COSTS			
	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	33.90 Ha	23.73 Ha	10.17 Ha
Market Hsg Land Value	£792,068 per Ha	Total Market Land Value £18,795,762	
Affordable Hsg Land Value	£0 per Ha	Total Aff Hsg Land Value £0	
		5.0% SDLT Rate	Stamp Duty Land Tax
			£939,788
CONSTRUCTION COSTS			Total Land Cost
			£18,795,762
Apartment	3450 sqm	1020	£ per sqm £3,519,000
Houses	85800 sqm	870	£ per sqm £74,646,000
Total Construction Cost			£78,165,000
FEES, FINANCE & ANCILLARY COSTS			
Abnormal Costs		0	£ £0
Professional Fees		8.0%	of Construction Cost £6,253,200
Legal Fees		0.5%	of Gross Development Value £850,767
Statutory Fees		1.1%	of Construction Cost £859,815
Sales/Marketing Costs		2.0%	of Market Units Value £2,670,570
Contingencies		5.0%	of Construction Cost £4,220,910
Planning Obligations		0	£ per unit £16,016,000
CIL		70	£ per sqm Market Housing £4,351,200
Interest	6.0%	12	Month Construction 6 Mth Sale Void £7,178,921
Arrangement Fee	1.0%	of Total Costs £1,085,349	
Development Profit	Market Hsg	20.0%	of GDV Aff Housing 6.0% Build Costs £28,380,065
Total Costs			£169,767,347
VIABILITY MARGIN			£386,113

Residential Viability Appraisal

SITE LOCATION		Gedling Colliery	
NET DEVELOPABLE SITE AREA		20	Ha
DEVELOPMENT SCENARIO		Brownfield	(Greenfield, Brownfield or Residual)
UNIT NUMBERS		600	Total Units
Affordable Proportion %	20%	120	Affordable Units
Affordable Mix	75%	Intermediate	0% Social Rent 25% Affordable Rent
Development Floorspace		42624	Sqm GIA Market Housing 10,656 Sqm GIA Affordable Housing
DEVELOPMENT VALUE			Totals
Total Housing Sales Area (ie Net Floorspace)	Apartment	1800	sqm
	Houses	51480	sqm
MARKET HOUSES			
	Area	Sales Value	
Apartment	1440 sqm	1935	£ per sqm £2,786,400
Houses	41184 sqm	1990	£ per sqm £81,956,160
AFFORDABLE HOUSING			Total Market Housing Value
Intermediate Houses 70% of Open Market Value			£84,742,560
Apartment	270 sqm	1354.5	£ per sqm £365,715
Houses	7722 sqm	1393	£ per sqm £10,756,746
Total Intermediate Affordable Housing Value			£11,122,461
Social Rent Houses 40% of Open Market Value			
Apartment	0 sqm	774	£ per sqm £0
Houses	0 sqm	796	£ per sqm £0
Total Social Rent Affordable Housing Value			£0
Affordable Rent Houses 50% of Open Market Value			
Apartment	90 sqm	967.5	£ per sqm £87,075
Houses	2574 sqm	995	£ per sqm £2,561,130
Total Affordable Rent Housing Value			£2,648,205
Total Development Value			£98,513,226
DEVELOPMENT COSTS			
LAND COSTS			
	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	20.00 Ha	16.00 Ha	4.00 Ha
Market Hsg Land Value	£744,280 per Ha	Total Market Land Value £11,908,480	
Affordable Hsg Land Value	£0 per Ha	Total Aff Hsg Land Value £0	
5.0% SDLT Rate		Stamp Duty Land Tax	
		£595,424	
CONSTRUCTION COSTS			Total Land Cost
			£11,908,480
Apartment	2070 sqm	1020	£ per sqm £2,111,400
Houses	51480 sqm	870	£ per sqm £44,787,600
Total Construction Cost			£46,899,000
FEES, FINANCE & ANCILLARY COSTS			
Abnormal Costs	0		£ £0
Professional Fees	8.0% of Construction Cost		£3,751,920
Legal Fees	0.5% of Gross Development Value		£492,566
Statutory Fees	1.1% of Construction Cost		£515,889
Sales/Marketing Costs	2.0% of Market Units Value		£1,694,851
Contingencies	5.0% of Construction Cost		£2,532,546
Planning Obligations	0		£ per unit £5,759,000
CIL	45		£ per sqm Market Housing £1,918,080
Interest	6.0%	12	Month Construction 6
Arrangement Fee	1.0% of Total Costs		£4,159,721
Development Profit	Market Hsg	20.0%	of GDV Aff Housing 6.0% Build Costs £658,581
Total Costs			£17,619,153
Total Costs			£98,505,212
VIABILITY MARGIN			£8,014

Gedling Strategic Site Viability Appraisal Assumpt

Top Wighay Farm Option 1

Housing Mix

Type	Nos	Size (sqm)	Total Sqm		Site Area
Apartments	50	60	3000	3000	33.9 Ha
2 Bed Houses	200	75	15000	Apts	
3 Bed Houses	600	88	52800		
4 Bed Houses	150	120	18000	85800	
5 Bed Houses	0	150	0	Houses	
	1000				

Sales Values

Apartments	£2095sqm	Industrial	£700sqm
Houses	£2150sqm		

Build Costs

Apartments	£1020sqm	Industrial	450sqm
Houses	£870sqm		

Land Value

Residential Residual Land Value per Ha	£1,569,135
Industrial Residual Land Value per Ha	NA
Existing Greenfield Value per Ha	£15,000

Residential Land Value Benchmark

£15,000	+	£1,554,135	x	50%	=	£792,068
Existing Use Value	+	Uplift in Value x 50%	=	Benchmark		

Affordable Housing Assumptions

Proportion	30%
Tenure Mix	Intermediate 70% Affordable Rent 30%
Transfer Value	Intermediate 70%OMV Social Rent 40%OMV Aff Rent 50%OMV

Planning Obligation Contributions

Transport	£8,750,000	
Primary Education	£3,500,000	
Secondary Education	£2,816,000	
Health	£950,000	
	£16,016,000	£16,016 per dwelling

Viability Results

30% Affordable

£386,113

ions

Top Wighay Farm Industrial

Housing Mix

Sales Values

Industrial £700sqm

Build Costs

Industrial 450sqm

Land Value

Industrial Residual Land Value per Ha £430,000

Affordable Housing Assumptions

Planning Obligation Contributions

Transport £4,500,000

Employment

Site area	8.5Ha
Floorspace	42500 sqm
Use	Industrial B1, B2, B8

Viability Results	
	-£3,886,995

Gedling Colliery

Housing Mix

Type	Nos	Size (sqm)	Total Sqm		Site Area
Apartments	30	60	1800	1800	20Ha
2 Bed Houses	120	75	9000	Apts	
3 Bed Houses	360	88	31680		
4 Bed Houses	90	120	10800	51480	
5 Bed Houses	0	150	0	Houses	
	600				

Sales Values

Apartments	£1935sqm
Houses	£1990sqm

Build Costs

Apartments	£1020sqm
Houses	£870sqm

Land Value

Residential Residual Land Value per Ha	£1,266,060
Mixed Industrial/Agricultural Residual Land Value per Ha	£222,500
Existing Greenfield Value per Ha	£15,000

Residential Land Value Benchmark

$$£222,500 + £1,251,060 \times 50\% = £744,280$$

$$\text{Existing Use Value} + \text{Uplift in Value} \times 50\% = \text{Benchmark}$$

Affordable Housing Assumptions

Proportion	20%
Tenure Mix	Intermediate 75% Affordable Rent 25%
Transfer Value	Intermediate 70%OMV Social Rent 40%OMV Aff Rent 50%OMV

Planning Obligation Contributions

Transport	£0	
Primary Education	£3,500,000	
Secondary Education	£1,689,000	
Health	£570,000	
	£5,759,000	£9,598 per dwelling

Viability Results

20% Affordable

£8,014

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APPENDIX E



Draft Charging Schedule

June 2014

Introduction

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development – for example, new or safer road schemes, park improvements or a new health centre. The levy applies to most new buildings and charges are based on the size and type of the new development.

CIL is considered to be fairer, faster and more certain and transparent than the current system of planning obligations which are generally negotiated on a 'case-by case' basis. Levy rates that will be set in consultation with local communities and developers will provide developers with much more certainty 'up front' about how much money they will be expected to contribute.

Levy rates must be set at a level which does not affect the viability of development in the area taking into account the cost of land, build costs, expected sales price and a return for the developer. Given the differences in land costs and sales prices across the Borough it is proposed to set different CIL rates in different parts of the Borough.

The Draft Charging Schedule was originally issued for consultation in October 2013. Since then there have been significant changes in circumstances with the Community Infrastructure Levy (Amendment) Regulations 2014 coming into force and a review of the housing supply in the Aligned Core Strategy. It was therefore considered appropriate to reissue a revised Draft Charging Schedule for a further round of consultation. This Draft Charging Schedule has been produced to set out where CIL will be levied and how much will be charged. It builds on previous consultation work that was undertaken on the Preliminary Draft Charging Schedule (September 2012). The Draft Charging Schedule also includes the Regulation 123 list. This sets out the infrastructure that will be funded via CIL. Infrastructure not on this list can be funded through S106 Obligations if it is necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in kind and scale to the development.

The consultation on the Draft Charging Schedule is the last opportunity for representations to be made on the areas, rates and principle of CIL prior to the examination. A timetable for the adoption of CIL and how to submit representations are set out below.

Draft Charging Schedule

The Borough of Gedling is a charging authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in the Borough of Gedling. The Council is also the collecting authority for its administrative area.

Statutory Compliance

The Draft Charging Schedule has been prepared in accordance with the Community Infrastructure Levy Regulations 2010, Part 11 of the Planning Act 2008 and statutory guidance in 'Community Infrastructure Levy: Guidance' (CLG, 2012).

In accordance with Regulation 14, in setting the CIL rate the Council has aimed to strike what it considers to be an appropriate balance between

- the desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

The Council's timetable for producing an adopted CIL Charging Schedule is:

Consultation on Draft Charging Schedule ends	August 2014
Submission of Draft Charging Schedule for Examination	Winter 2014
Examination of Draft Charging Schedule	Spring 2015
Adoption of Charging Schedule	Summer 2015

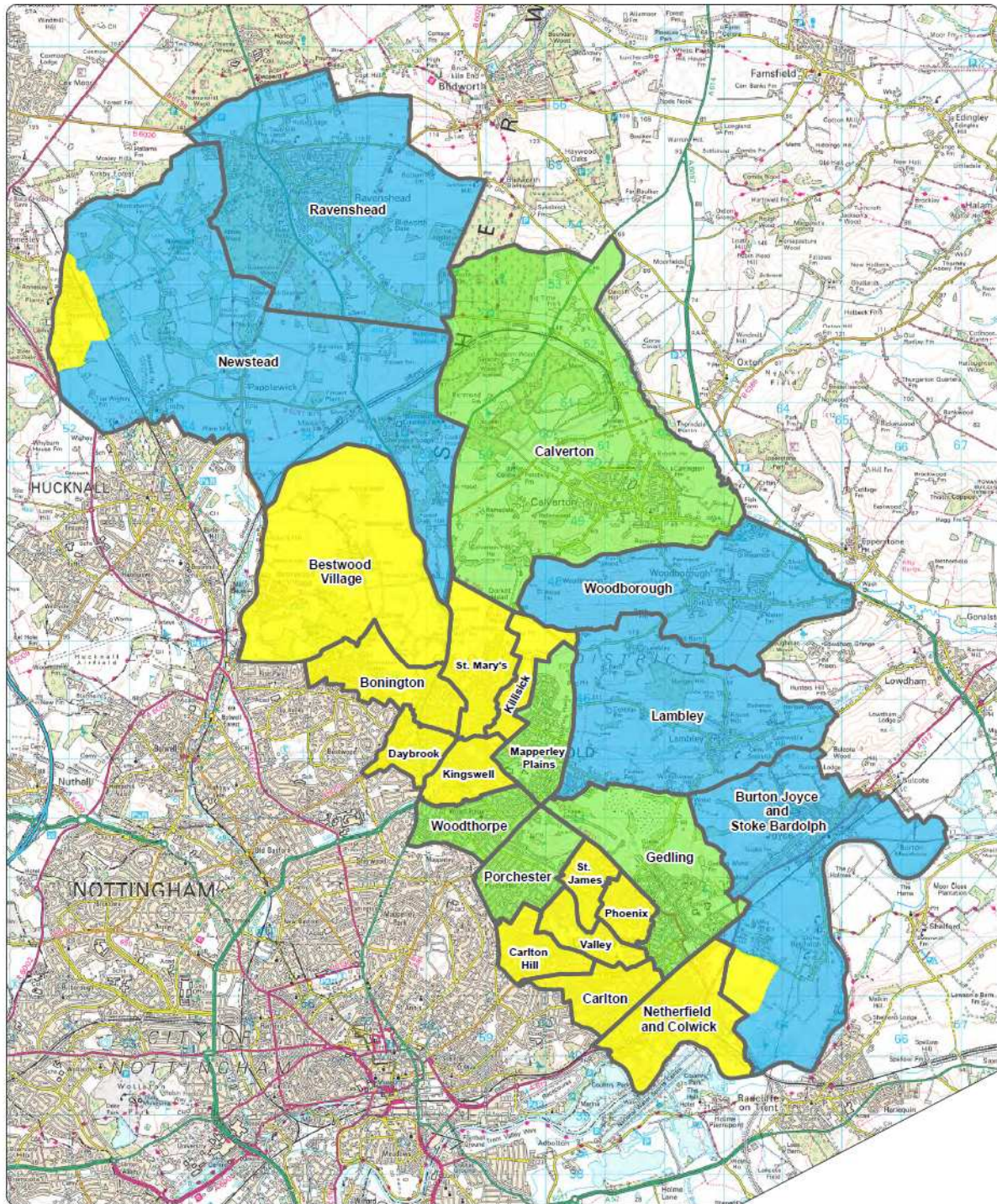
CIL Rate

The rate at which CIL will be charged shall be:

Development Type			
Residential	Zone 1	Zone 2	Zone 3
	£0/sqm	£45/sqm	£70/sqm
Commercial	Borough wide		
Retail A1, A2, A3, A4, A5	£60/sqm		
All other uses	£0/sqm		

Charging Zone Map

Gedling CIL - Residential Charging Zones



Key

- Wards
- Zone 1
- Zone 2
- Zone 3

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L/GIS/Carthography/00402 - Gedling wards - charging zones/A3 gedling wards - residential charging zones revised 04/02/14 PLW GIS team 14/05/2014

Gedling
Borough Council

Supporting Evidence Base

The initial rationale for the introducing CIL was set out in the Council's Preliminary Draft Charging Schedule which was published for consultation in September 2012. The PDCS was supported by a number of evidence base documents. These documents have been revised or supplemented following consultation and the publication of amended guidance and regulations in Dec 2012, April 2013 and February 2014.

A link to all supporting documents is provided below:

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/communityinfrastructurelevycil/>

Liability to pay CIL

Liability to pay CIL occurs on the grant of the related planning permission that first permits the proposed development, such as the grant of full planning, change of use or approval of the last reserved matter on the grant of outline planning.

CIL payment

GBC will issue a liability notice following the grant of the planning permission for the chargeable development. The notice will be sent to the applicant, the owner and any party who has assumed liability for the CIL.

The Regulations state that CIL becomes payable upon the commencement of development (defined by reference to section 56(4) of the TCPA 1990 and includes works of demolition and construction and preparatory works such as digging foundations and installing services). It is possible for the Council to collect staged payments provided it has an adopted policy (instalments policy) for doing so, which has been published for at least 28 days prior to use on the Council's website. GBC has proposed an instalment policy which was set out in the Preliminary Charging Schedule and is included in the supporting evidence base.

Calculating the Charge

GBC will calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended in 2011, 2012 and 2014.

Under Regulation 40, the CIL rate will be index linked with the Royal Institute of Chartered Surveyors "All In Tender Price Index". The current 'All In Tender Price Index' will be set out at the time of adoption.

Existing Floorspace on a Development Site

Regulation 40 provides that the total floorspace of any existing buildings on a development site should be subtracted from the floorspace of the chargeable development, where the existing buildings have been in use for at least six months

within the period of 12 months ending on the day planning permission first permits the chargeable development.

Exemptions and Reliefs

The following forms of development are exempt from paying CIL:

- buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (Regulation 6);
- developments of under 100 sq m that do not result in the creation of 1 or more additional dwellings (Regulation 42); and
- development by a charity where the development will be used wholly or mainly for charitable purposes (Regulation 43).

The following types of development are able to apply for relief from paying CIL:

- social housing (Regulations 48, 49, 50, 51, 52, 53, 54).

In addition, the Council has the option to offer discretionary relief for:

- development by a charity where the profits of the development will be used for charitable purposes (Regulations. 44, 45, 46, 47, 48); and
- exceptional circumstances (Regulations 55, 56, 57, 58).

The Council's policy on whether discretionary relief is offered will be set out in a separate policy document, in accordance with the relevant regulations.

Statement of the Representations Procedure

This document was published for consultation **on x June 2014**. Comments should be made before 5pm on **x August 2014**. Comments should be submitted on line via the Council's consultation web-portal:

<http://gedling.inovem.co.uk/portal/cil-dcs>

or in writing to:

Planning Policy
Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

Tel 0115 901 3757
Email planningpolicy@gedling.gov.uk

Representations on the Draft Charging Schedule will be made available to the person appointed to examine the soundness of the Charging Schedule during an independent examination. Persons making representations may request the right to be heard by an examiner.

Persons making representation may also be accompanied by a request to be notified at a specified address of:

- The Draft Charging Schedule being submitted to the examiner;
- The publication of the recommendations of the examiner and the reasons for those recommendations;
- The approval of the charging schedule by the charging authority.

Regulation 123 List of Projects to be funded by CIL – May 2014

Project 1

<u>Project Location:</u>	Gedling Colliery
<u>Project Description:</u>	Gedling Access Road to facilitate development of Gedling Colliery/Chase Farm
<u>Progress:</u>	Stalled (due to funding gap)
<u>Estimated Cost:</u>	£32,400,000
<u>Funding:</u>	£26,200,000
<u>Gap</u>	£6,200,000

Funding Composition:

Funding	Funding Source	Funding Bid	Comments
£7m	Homes and Communities Agency		GBC and HCA are reviewing long term delivery options for the scheme
£10.8m		Local Transport Board	
£5.4	Nottinghamshire County Council		Subject to the agreement of the Transport and Highways Committee
£3m		Public Land and Infrastructure Fund	TBC

Project 2

<u>Project Location:</u>	Gedling Colliery Country Park
<u>Project Description:</u>	Visitor Centre
<u>Progress:</u>	Not yet started
<u>Estimated Cost:</u>	£1,000,000
<u>Funding</u>	£ 0
<u>Gap</u>	£1,000,000

Project 3

Project Location: Arnold Town Centre Improvements

Project Description: Leisure Centre Extension

Progress: Not yet started

Estimated Cost: £tbc

Funding £ 0

Gap £tbc

Project 4

Project Location: Calverton

Project Description: Mitigation measures associated with prospective Sherwood Forest Special Protection Area

Progress: Not yet started

Estimated Cost: £tbc

Funding: £ 0

Gap: £tbc

Summary

Total Gap Funding Reg123 List £7,200,000 (plus costs for Arnold Town Centre Improvements and mitigation measures for pSPA)

CIL Revenue Target £7,200,000

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GEDLING CIL

The Infrastructure Delivery Plan and the Existence of a Funding Gap

1. INTRODUCTION AND LEGISLATIVE CONTEXT

Until March 2012 the production of an Infrastructure Delivery Plan (IDP) was a statutory requirement of the Local Development Framework (LDF) as defined by Planning Policy Statement (PPS12). This stated:

“The Core Strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution. This evidence should cover who will provide the infrastructure and when it will be provided.”

However since then the new National Planning Policy Framework (NPPF) has come into force. The intention of the framework is to make the planning system less complex and more accessible, and to promote sustainable development. The NPPF must be taken into account in the preparation of local and neighbourhood plans, including the Core Strategy. The NPPF should be read in conjunction with other relevant national policy statements and does not contain specific policies for infrastructure projects. It does however set a general framework for local authorities to follow when seeking to provide suitable infrastructure for their communities:

‘At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making. This means that:

- Local authorities should positively seek opportunities to meet the development needs of their area; and
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.’ (NPPF, Para. 14)

The presumption in favour of sustainable development is underpinned by twelve core planning principles, many of which directly or indirectly impact on the provision of local infrastructure. These include the need to:

- Proactively drive and support economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure a good standard of amenity for all existing and future occupants of land and buildings;
- Encourage the effective use of land by reusing land that has been previously developed;
- Promote mixed use developments; and
- Focus significant development in locations which are or can be made sustainable (NPPF, Para. 17)

The NPPF recognises that in promoting economic development there is only so much business can be required to contribute to the requirements of planning policy expectations and that a 'clear economic vision' must be developed of how growth is going to be achieved i.e. proposals must be realistically deliverable. It also notes that the absence of suitable infrastructure is a barrier to growth and that priorities for intervention must be highlighted:

'Planning policies should recognise and seek to address barriers to investment, including a poor environment or any lack of infrastructure, services or housing. Local planning authorities should identify priority areas for economic regeneration, infrastructure provision and environmental enhancement.' (NPPF, Para. 21)

Therefore the need for a targeted and deliverable Infrastructure Delivery Plan remains a key element of local planning policy. In preparing such a plan the NPPF states:

'Local planning authorities should work with other authorities and providers to:

- Assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
- Take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.' (NPPF, Para. 162)

Developing a Robust IDP

With the strategic justification clear, it is imperative to focus on how local authorities and their partners produce an effective IDP. Good infrastructure planning should take into account the infrastructure required to support development, costs, sources of funding, timescales for delivery and gaps in funding. This allows for the identified infrastructure to be prioritised in discussions with key local partners. The infrastructure planning process should identify, as far as possible:

- Infrastructure needs and costs;
- Phasing of development;
- Funding sources; and
- Responsibilities for delivery.

The IDP is an essential element of the evidence that supports the Core Strategy and other Development Plan Documents in the LDF. The IDP therefore responds to the growth targets and policies in the Core Strategy, elaborating on how the spatial objectives will be delivered through the provision of infrastructure.

The purpose of an IDP is to help deliver an authority's long-term vision for the future. It describes what infrastructure is needed and how, when and by whom it will be delivered and, where known, the location. It should be accompanied by an Infrastructure Delivery Schedule that presents the key programmes and projects that are important for the delivery of the Core Strategy.

By infrastructure we mean physical or hard infrastructure such as utilities and transport; green infrastructure such as parks, open spaces and the natural environment; and social

infrastructure such as schools, health facilities and other public service centres. A full list of infrastructure to be included in an IDP is tabulated below.

Table 1: Infrastructure Types

Hard Infrastructure	Green Infrastructure	Social Infrastructure
Economic Development	Allotments	Arts, Libraries and Culture
ICT/Broadband	Green Links	Indoor Sports and Leisure
Transport	Natural Open Land	Education
Utilities	Outdoor Sports and Recreation	Health and Social Care
Waste Processing and Recycling	Parks and Play Areas	Indoor Sports and Leisure
	River and Natural Water Features	

2. CURRENT STATUS OF GEDLING IDP

The Greater Nottingham Joint Planning Advisory Board (JPAB) oversees the preparation of Aligned Core Strategies across Greater Nottingham, and the implementation of the Growth Point infrastructure projects. The Greater Nottingham Growth Point Team has prepared a joint Infrastructure Capacity Study and Delivery Plan on behalf of Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe Councils. As Hucknall (part of Ashfield District) forms part of Greater Nottingham and has a close functional relationship with the other council areas, the IDP has regard to cross boundary and cumulative infrastructure requirements across the whole of Greater Nottingham including Hucknall. The Growth Point Team in conjunction with Ashfield Council have made assumptions to enable impacts on, for example, transport networks and water resources to be more accurately assessed. Ashfield has prepared its own IDP in 2013 that includes details of growth and specific sites.

The consultancy team preparing the Community Infrastructure Levy for Gedling Borough Council were provided with a copy of the Greater Nottingham Infrastructure Delivery Plan (version 1) dated June 2012. Since this time the figures have been refined and the latest schedule is derived from the Aligned Core Strategies Publication Version (March 2014) Minor amendments and main modifications; Appendices A & B (Ref CD/EX/10A)

The IDP schedule covers the following categories of infrastructure:

- a) Transport (Highways, Public Transport, Air and Water)
- b) Utilities (Water, Energy, Digital Infrastructure)
- c) Flooding and Flood Risk
- d) Health Provision
- e) Education Provision
- f) Police Services
- g) Ambulance Services
- h) Fire Services
- i) Waste Management (Collection and Disposal)
- j) Community Services
- k) Green Infrastructure.

3. GEDLING INFRASTRUCTURE SCHEMES

The Community Infrastructure Levy is intended to assist in filling the funding gap that remains once existing sources (to the extent that they are known) have been taken into account. It is important in justifying the charging of a Community Infrastructure Levy for Gedling that a funding gap be clearly demonstrated. If no gap exists the requirement for introducing the Levy in Gedling would come under scrutiny. The diagram below illustrates how the funding gap is established.

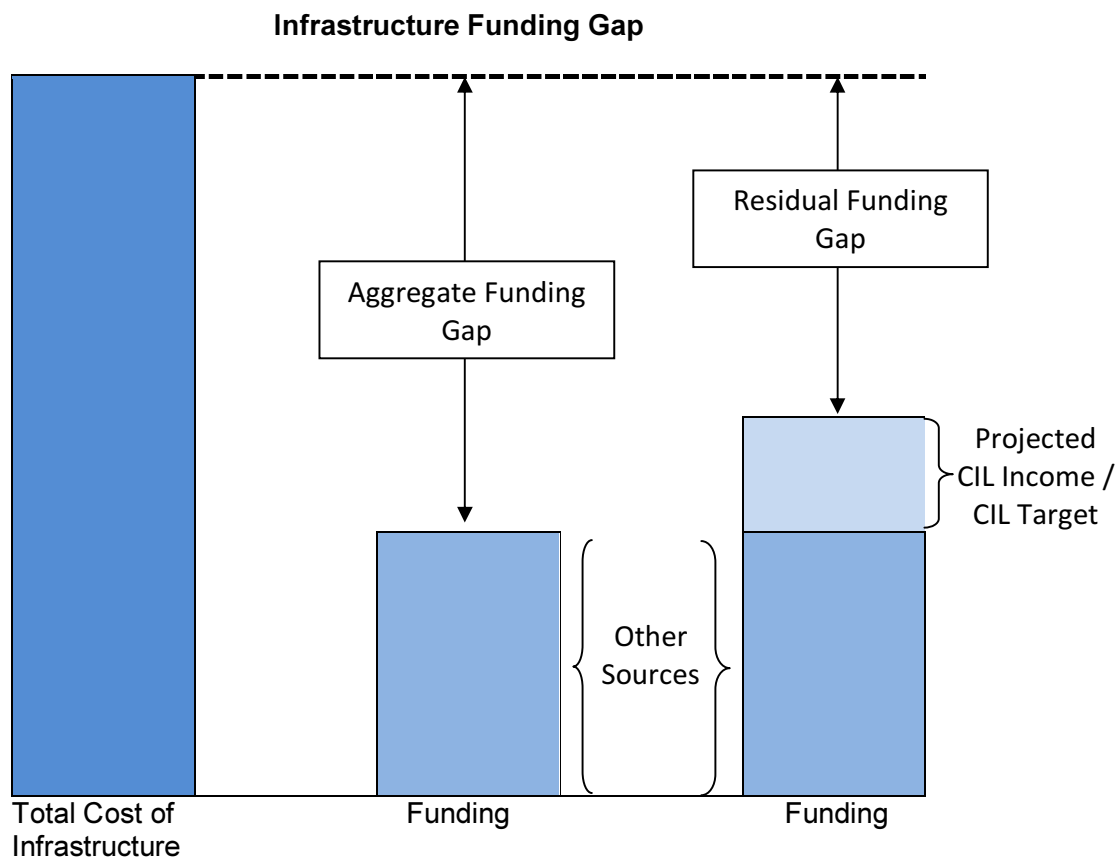


Table 2 includes those projects which have been identified in the IDP to date within Gedling. In addition two more local projects with Growth Point support have been listed. The projects are arranged in infrastructure categories. There are currently 23 schemes identified; 3 of which have no costs estimated as yet. The cost of implementing the remaining schemes totals £87m. Limited funding has been identified for the schemes that make up this total. Approximately £28m of costs will be incurred on schemes that are scheduled for delivery in the next 5 years. The table illustrates that there is currently a shortfall of £36m over the 15 year plan period

The most costly scheme identified is for the access road to facilitate the development of the Gedling Colliery/Chase Farm site (£32.4m). The Local Transport Board has identified the road as a strategic priority and provisionally set aside a £10.8m contribution. In addition there is potential for a further £5.4m from Nottinghamshire County Council and £3m from the Public Land and Infrastructure Fund. £8m worth of funding for land

purchase etc to facilitate the project had already been sourced via the HCA. CIL will cover the remaining shortfall of £5.2m.

In respect of the remaining schemes the IDP for the Aligned Core Strategy identifies S.106 contributions as a major source of funding. In respect of the education infrastructure S.106 is listed as the only contributor. Nottingham County Council has been consulted in order to clarify the position and it has been confirmed that no County Council funding will be available for new school places required as a result of development and there is an expectation that developer contributions will fund these places. However the IDP was produced in the 'non-CIL world' and in practice education provision is likely to be from a combination of CIL and S.106. For example where there is a known requirement for a new school this could be identified in the Reg. 123 list, whereas all other improvements could be sought through S.106. This gives the ability to account for 'planned' growth, and also to react to 'unplanned' growth and ad hoc planning applications. Some S.106 contributions have been identified in Table 2 but this will change over time. All gaps in health expenditure are also identified as being funded through developer contributions

It is anticipated that the Aligned Core Strategy will be adopted by the autumn 2014 in advance of the CIL Examination. If this is the case the CLG CIL guidance states that the CIL examiner will normally accept the data collated in the IDP as sufficient evidence of the aggregate infrastructure funding gap and the total target amount to be raised through CIL.

Table 2: Infrastructure Schedule - Gedling Borough Council Only Schemes

Infrastructure Category	Project Location	Project Description	Progress	£K				Timescale			Comments
				Estimated Cost	Funding (provisional)	Funding Source	Funding Gap	Within 5 years	Within 10 years	Within 15 Years	
Green Infrastructure	Gedling Colliery	Gedling Country Park - footpaths & drainage - Visitor Centre		£250 £1,000	£250	Growth Point	0 £1,000				
Green Infrastructure	Calverton	Mitigation measures associated with prospective Sherwood Forest Special Protection Area	To be developed as part of Master planning work	tbc			tbc				Mitigation measures follow guidance within HRA Screening Record and guidance from Natural England
Green Infrastructure	North of Papplewick Lane	1.6ha Public Open Space and maintenance contribution	Masterplan underway	tbc			tbc				
Regeneration	Arnold	Arnold Town Centre - Improvements - Leisure Centre Ext ⁿ	To be costed by	£950	£950	Growth Point	0				
Transport	Gedling Colliery/ Chase Farm	Gedling Access Road to facilitate development of Gedling Colliery/Chase Farm.	Planning Application Stage	£32,400	£7,000 £10,800 £5,400 £3,000	HCA LTB County Council PLIF	£6,200				GBC and HCA reviewing long term delivery options for the scheme. Local Transport Board now recognises as astrategic priority.
Transport	Top Wighay Farm	Integrated transport package	Masterplan underway	£8,750	8,750	Developer	£0				Strategic integrated transport measures to be confirmed via transport modelling
Transport	Gedling Colliery	Integrated transport package	Masterplan underway	tbc			tbc				Strategic integrated transport measures to be confirmed via transport modelling
Health	Gedling Colliery	Health Centre	Masterplan underway	£570	£570	PCT/Dev	£0				Detailed requirements to be confirmed following further consultation with NHS Nottinghamshire PCT
Health	Top Wighay Farm	GP Surgery	Masterplan underway	£950	£950	PCT/Dev	£0				Detailed requirements to be confirmed by NHS Nottinghamshire PCT
Health	North of Papplewick Lane	Local health centre	Planning Application Stage	£285	£285	PCT/Dev	£0				Detailed requirements to be confirmed following further consultation with NHS Nottinghamshire PCT
Education	Bestwood Village	Possible new primary School	Masterplan finalised	£3,500	£3,500.00	Developer	£0				
Education	Bestwood Village	Expansion of secondary places	Masterplan finalised	£552	£552.00	Developer	£0				
Education	Calverton	Possible expansion of existing schools or new Primary School may be required	Masterplan finalised	£3,500	£3,500.00	Developer	£0				
Education	Calverton	Expansion of secondary places	Masterplan finalised	£2,000	£2,000.00	Developer	£0				
Education	Gedling Colliery	Primary School	Masterplan underway	£3,500	£3,500	Developer	£0				Indicative costs for education provided on basis of current multiplier. Detailed assessment not yet possible as delivery timescale outside of reliable timescale for pupil projection forecasts
Education	Gedling Colliery	Secondary school places contribution	Masterplan underway	£1,689	£1,689	Developer	£0				Indicative costs for education provided on basis of current multiplier. Detailed assessment not yet possible as delivery timescale outside of reliable timescale for pupil projection forecasts
Education	Ravenshead	Expansion of secondary places	Masterplan finalised	£1,210	£1,210	Developer	£0				
Education	Top Wighay Farm	Primary School	Masterplan underway	£3,500	£3,500	Developer	£0				
Education	Top Wighay Farm	Secondary school places contribution	Masterplan underway	£2,816	£2,816	Developer	£0				
Education	North of Papplewick Lane	Primary School	Planning Application Stage	£3,500	£3,500	Developer	£0				
Education	North of Papplewick Lane	Secondary school places contribution	Planning Application Stage	£1,267	£1,267	Developer	£0				
Education	Cumulative non strategic sites	Primary school places contribution	To be determined via Local Planning Document	£7,500			£7,500				Indicative costs for education provided for school places generated for non-strategic housing sites over the plan period on basis of current multiplier. Detailed requirements to be confirmed in parallel with DPDs and detailed site proposals
Education	Cumulative non strategic sites	Secondary school places contribution	To be determined via Local Planning Document	£8,600			£8,600				Indicative costs for education provided for school places generated for non-strategic housing sites over plan period on basis of current multiplier. Detailed requirements to be confirmed in parallel with DPDs and detailed site proposals
Total				£88,289	£64,989		£23,300	£5,366	£5,367	£12,567	

*Cumulative non strategic education site costs pro-rated across each 5 year time period
Source: Aligned Core Strategies Publication Version (March 2014) - Minor changes and main modifications Appendices A & B CD/EX/10A;
Gedling Borough Council Site Viability - Details of assumptions used to inform viability assessments (as set out in Appendix L of CD/EX/35) CDEX80;
Gedling Borough Council Planning Strategy Team

Table 2: Infrastructure by Category - Gedling Borough Council only schemes
Summary Table

Infrastructure Category	Total No of Projects	No of Eligible	No of Costed	Cost of Infrastructure	Funding Identified			Gap 2013-2016	Notes
					Source	Amount	Gap		
Green Infrastructure	4	4	2	1,250,000	Growth Point	250,000	1,000,000	0	Two projects not costed
Regeneration	2	2	2	950,000	Growth Point	950,000	0	0	
Transport	3	3	2	41,150,000	Various	34,950,000	6,200,000	0	One project not costed
Health	3	3	3	1,805,000	PCT/Developer	1,805,000	0	0	Estimated project costs
Education	13	13	13	43,134,000	Developer	27,034,000	16,100,000	5,366,000	Cumulative non strategic sites contributions for education were pro-rated for a 5 year period.
Totals	25	22	20	88,289,000		64,989,000	23,300,000	5,366,000	

4. FUNDING SOURCES

Given the current economic climate in the UK and overseas, funding sources to enable infrastructure development are generally regarded as scarce, however some do exist. A list of possible sources of funding is outlined in Table 3 below. Gedling Borough Council and the other Aligned Core Strategy authorities will wish explore these to identify those that are appropriate and are able to assist the funding and delivery of projects within the IDP.

Table 3: Potential Infrastructure Funding Sources

Funding Source/Mechanism	Description	Comment
Council Tax	It would be possible to increase Council Tax to pay for the costs of infrastructure, although there are many other factors to consider in setting Council Tax levels.	Government is offering grants to Councils to freeze their local taxes this year. Politically it may not be popular for Council to raise taxes at this time.
Cross Subsidy	In essence this is using the profits from one use to subsidise a loss making use, e.g. residential subsidising infrastructure.	In theory Section 106 and CIL would provide the capital for infrastructure. However this approach can be applied to Council development or land sales where any surplus is channeled into new infrastructure. Unlikely to provide any funds for infrastructure.
Developer Funding	In some cases it is expected that developers will fund the costs of infrastructure without the need for this to be formalised through a planning obligation.	Highly unlikely source of funding if developers are paying CIL and providing affordable housing.
Future Department for Transport (DfT) Major Transport Schemes Funding (MTS)	The Government has identified £1.5 billion for major transport schemes from now until the 2014-15 financial year.	Much of this fund is already committed. Despite the economic climate other schemes may be called to encourage growth.
Gedling Borough Council Capital Programme	The Council has a Capital Programme, funded by Council Tax and other sources of income such as prudential borrowing.	The scale of the Council's Capital Programme is likely to be reduced significantly in coming years, largely in response to reduced funding from Central Government.
Growing Places Fund	This Fund has been specifically created to kick start development projects that have stalled due to the recession and has made £500 million available for this purpose.	It is understood that the D2N2 LEP has been awarded £17.8 million from the fund that can be used to fund infrastructure to unlock economic growth. Competition will be great from within the D2N2 area for this limited pot of money.
Homes and Communities Agency (HCA)	Homes and Communities Agency funding is being simplified into a small number of funding streams, covering affordable housing, existing stock, and using public sector land assets to deliver mixed use regeneration.	Although resources are scarce, the HCA should provide one of the best possibilities of obtaining funding for opening up new housing sites. The HCA has previously identified £8 million to facilitate the development of the Gedling Colliery/Chase Farm site.

Local Enterprise Partnership (LEP)	These are partnerships of local businesses and civic leaders. They are charged with setting the economic priorities of an area and are the focus of the Government's growth drive.	It is important that the Council are actively involved in working with the D2/N2 LEP to set priorities and benefiting from any Government through the LEP.
Local Transport Plan Capital / Capitalised Maintenance	Local authorities have traditionally secured funding for capital initiatives and for infrastructure maintenance through the Local Transport Plan. This funding is allocated by the Department for Transport.	A possible source.
New Homes Bonus (NHB)	This initiative from the Government is aimed at increasing the number of homes built. Councils will be rewarded for each home built. The reward is based on the tax band within which the house sits. Bonuses will be paid for the first six years that the home is occupied. Band D properties for example would, (based on average national band figure in 2010/11) give a bonus of £1,439. Affordable homes will receive a supplementary payment of £350 per year. The money raised through the New Homes Bonus is not ring-fenced and the Council can decide how it is used. The link to the NHB calculator is given below: www.communities.gov.uk/documents/housing/xls/1846581.xls	A possible source for infrastructure investment.
Planning Permission Conditions	In some circumstances, local authorities are sometimes able to deliver infrastructure through planning conditions attached to planning permissions. These conditions are grounded in planning policies, and can be used instead of or in addition to Planning Obligations (see below). For example, Sustainable Urban Drainage Systems (SUDS) can be delivered in this way.	This will reduce the amount of CIL available.
Planning Obligation - Section 106 Agreement (S106)	Section 106 agreements are bilateral legal agreements that have been negotiated by developers and local authorities (occasionally including others) to mitigate the impacts of particular developments. The agreement usually reflects the developer's agreement to provide the local authority with a set sum or sums of money to spend in a specified way.	CIL will largely replace Section 106 for strategic infrastructure. Local infrastructure can still be paid for via S.106 but with limits imposed on pooling.
Regional Growth Fund (RGF)	The Government is currently appraising the third round bids for this fund. Its purpose is to back projects with significant potential for private sector economic growth and employment, in particular, supporting areas and communities that are currently over dependent on the public sector. A panel chaired by Lord Heseltine is assessing bids made by the private sector and by public-private partnerships, including those from Local Economic Partnerships.	Looking at approved schemes this grant source is primarily orientated towards the early and guaranteed generation of jobs. Unlikely to assist with infrastructure costs.

5. THE EXISTENCE OF A GAP

An analysis of the funding sources¹ above indicate that it is unlikely that any of the sources will contribute significantly to the meeting of the costs identified in Section 3. As indicated above, the IDP identifies Section 106 contributions as being the main funding sources for the overwhelming number of schemes. CIL will substantially replace Section 106 (with the exception of affordable housing) **there will be a clear funding gap of at least £23 million over the period of the Plan until 2028 of which circa £5 million could be required to the end of 2015/2016.**

The above figures illustrate the aggregate funding gap between the total cost of infrastructure to support growth and the amount of available funding. Finally, for CIL to be levied it is necessary to establish that the funding gap is greater than the anticipated level of CIL receipts over the plan period (up to 2028).

Under the charging proposals within the Draft Charging Schedule (February 2013) the projected income generated from CIL receipts over the plan period of the Core Strategy, up to 2028, is estimated to be circa £7.2 million as indicated in the tables at Appendix 1. This calculation is based on residential and retail development likely to come forward over the remainder of the plan period following the programmed adoption of CIL and excludes all other uses (as evidenced by the data at the end of Appendix 1).

The residual funding gap summarised in Table 4 clearly demonstrates the need to charge CIL on development in order to help fund infrastructure to support the levels of growth set out in the Aligned Core Strategy.

Table 4: Aggregate Funding Gap

Infrastructure Funding Shortfall		
Aggregate Funding Gap		£ 23,300,000
Projected CIL Income		
Residential	£6,478,218	
Commercial	£ 720,000	£ 7,198,218
Residual Funding Gap		£16,101,782

The Draft Regulation 123 list is presented at the end of the Draft Charging Schedule. The list has been informed by the appropriate available evidence as set out in this document but will continue to evolve. Changing circumstances such as the availability of different funding opportunities may result in the need to review the list.

The Draft Regulation 123 list which identifies infrastructure to be funded through CIL is drawn from projects which make up the aggregate funding gap. This is in recognition of the fact that other funding sources are likely to come forward in time thus reducing the total gap. It also seeks to ensure that the funding target for CIL relates to estimates of projected CIL income.

¹ Due to the uncertainty in pinpointing other infrastructure funding sources, particularly beyond the short-term, the Guidance states that authorities should rely on evidence that is appropriate and available (para.14-CIL Guidance- Dec. 2012).

Calculation of CIL income

Residential Property

CIL CHARGING SCHEDULE £/sq m			
	Area		
Development Type	Zone 1	Zone 2	Zone 3
Residential	£0.00	£45.00	£70.00

PROJECTED CIL INCOME 2015-2018				
	Zone 2	Zone 3	Totals	Income p.a.
No of units	157	7		
Less Aff Hsing percentage	125.6	4.9		
@ 90m ² per unit	11,304 m ²	441 m ²		
x floorspace factor	10,174 m ²	397 m ²		
CIL Totals	£457,812	£27,783	£485,595	£161,865

PROJECTED CIL INCOME 2018-2023				
	Zone 2	Zone 3	Totals	Income p.a.
No of units	833	215		
Less Aff Hsing percentage	666.4	150.5		
@ 90m ² per unit	59,976 m ²	13,545 m ²		
x floorspace factor	53,978 m ²	12,191 m ²		
CIL Totals	£2,429,028	£853,335	£3,282,363	£656,473

PROJECTED CIL INCOME 2023-2028				
	Zone 2	Zone 3	Totals	Income p.a.
No of units	875	40		
Less Aff Hsing percentage	700	28		
@ 90m ² per unit	63,000 m ²	2,520 m ²		
x floorspace factor 0.7	56,700 m ²	2,268 m ²		
CIL Totals	£2,551,500	£158,760	£2,710,260	£542,052

PROJECTED CIL INCOME 2015-2028				
	Zone 2	Zone 3	Totals	Income p.a.
Residential CIL Totals	£5,438,340	£1,039,878	£6,478,218	£498,324

Variables	Zone 2	Zone 3
% affordable housing	20%	30%
Net additional floorspace	90%	90%
Av unit size	90m ²	

GBC Housing Projections				
Zone	2015-18	2018-23	2023-28	Total
1	50	337	139	526
2	157	833	875	1,865
3	7	215	40	262
Total	214	1,385	1,054	2,653

Note

The above data is taken from the latest Aligned Core Strategy housing trajectory modifications, 2014 which are based on the SHLAA update 2013. The figures assume CIL is not implemented until 2015. A more detailed explanation is included as part of this Appendix.

Calculation of CIL income

Commercial Property

CIL CHARGING SCHEDULE £/sq m	
	Single Zone
Development Type	
Retail A1, A2, A3, A4 , A5	£60.00
All other uses	£0.00

Projected CIL Income 2015-18		
	Retail only	Income p.a.
New floorspace 2000m ²	£120,000	40,000

Projected CIL Income 2018-23		
	Retail only	Income p.a.
New floorspace 5000m ²	£300,000	60,000

Projected CIL Income 2023-28		
	Retail only	Income p.a.
New floorspace 5000m ²	£300,000	60,000

Projected CIL Income 2015-28	
	Retail only
Commercial CIL Totals	£720,000

All CIL Income

PROJECTED CIL INCOME (ALL) 2015-2028				
	Zone 2	Zone 3	Totals	Income p.a.
Residential CIL Totals	£5,438,340	£1,039,878	£6,478,218	£498,324
	Single Zone		£720,000	£55,385
Commercial CIL Totals	£720,000			
All CIL Income Projection			£7,198,218	£553,709

Analysis of GBC historic data	
No of new retail permissions granted 2007-14	15
Total floorspace granted	38,945m ²
Net increase i.e. new floorspace	25,466m ²
Net Implemented to date	5,452m ²
Unimplemented	20,014m ²
New floorspace projection for CIL (14 years)	12,000m ²

Note

The above data has been collated over a period of very difficult trading in the retail sector. It is anticipated that the level of retail applications and permissions will increase over the next 14 yrs. The revenue estimates are however based on cautious estimates about how the market might perform assuming a greater build out than experienced in the last 7 yrs.

Calculation of Residential CIL income

Housing Supply in CIL Charging Zones March 2014 (revised)

	Housing Completions 2011-2013	Housing Supply 2013-2028 Sites that will not generate CIL	Housing supply 2013-2028 Remainder of sites to generate CIL	Housing Total 2011-2028
Zone 1				
Urban area	191	543* +119**	333	1186
Windfall	0	0	104	104
Teal Close	0	830*	0	830
Bestwood Village	32	52* +176**	0	260
Newstead	0	1*	89	90
Zone 1 Total	223	1721	526	2470
Zone 2				
Urban area	191	302* +331**	397	1221
Windfall	0	0	104	104
Gedling Colliery	0	0	600	600
Calverton	19	272*	764	1055
Zone 2 Total	210	905	1865	2980
Zone 3				
Top Wighay Farm	0	1000**	0	1000
North of Papplewick Lane	0	300**	0	300
Ravenshead	57	47* +70**	156	330
Other Villages	12	52*	106	170
Zone 3 Total	69	1469	262	1800
TOTAL	502	4095	2653	7250

* Existing sites with planning permission

** Assume sites to be granted planning permission before April 2015

Notes:

Housing figures are as of 31 March 2013.

Housing figures are from ACS Housing Trajectory Modifications 2014 which is based on information from developers via SHLAA Update 2013. If no information provided by developers then the Council's assumptions are used.

Assumes CIL is adopted April 2015.

For sites that developers say will start to deliver houses before April 2016, assumes they will not be picked up by CIL (as assumes permission will be granted the year before i.e. before April 2015). For sites that developers say will start to deliver houses after April 2016, assume they will be picked up by CIL.

Assume both Top Wighay Farm and the North of Papplewick Lane sites will be granted permission before April 2015.

Assume the Gedling Colliery site will be granted permission after April 2015.

For the villages, if the sites are in the built up area, assume they are granted permission before the Local Planning Document is adopted at the end of 2015 and not picked up by CIL. If the sites are in the Green Belt, assume they come forward after the Local Planning Document is adopted at the end of 2015 and picked up by CIL.

Bestwood Village has received two planning applications; one on safeguarded land and one on brownfield site. Assume they will be granted permission before April 2015.

Calverton has one planning permission on the safeguarded land which is currently under construction.

Ravenshead has received planning application for up to 70 homes on the safeguarded land. Assume this will be granted permission before April 2015.

The total capacity for Newstead is 90 homes.

The completions figure and windfall allowance in the urban area has been divided equally between Zones 1 and 2.

Housing Supply in CIL Charging Zones – Five Year Projection Periods

March 2014

	2013/14 to 2017/18	2018/19 to 2022/23	2023/24 to 2027/28	Total
Zone 1	50	337	139	526
Zone 2	157	833	875	1865
Zone 3	7	215	40	262
TOTAL	214	1385	1054	2653

Notes:

Housing figures are as of 31 March 2013.

Housing figures are from ACS Housing Trajectory Modifications 2014 which is based on information from developers via SHLAA Update 2013. If no information provided by developers then the Councils assumptions are used.

Assume CIL is adopted April 2015.

Above table includes housing figures that would generate CIL. Exclude those that would generate CIL before CIL adopted in 2015 (i.e. sites with existing planning permission and sites that are assumed to have planning permission before CIL adopted in 2015).

(See Table on 'Housing Supply in CIL Charging Zones' for further information)

Calculation of Commercial CIL income

The commercial CIL levy is proposed for retail developments only. An analysis of retail permissions granted for retail in last 7 years shows the following:

Analysis of GBC historic data 2007/14	
No of new retail permissions granted 2007-14	15
Total floorspace granted	38,945m ²
Net increase i.e. new floorspace	25,466m ²
Net Implemented to date	5,452m ²
Unimplemented	20,014m ²
New floorspace projection for CIL (14 years)	12,000m ²

The source information is shown in the table below.

Source: GBC Planning Data, 2014

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APPENDIX G

INFORMATION PAPER FOR GBC

Following queries raised at the Developers Forum in September in respect of Exceptional Circumstances Relief, the following paper has been prepared as a guide.

EXCEPTIONAL CIRCUMSTANCES RELIEF

A charging authority may grant relief for exceptional circumstances from liability to pay the CIL if it appears to the authority that there are exceptional circumstances which justify doing so and that it considers it expedient to do. However it can only grant relief if it has made relief for exceptional circumstances available in its area; a s 106 agreement has been entered into in respect of the planning permission which connects the chargeable development and the charging authority considers that the cost of complying with s 106 is greater than the charge from the CIL payable; requiring payment of the charge would have an unacceptable impact on the economic viability of development; and granting relief would not constitute a notifiable state aid.

A charging authority which wishes to make exceptional circumstances relief available in its area must issue and publish a statement which gives notice that the relief is available and the date on which it will begin accepting claims for the relief.

A claim for relief must be submitted by an owner of material interest on the appropriate form and must be received by the charging authority before commencing the chargeable development. It must be accompanied by the following:

- an independent assessment of the cost of complying with the planning obligation;
- an independent assessment of the economic viability of the chargeable development;
- an explanation of why payment of the chargeable amount would have an unacceptable impact on the economic viability; and
- where there is more than one material interest in the land, an apportionment assessment.

The charging authority must make its decision on the claim as soon as practicable and inform the claimant in writing of its decision on the amount of relief granted.

The chargeable development can cease to be eligible for exceptional circumstances relief if, before the chargeable development is commenced, charitable or social housing relief is granted, an owner of a material interest makes a material disposal of that interest, or the chargeable development is not commenced within 12 months from the date on which the charging authority issues its decision on the claim.

NOTIFIABLE STATE AID

Four criteria must all be satisfied for aid to constitute state aid:

- Criterion 1: It is granted by the state or through state resources. State resources include public funds administered by the Member State through central, regional, local authorities or other public or private bodies designated or controlled by the State. It includes indirect benefits such as tax exemptions that affect the public budget.

- **Criterion 2:** It favours certain undertakings or production of certain goods. In other words it provides a selective aid to certain entities engaged in an economic activity (an “undertaking”). Economic activity is the putting of goods or services on a given market. It can include voluntary and non profit-making public or private bodies such as charities or universities when they engage in activities on a market. It includes self-employed/sole traders, but generally not employees as long as the aid does not benefit the employers, private individuals or households.
- **Criterion 3:** It distorts or threatens to distort competition. It potentially or actually strengthens the position of the recipient in relation to competitors. Almost all selective aid will have potential to distort competition - regardless of the scale of potential distortion or market share of the aid recipient.
- **Criterion 4:** It affects trade between Member States. This includes potential effects. Most products and services are traded between Member States and therefore aid for almost any selected business or economic activity is capable of affecting trade between States. This applies even if the aided business itself does not directly trade with Member States. The only likely exceptions are single businesses. For example, hairdressers or dry cleaners with a purely local market not close to a Member State border. The case law also demonstrates that even very small amounts of aid can affect trade.

All relief from the levy must be given in accordance with state aid rules. For charitable exemptions, discretionary charitable relief and exceptional circumstances relief this means a collecting or charging authority must determine whether or not giving the exemption or relief constitutes a state aid.

DE MINIMIS BLOCK EXEMPTION

De minimis is a generic term for small amounts of public funding to a single recipient. De minimis funding is exempt from notification requirements because the European Commission considers that such a small amount of aid will have a negligible impact on trade and competition. The current de minimis threshold is set at €200,000 (€100,000 for undertakings active in the road transport sector) over a rolling three fiscal year period. The threshold is gross, applying before the deduction of tax or any other charge. The threshold applies cumulatively to all public assistance received from all sources and not to individual schemes or projects. The block exemption does not apply in certain sectors, including fisheries and coal sector, certain agriculture and transport activities.

Example

A local builder obtains planning consent for 20 houses each of 80m² in the highest charge zone, Zone 3. The CIL charge on the development would be calculated as follows:

$$\text{£95m}^2 \times 80\text{m}^2 \times 20 \text{ units} = \text{£152,000.}$$

€200,000 equates to approximately £162,000, therefore the de minimis rule could be applied and full or partial relief granted (provided the award would not result in the recipient exceeding the prescribed limit).

Follow link to CLG document on Exemptions and Reliefs:

www.communities.gov.uk/documents/.../pdf/19021101.pdf

APPENDIX H

The Community Infrastructure Levy Regulations 2010 (as amended) (Regulation 16)

Statement of Representation Procedure

Title of Document: Gedling Borough Draft Community Infrastructure Levy Charging Schedule

Publication Period: xx June – xx July 2014

All representations must be submitted within this period and received by the Borough Council by 5.00 pm on xx July. Persons making representations may request the right to be heard by the examiner.

Representations: can be made electronically via the Council's website

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/>

or at the following locations

- Civic Centre, Arnot Hill Park, Arnold, Nottingham, NG5 6LU (Mon – Thurs 08:45 – 5:15 pm, Fri 08:45 – 4.45 pm)

Representation forms are available at the following locations during their normal opening hours:

- Arnold, Burton Joyce Calverton, Carlton, Carlton Hill, Gedling, Hucknall, Mapperley, Ravenshead and Woodthorpe Libraries
- St Georges Centre, Victoria Road, Netherfield
- Bestwood Village Social Club, Park Road, Bestwood Village

Representation forms are also available on-line at

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/>

Additionally, representation forms can be requested from the Planning Policy Team at the Borough Council by telephoning 0115 9013757 or emailing

Planningpolicy@gedling.gov.uk

Representation forms should be sent to:

Planning Policy, Civic Centre, Arnot Hill Park, Arnold, Nottingham, NG5 6LU

Further notification

Representations may be accompanied by a request for you to be notified at a specified address:

- That the draft Charging Schedule has been submitted to the examiner in accordance with section 212 of the Planning Act 2008
- About the publication of the recommendations of the examiner and the reasons for those recommendations; and
- That the charging schedule has been approved by the Borough Council.

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Report to Cabinet

Subject: Forward Plan

Date: 19 June 2014

Author: Service Manager, Elections and Members' Services

Wards Affected

Borough-wide.

Purpose

To present the Executive's draft Forward Plan for the next four month period.

Key Decision

This is not a Key Decision.

Background

- 1 The Council is required by law to give to give notice of key decisions that are scheduled to be taken by the Executive.

A key decision is one which is financially significant, in terms of spending or savings, for the service or function concerned (more than £500,000), or which will have a significant impact on communities, in two or more wards in the Borough.

In the interests of effective coordination and public transparency, the plan includes any item that is likely to require an Executive decision of the Council, Cabinet or Cabinet Member (whether a key decision or not). The Forward Plan covers the following 4 months and must be updated on a rolling monthly basis. All items have been discussed and approved by the Senior Leadership Team.

Proposal

- 2 The Forward Plan is ultimately the responsibility of the Leader and Cabinet as it contains Executive business due for decision. The Plan is therefore presented at this meeting to give Cabinet the opportunity to discuss, amend or delete any item that is listed.

Alternative Options

- 3.1 Cabinet could decide not agree with any of the items are suggested for inclusion in the plan. This would then be referred back to the Senior Leadership Team.
- 3.2 Cabinet could decide to move the date for consideration of any item.

Financial Implications

- 4 There are no financial implications directly arising from this report.

Appendices

- 5 Appendix 1 – Forward Plan

Background Papers

- 6 None identified.

Recommendation(s)

It is recommended THAT Cabinet note the contents of the draft Forward Plan making comments where appropriate.

Reasons for Recommendations

- 7 To promote the items that are due for decision by Gedling Borough Council's Executive over the following four month period.

Issue	Key Decision or Council Decision?	Who will decide and date of decision	Documents to be considered (only applicable to executive Key decisions)	Who will be consulted?	From whom can further information be obtained and representations made?
Creation of Gedling Country Park and Associated Expenditure	Key	Cabinet 8 August 2013	Officer report Officer's PowerPoint Presentation Gedling Country Park PID inc. Maps Project Grant Chart Finance Schedule	Internal departments Portfolio Holder	Melvyn Cryer, Service Manager, Parks and Street Care melvyn.cryer@gedling.gov.uk
Regulation of Investigatory Powers Act 2000 (RIPA) Annual Audit	Not Key	Cabinet 8 August 2013		N/A	Helen Barrington, Council Solicitor and Monitoring Officer helen.barrington@gedling.gov.uk
Annual Review Letter - Local Government Ombudsman	Not Key	Cabinet 8 August 2013		N/a	Helen Barrington, Council Solicitor and Monitoring Officer helen.barrington@gedling.gov.uk

Issue	Key Decision or Council Decision?	Who will decide and date of decision	Documents to be considered (only applicable to executive Key decisions)	Who will be consulted?	From whom can further information be obtained and representations made?
Rushcliffe Borough Local Plan Consultation	Not Key	Portfolio Holder for Leisure and Development August 2013	N/A	N/A	Alison Gibson, Planning Policy Manager, Jo Gray, Planning Policy Manager Alison.Gibson@gedling.gov.uk, joanna.gray@gedling.gov.uk
Gedling Borough Council's Local Planning Document (Issues and Options stage)	Key	Cabinet 12 September 2013	Local Planning Document (Issues and Options stage) – for consultation purposes Sustainability Appraisal Scoping Report	Consultation with key partners, other Councils, business, developers and the local community.	Alison Gibson, Planning Policy Manager, Jo Gray, Planning Policy Manager Alison.Gibson@gedling.gov.uk, joanna.gray@gedling.gov.uk
Gedling Borough Council Prospectus for Growth	Not Key	Cabinet 12 September 2013		N/A	Paula Darlington, Corporate Director Paula.darlington@gedling.gov.uk
Quarterly Budget Monitoring, Performance Digest and Virement Report	Key	Cabinet 12 September 2013	Officer report	N/A	Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk
Quarterly Treasury Activity Report	Not Key	Cabinet 12 September 2013	N/A	N/A	Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk

Issue	Key Decision or Council Decision?	Who will decide and date of decision	Documents to be considered (only applicable to executive Key decisions)	Who will be consulted?	From whom can further information be obtained and representations made?
Community Infrastructure Levy - Consultation on Draft Charging Schedules	Key	Cabinet 12 September 2013	Gedling Borough Council Community Infrastructure Levy Draft Charging Schedule	Consultation with key partners, other Councils, business, developers and the local community	Alison Gibson, Planning Policy Manager, Jo Gray, Planning Policy Manager Alison.Gibson@gedling.gov.uk, joanna.gray@gedling.gov.uk

Issue	Key Decision or Council Decision?	Who will decide and date of decision	Documents to be considered (only applicable to executive Key decisions)	Who will be consulted?	From whom can further information be obtained and representations made?
Adoption of the Locality Plans for Newstead and Netherfield	Not Key	Cabinet 17 October 2013	N/A	Several consultation events will be used to gauge the views of partners. There has already been a launch of the service in the two localities- 4.12.2012 – Netherfield 5.12.2012 – Newstead Further community consultation events are being planned in March and May	Alison Bennett, Service Manager, Housing and Localities alison.bennett@gedling.gov.uk